ATTACHMENT I

See attached.



STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED

September 3, 2025 11:07 AM Doc No(s) A - 9377000568

Doc 1 of 1 Pkg 12597591 KEO /s/ MIKE H. IMANAKA REGISTRAR

LAND COURT

REGULAR SYSTEM

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Case Lombardi (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813

DOCUMENT CONTAINS 27 PAGES

This Declaration of Restrictive Covenant is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU)

Declaration of Restrictive Covenant

The undersigned hereby certifies that D.R. Horton Hawaii LLC, a Delaware limited liability company, is the Declarant ("**Declarant**") under that certain Declaration of Condominium Property Regime of Nahele at Ho'opili Condominium Map No. 6452 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-84060486, as the same may be amended, modified and/or supplemented ("**Declaration**") affecting the hereinafter-described real property located in the City and County of Honolulu, State of Hawaii:

TAX MAP KEY: (1) 9-1-017-185 C.P.R. Nos. 1 through 309, incl. ADDRESS: 91-3641 lwikuamo'o St., Ewa Beach, Hawaii 96706

Pursuant to the Declaration, Declarant, on behalf of the Association of Unit Owners of Nahele at Ho'opili ("Association"), has the reserved right to seek or obtain certain licenses and permits from the Department of Planning and Permitting, City and County of Honolulu ("DPP") and other governmental agencies relating to the development of the Community, including, but

not limited to, items that may include or address the public storm sewer system. Declarant also reserved the right, without the joinder or consent of, or notice to, the Association or any owner or their mortgagees, to (a) enter and/or to amend such license or permit as may be required or issued by DPP or other government agency or in respect of which Declarant has reserved such right in the applicable instrument, and (b) encumber the Land and the Association with the obligations thereunder arising.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for Ho'opili Phase 5, Parcel 27.

On said property, we do hereby covenant and agree:

- 1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", will be installed prior to permit closure;
- That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs shall be maintained and complied with by the Association at all times;
- That this covenant and agreement shall run with the land and be binding upon the Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu; and

Dated this 3rd day of September , 2025

D.R. HORTON HAWAII LLC, a Delaware limited liability company

By Vertical Construction Corporation, a Delaware corporation Its Manager

Tracy Tonaki

Division President, Hawaii Division

STATE OF HAWAII)) SS:
CITY AND COUNTY OF HONOLULU)
executed the foregoing instrument as the fre	, before me personally appeared TRACY eing by me duly sworn, did say that such personee act and deed of such person, and if applicable in rized to execute such instrument in such capacity.
	Notary Public, State of Hawaii
MAE OKAS	Notary Public, State of Hawaii
	Type or print name: Colleen Mae Okashige My commission expires: 11/14/2027
O PUBLIC RESIDENCE OF HAMILIAN AND AND AND AND AND AND AND AND AND A	
Date of Doc: SEP 0 3 2025 Name of Notary: Colleen Mae Okashige	# Pages: 27
Commission Expires: 11/14/2027	Notes:
Doc. Description: Nahele BMPs	
Declaration Declaration	(stamp) by seal (1)
SEP 0 Notary Signature	3 2025 Date
First Circuit, State of Hawaii	THE OF HAMMIN
NOTABY CERTIFICATION	Management.

NOTARY CERTIFICATION

EXHIBIT A Post Construction BMP "Record Drawings"

EXHIBIT B Operation and Maintenance Plan for Permanent Storm Water BMPs



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name: Ho'opili Phase 5, Parcel 27

Project Location: Honouliuli, Ewa, Oahu Hawaii

Tax Map Key(s): TMK: 9-1-017: Por. of 185

Total Project Size: 7.52 Acres

City MS4 Facilities: 30" Drain Stub in Ho'omohala Avenue

6'x7' Double Box Drains in Iwikuamo'o Street

Prepared For: D.R. Horton Hawaii, LLC

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

Association of Unit Owners of Nahele at Ho'opili

(Hawaiiana Management Company) 711 Kapiolani Boulevard, Suite 700

Honolulu, HI 96813 Phone: (808) 593-6393

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Table	e 1: Storm Water BMPs
Table	2. Inspection and Maintenance Activities

I. SUMMARY OF PERMANENT STORM WATER BMPS ONSITE

The following permanent storm water best management practices (BMPs) are being installed onsite/offsite to comply with the City and County of Honolulu's *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the *Rules*. Please see **Attachment I** for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	ontrol BMPs	110.000.000.000.000.000.000.000.000.000		
BMP No.	BMP Type	Size	Location (refer to Attachment I)	
1	Landscaped area	1.29 acres	Onsite	
2	Automatic irrigation system	Refer to Landscaping Plans	Onsite	
3	Stenciled storm drain inlets (DUMP NO WASTE – GOES TO OCEAN)	2" high and 1/8" thick lettering	Exposed portion of concrete drain inlet	
4	Storm Drain Markers affixed to drain inlets	Approved 4" diameter stainless steel discs	Center of drain inlet on steel grating	
5	Parking areas	2.67 acres	Onsite	
Treatment	t Control BMPs			
BMP No.	BMP Type	Size	Location (refer to Attachment I)	
6	Ho'opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)	
7	Hydrodynamic Separator	5-foot diameter (Hydro International FDHC-5)	Onsite	

It should be noted that the following activities and exterior facilities will not be permitted nor provided onsite:

- Vehicle and equipment fueling areas
- Vehicle and equipment repair
- Vehicle and equipment washing and cleaning
- Loading docks
- Outdoor material storage (may be in the form of raw products, by-products, finished products, and waste products)
- Outdoor work areas (may include but are not limited to areas where grinding, painting, coating, sanding, and parts cleaning are performed)
- Outdoor process equipment operations (may include but are not limited to rock grinding or crushing, painting or coating, grinding or sanding, and degreasing or parts cleaning)

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by the Association of Unit Owners of Nahele at Ho'opili.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water source control and treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREA	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting	 Verify if regrading of eroded areas and/or restoration of vegetation are needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
AUTOMATIC IRRIGATION SYSTEM	Check for irrigation runoff, overspray and damaged irrigation spray heads Check water pressure	Monthly or as needed after heavy rain or significant foot/vehicle traffic Quarterly or as needed	 Mud, ponding, standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting Low Water Pressure, Irrigation Spray Heads not popping up or not turning on 	 Adjust irrigation spray head nozzles Adjust and track operating time at irrigation controller Repair or replace broken/damaged irrigation valves, laterals/mains, rotor/spray heads, nozzles and rotor/spray head parts Remove foreign objects in irrigation laterals/main/spray heads
STENCILED STORM DRAIN INLETS	Check drain inlets	Monthly or as needed after heavy rainfall	 Faded or unreadable wording Accumulation of trash, sediment, or debris 	 Repaint stenciled wording Remove and properly dispose sediment, trash, and debris
STORM DRAIN MARKERS AFFIXED TO DRAIN INLETS	Check markers	Monthly or as needed after heavy rainfall	Faded or unreadable wordingDamaged markersLoose fitting	Repair or replace markers and appurtenances

Table 2: Inspection and Maintenance Activities (cont.)

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
PARKING AREAS	Check for presence of trash, leaves and other debris	Monthly or as needed after heavy rainfall	 Accumulation of trash, sand, sediment, leaves or other debris Presence of auto spills and/or drips 	 Sweep, shovel and dispose of litter regularly into acceptable trash receptacle Sweep entire parking area before onset of wet season For auto spills/drips, use dry clean-up methods (absorbents)
Treatment Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
Ho'opili Basin 1 (Offsite Storm Water Quality Retention and Flood Control Detention)	Visual inspection (Inspection of offsite basin to be responsibility of master HOA)	Minimum quarterly or as needed after heavy rainfall	 Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes 	 Remove and properly dispose sediment, trash, and debris as needed Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Maintain landscaping/vegetation as needed Provide erosion protection as needed to prevent future erosion of slopes
HYDRODYNAMIC SEPARATOR	Routine visual inspection of inlet, screen, separation chamber, etc.	Minimum quarterly or as needed after heavy rainfall	 Blockages or obstructions in inlet and separation screen Accumulation of hydrocarbons, trash and sediment Clean when level of sediment reaches 75% capacity 	Remove sediment, trash and debris as needed Refer to manufacturer's cleaning instructions in Attachment II

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment III**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the drainage connection permit and recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

ATTACHMENTS

Attachment I - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)

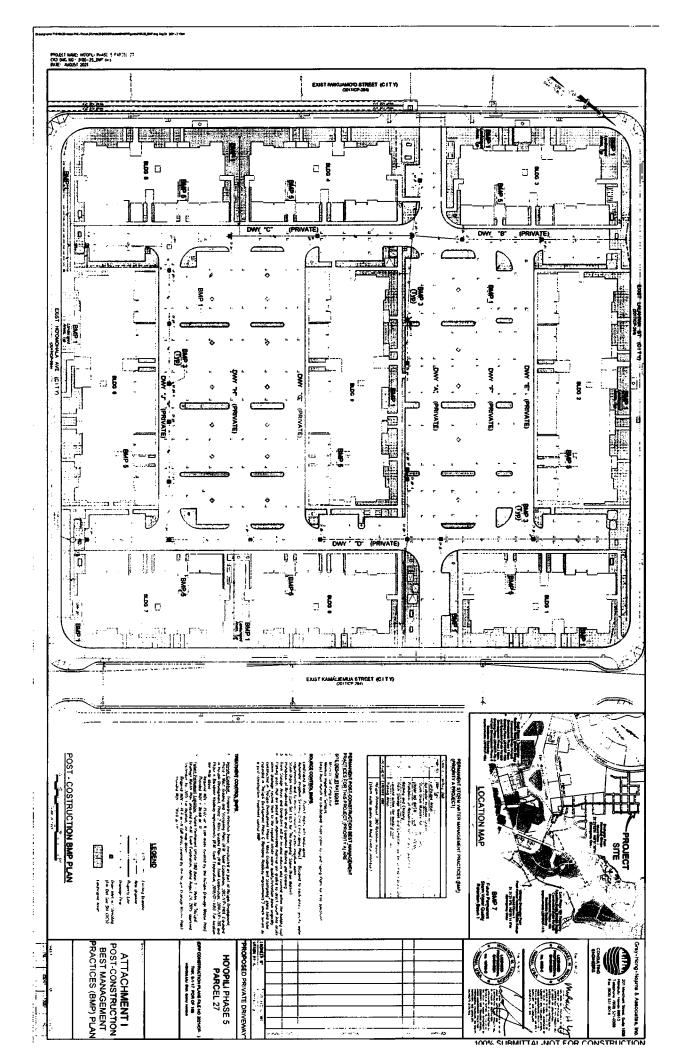
Attachment II – Manufacturer's Maintenance Guidelines

Attachment III - Sample Operation and Maintenance (O&M) Inspection Form

Attachment I

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)

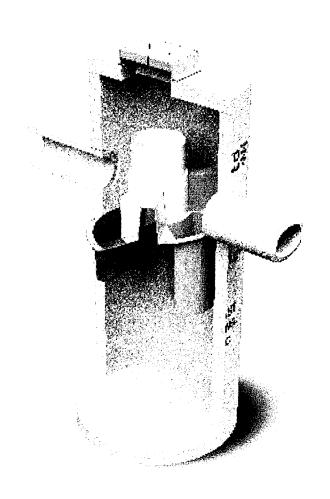


Attachment II

Manufacturer's Maintenance Guidelines

HYDRODYNAMIC SEPARATOR https://www.hydro-int.com/en/products/first-defense





Operation and Maintenance Manual

First Defense® High Capacity and First Defense® Optimum

Vortex Separator for Stormwater Treatment

Table of Contents

- 3 FIRST DEFENSE® BY HYDRO INTERNATIONAL
 - INTRODUCTION
 - OPERATION
 - POLLUTANT CAPTURE AND RETENTION
- 4 MODEL SIZES & CONFIGURATIONS
 - FIRST DEFENSE® COMPONENTS
- 5 MAINTENANCE
 - OVERVIEW
 - MAINTENANCE EQUIPMENT CONSIDERATIONS
 - DETERMINING YOUR MAINTENANCE SCHEDULE
- 6 MAINTENANCE PROCEDURES
 - INSPECTION
 - FLOATABLES AND SEDIMENT CLEAN OUT
- 8 FIRST DEFENSE® INSTALLATION LOG
- 9 FIRST DEFENSE® INSPECTION AND MAINTENANCE LOG

COPYRIGHT STATEMENT: The contents of this manual, including the graphics contained herein, are intended for the use of the recipient to whom the document and all associated information are directed. Hydro International plc owns the copyright of this document, which is supplied in confidence. It must not be used for any purpose other than that for which it is supplied and must not be reproduced, in whole or in part stored in a retrieval system or transmitted in any form or by any means without prior permission in writing from Hydro International plc. First Defense® is a trademarked hydrodynamic vortex separation device of Hydro International plc. A patent covering the First Defense® has been granted.

DISCLAIMER: Information and data contained in this manual is exclusively for the purpose of assisting in the operation and maintenance of Hydro International plc's First Defense[®]. No warranty is given nor can liability be accepted for use of this information for any other purpose. Hydro International plc has a policy of continuous product development and reserves the right to amend specifications without notice.

I. First Defense® by Hydro International

Introduction

The First Defense® is an enhanced vortex separator that combines an effective and economical stormwater treatment chamber with an integral peak flow bypass. It efficiently removes total suspended solids (TSS), trash and hydrocarbons from stormwater runoff without washing out previously captured pollutants. The First Defense® is available in several model configurations to accommodate a wide range of pipe sizes, peak flows and depth constraints.

The two product models described in this guide are the First Defense® High Capacity and the First Defense® Optimum; they are inspected and maintained identically.

Operation

The First Defense® operates on simple fluid hydraulics. It is self-activating, has no moving parts, no external power requirement and is fabricated with durable non-corrosive components. No manual procedures are required to operate the unit and maintenance is limited to monitoring accumulations of stored pollutants and periodic clean-outs. The First Defense® has been designed to allow for easy and safe access for inspection, monitoring and clean-out procedures. Neither entry into the unit nor removal of the internal components is necessary for maintenance, thus safety concerns related to confined-space-entry are avoided.

Pollutant Capture and Retention

The internal components of the First Defense® have been designed to optimize pollutant capture. Sediment is captured and retained in the base of the unit, while oil and floatables are stored on the water surface in the inner volume (Fig.1).

The pollutant storage volumes are isolated from the built-in bypass chamber to prevent washout during high-flow storm events. The sump of the First Defense® retains a standing water level between storm events. This ensures a quiescent flow regime at the onset of a storm, preventing resuspension and washout of pollutants captured during previous events.

Accessories such as oil absorbent pads are available for enhanced oil removal and storage. Due to the separation of the oil and floatable storage volume from the outlet, the potential for washout of stored pollutants between clean-outs is minimized.

Applications

- · Stormwater treatment at the point of entry into the drainage line
- Sites constrained by space, topography or drainage profiles with limited slope and depth of cover
- Retrofit installations where stormwater treatment is placed on or tied into an existing storm drain line
- · Pretreatment for filters, infiltration and storage

Advantages

- · Inlet options include surface grate or multiple inlet pipes
- Integral high capacity bypass conveys large peak flows without the need for "offline" arrangements using separate junction manholes
- Long flow path through the device ensures a long residence time within the treatment chamber, enhancing pollutant settling
- · Delivered to site pre-assembled and ready for installation

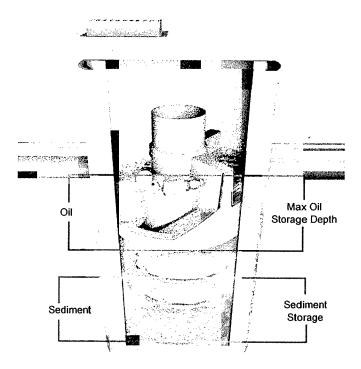


Fig.1 Pollutant storage volumes in the First Defense®.

II. Model Sizes & Configurations

The First Defense® inlet and internal bypass arrangements are available in several model sizes and configurations. The components have modified geometries allowing greater design flexibility to accommodate various site constraints.

All First Defense® models include the internal components that are designed to remove and retain total suspended solids (TSS), gross solids, floatable trash and hydrocarbons (Fig.2). First Defense® model sizes (diameter) are shown in Table 1.

III. Maintenance

First Defense® Components

- 1. Built-In Bypass
- 2. Inlet Pipe
- 3. Inlet Chute
- 4. Floatables Draw-off Port
- 5. Outlet Pipe
- 6. Floatables Storage
- 7. Sediment Storage
- 8. Inlet Grate or Cover

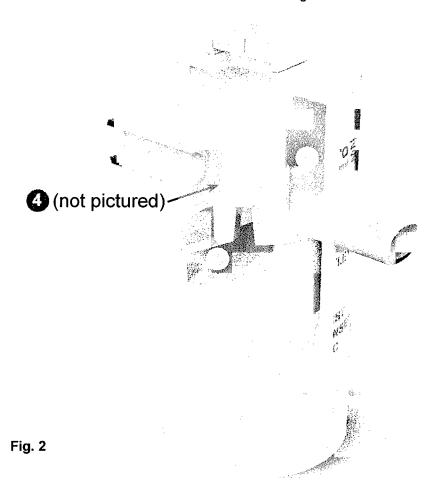


Table 1

First Defense ³ Model Sizes
(ft / m) diameter
3 / 0.9
4 / 1.2
5 / 1.5
6 / 1.8
7 / 2.1
8 / 2.4
10 / 3.0

Hydro International (Stormwater), 94 Hutchins Drive, Portland ME 04102 Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro-int.com

Overview

The First Defense® protects the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the First Defense®. The First Defense® will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the First Defense® will no longer be able to store removed sediment and oil.

The First Defense® allows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Access ports are located in the top of the manhole.

Maintenance events may include Inspection, Oil & Floatables Removal, and Sediment Removal. Maintenance events do not require entry into the First Defense®, nor do they require the internal components of the First Defense® to be removed. In the case of inspection and floatables removal, a vactor truck is not required. However, a vactor truck is required if the maintenance event is to include oil removal and/or sediment removal.

Maintenance Equipment Considerations

The internal components of the First Defense® have a centrally located circular shaft through which the sediment storage sump can be accessed with a sump vac hose. The open diameter of this access shaft is 15 inches in diameter (Fig.3). Therefore, the nozzle fitting of any vactor hose used for maintenance should be less than 15 inches in diameter.

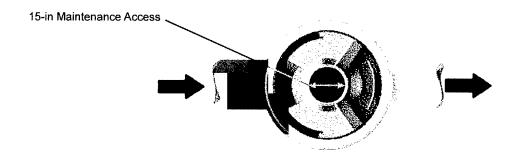


Fig.3 The central opening to the sump of the First Defense®is 15 inches in diameter.

Determining Your Maintenance Schedule

The frequency of clean out is determined in the field after installation. During the first year of operation, the unit should be inspected every six months to determine the rate of sediment and floatables accumulation. A simple probe such as a Sludge-Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vactor procedure, including both sediment and oil / flotables removal, for First Defense® typically takes less than 30 minutes and removes a combined water/oil volume of about 765 gallons.

Inspection Procedures

- Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
- 2. Remove the grate or lid to the manhole.
- Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. Fig.4 shows the standing water level that should be observed.
- 4. Without entering the vessel, use the pole with the skimmer net to remove floatables and loose debris from the components and water surface.
- Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel.
- 6. On the Maintenance Log (see page 9), record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
- 7. Securely replace the grate or lid.
- 8. Take down safety equipment.
- Notify Hydro International of any irregularities noted during inspection.

Floatables and Sediment Clean Out

Floatables clean out is typically done in conjunction with sediment removal. A commercially or municipally owned sumpvac is used to remove captured sediment and floatables (Fig.4).

Floatables and loose debris can also be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vactor hose to be lowered to the base of the sump.

Scheduling

- Floatables and sump clean out are typically conducted once a year during any season.
- Floatables and sump clean out should occur as soon as possible following a spill in the contributing drainage area.

First Defense® Operation and Maintenance Manual

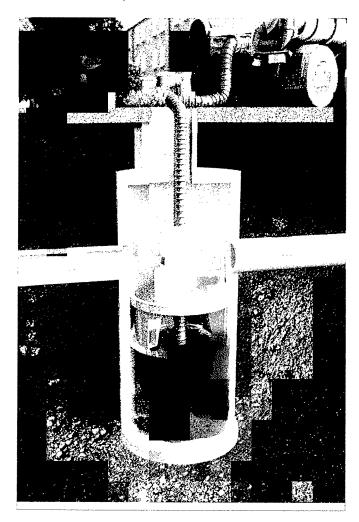


Fig.4 Floatables are removed with a vactor hose

Recommended Equipment

- Safety Equipment (traffic cones, etc)
- Crow bar or other tool to remove grate or lid
- · Pole with skimmer or net (if only floatables are being removed)
- Sediment probe (such as a Sludge Judge®)
- · Vactor truck (flexible hose recommended)
- First Defense® Maintenance Log

Floatables and Sediment Clean Out Procedures

- Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
- 2. Remove the grate or lid to the manhole.
- Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities.
- Remove oil and floatables stored on the surface of the water with the vactor hose or with the skimmer or net
- 5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel and record it in the Maintenance Log (page 9).
- Once all floatables have been removed, drop the vactor hose to the base of the sump. Vactor out the sediment and gross debris off the sump floor
- 7. Retract the vactor hose from the vessel.
- 8. On the Maintenance Log provided by Hydro International, record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components, blockages, or irregularly high or low water levels.
- 9. Securely replace the grate or lid.

Maintenance at a Glance

Inspection	- Regularly during first year of installation - Every 6 months after the first year of installation	
Oil and Floatables Removal	- Once per year, with sediment removal - Following a spill in the drainage area	
Sediment Removal	- Once per year or as needed - Following a spill in the drainage area	

NOTE: For most clean outs the entire volume of liquid does not need to be removed from the manhole. Only remove the first few inches of oils and floatables from the water surface to reduce the total volume of liquid removed during a clean out.



First Defense® Installation Log

HYDRO INTERNATIONAL REFERENCE NUMBER:			
SITE NAME:			
SITE LOCATION:			
OWNER:	CONTRACTOR:		
CONTACT NAME:	CONTACT NAME:		
COMPANY NAME:	COMPANY NAME:		
ADDRESS:	ADDRESS:		
TELEPHONE:	TELEPHONE:		
FAX:	FAX:		

INSTALLATION DATE: / /

MODEL SIZE (CIRCLE ONE): [3-FT] [4-FT] [5-FT] [6-FT] [7-FT] [8-FT] [10-FT]

INLET (CIRCLE ALL THAT APPLY): GRATED INLET (CATCH BASIN) INLET PIPE (FLOW THROUGH)



First Defense® Inspection and Maintenance Log

Date	Initials	Depth of Floatables and Oils	Sediment Depth Measured	Volume of Sediment Removed	Site Activity and Comments

Attachment III

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

 TF_{\perp}

Ho'opili Phase 5, Parcel 27 Honouliuli, Ewa, Oahu, HI TMK 9-1-017: Por. of 185	Date: Date of previous inspection:		
11MK 9-1-017: POI: 01 183	Inspector: Title:		
	Phone:		
	Email:		

Add more sheets as necessary.

BMP No. (refer to Table 1)	ВМР Туре	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)
		<u> </u>	
		4	

	P4		



STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED

July 23, 2025 3:18 PM Doc No(s) A - 9335000881

Doc 1 of 1 Pkg 12577073 JNM /s/ MIKE H. IMANAKA REGISTRAR

LAND COURT

REGULAR SYSTEM

Return by pick-up

Case Lombardi (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813

DOCUMENT CONTAINS \7 PAGES

This Declaration of Restrictive Covenant is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

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

<u>Declaration of Restrictive Covenant</u> ('Ikena Phase 2 at Ho'opili (Phase 13/Parcels 96 and 101)

The undersigned hereby certifies that D.R. Horton Hawaii LLC, a Delaware limited liability company, is the Declarant ("**Declarant**") under that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Ho'opili recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii on January 3, 2021, as Document No. T-9864231 recorded in the Land Court of the State of Hawaii ("**Land Court**"), as amended by that certain Supplemental Declaration of Annexation (Ho'opili) recorded in the Land Court on October 11, 2017 as Document No. T-10145148 and in the Bureau of Conveyances of the State of Hawaii ("**Bureau**") as Document No. A-64930547, as either or both of the foregoing instruments has been or may be amended, modified and/or supplemented (collectively "**Master Declaration**"), pursuant to which Declarant has reserved the rights herein exercised.

The land within the 'Ikena Phase 2 at Ho'opili community, being Lots 1 through 100, inclusive, as shown on File Plan 2560, Part A, and Lots 1 through 11, inclusive, and 13 through 28, inclusive, as shown on File Plan 2560, Part B ("Land"), was subjected to the provisions of the Master Declaration pursuant to that certain Amendment and Supplement to Supplemental Declaration Designating Land Use Classification, Subdistrict, and Use Restrictions for Phase10A Parcel 103 and Phase 13 Parcels 96 and 101 of Ho'opili ('Ikena at Ho'opili) ("Community") recorded in the Bureau on December 15, 2022, as Document No. A-83841013, as amended by instrument recorded March 13, 2023, as Document No. A-84720959, as the same has been or may be further amended, modified and/or supplemented.

TAX MAP KEY: (1) 9-1-189-001 through (1) 9-1-189-127, inclusive ADDRESS: Kohanahana Loop and Wahinana Loop Ewa Beach, Hawaii 96706

Pursuant to the Master Declaration, Declarant has the reserved right to enter into any license or permit, including those permits addressing the public storm sewer system, as may be required or permitted by the Department of Planning and Permitting or other government agency, to encumber the Land and the Hoʻopili Community Association ("Master Association") with the obligations thereunder arising and transfer to the Master Association any and all obligations arising under or imposed in connection with permits.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for Ho'opili Phase 13/Parcels 96 and 101.

ON SAID PROPERTY, THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE:

- 1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", will be installed prior to permit closure;
- That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs shall be maintained and complied with by the Master Association at all times:
- 3. That this covenant and agreement shall run with the land and be binding upon the Master Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu.

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Dated this _	15th	_ day of	July		., 2025.	
			DECLA	ARANT:		
				ORTON HAWAII ware limited liabil		
		:	аD	rtical Construction Delaware corporat Manager		
			, -	Tracy Tonaki Division Presider	nt, Hawaii Division	

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU) SS:)
	, before me personally appeared TRACY TONAKI , see duly sworn, did say that such person executed the deed of such person, and if applicable in the capacity ecute such instrument in such capacity.
O TARL OF HAMILIANIANIANIANIANIANIANIANIANIANIANIANIANI	Notary Public, State of Hawaii Type or print name: Colleen Mae Okashige My commission expires: 11/14/2027
Date of Doc: JUL 1 5 2025	# Pages: 17
Name of Notary: Colleen Mae Okashige	Notes:
Commission Expires: 11/14/2027	
Doc. Description: Then Ph 2 BM	<u>4P5</u>
Declaration	
Polley Max Pashing JUI	L 1 5 2025 * 91-780 *
Notary Signature	Date
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NOTARY CERTIFICATION	· · · · · · · · · · · · · · · · · · ·

NOTARY CERTIFICATION

EXHIBIT A Post Construction BMP "Record Drawings"

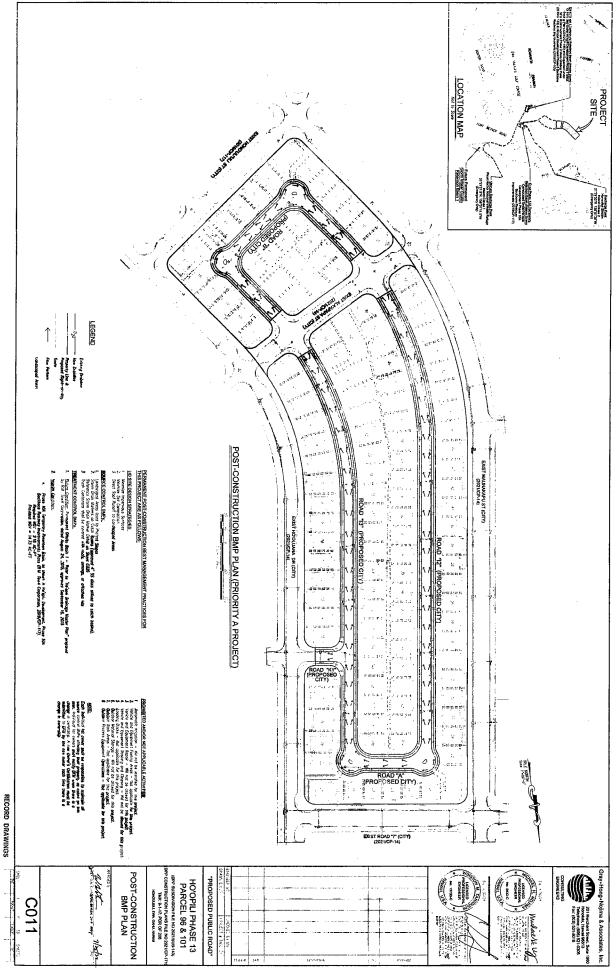




EXHIBIT B Operation and Maintenance Plan for Storm Water BMPs



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name:

Ho'opili Phase 13, Parcels 96 & 101

Project Location:

Honouliuli, Ewa, Oahu Hawaii

Tax Map Key(s):

TMK 9-1-17: Por. of 198

Total Project Size:

19.59 Acres

City MS4 Facilities:

Existing 24" Drain Stub Connected to DMH #11 in Hono'uli'uli Street

Existing 24" Drain Stub in Road "I2" Existing 24" Drain Stub in Road "I3" Existing 18" Drain Stub in Road "K1" 6'x7' Box Drain in Kamailehope Street

Prepared For:

D.R. Horton Hawaii, LLC

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

D.R. Horton Hawaii, LLC 130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

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IV.	Inspections	
V.	Recordation of the O&M Plan and Revisions	
Atta	chments	
	Attachment I – Map of Storm Water Treatment Measures (Post-Construction BMP Plan)	
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	e 2: Inspection and Maintenance Activities	2

I. SUMMARY OF PERMANENT STORM WATER BMPS ONSITE

The following permanent storm water best management practices (BMPs) are being installed onsite/offsite to comply with the City and County of Honolulu's *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the *Rules*. Please see **Attachment I** for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	ntrol BMPs		
BMP No.	BMP Type	Size	Location (refer to Attachment A)
1	Landscaped area	9.11 acres	Onsite
2	Storm Drain Markers on catch basins	Approved 4" stainless steel discs affixed to catch basin	Exposed portion of concrete catch basin
Treatment	Control BMPs		
BMP No.	BMP Type	Size	Location (refer to Attachment A)
3	Ho'opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)

It should be noted that the following activities and exterior facilities will not be permitted nor provided onsite:

- Automatic irrigation
- Vehicle and equipment fueling areas
- Vehicle and equipment repair
- Vehicle and equipment washing and cleaning
- Loading docks
- Outdoor material storage (may be in the form of raw products, by-products, finished products, and waste products)
- Outdoor work areas (may include but are not limited to areas where grinding, painting, coating, sanding, and parts cleaning are performed)
- Outdoor process equipment operations (may include but are not limited to rock grinding or crushing, painting or coating, grinding or sanding, and degreasing or parts cleaning)

II. FINANCIAL RESPONSIBILITIES

Initial costs associated with the project's storm water BMP maintenance will be funded by the developer.

The developer will eventually transfer the storm water BMP maintenance responsibilities to the private homeowners and/or future homeowner association. Upon dedication of the roadway, the storm drain marker BMP's within the City roadway right-of-way will be maintained by the City.

The developer will maintain the landscape, storm drain markers, and offsite basin BMP's until such time the permanent BMP's are turned over to the City, private homeowners or future homeowner association.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water source control and treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREA	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting	 Verify if regrading of eroded areas and/or restoration of vegetation are needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
STORM DRAIN MARKERS AFFIXED TO CATCH BASINS	Check markers	Minimum Quarterly	Faded or unreadable wordingDamaged markersLoose mounting	Repair or replace markers and/or concrete surfaces Reapply mount adhesive and drive rivet
Treatment Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
Ho'opili Basin 1 (OFFSITE STORM WATER QUALITY RETENTION AND FLOOD CONTROL DETENTION)	Visual inspection (Inspection of offsite basin to be responsibility of Ho'opili Master HOA)	Minimum quarterly or after heavy rainfall	 Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes 	Remove and properly dispose sediment, trash, and debris as needed Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Maintain landscaping/vegetation as needed Provide erosion protection as needed to prevent future erosion of slopes

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment II**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the drainage connection permit (if required) and recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

ATTACHMENTS

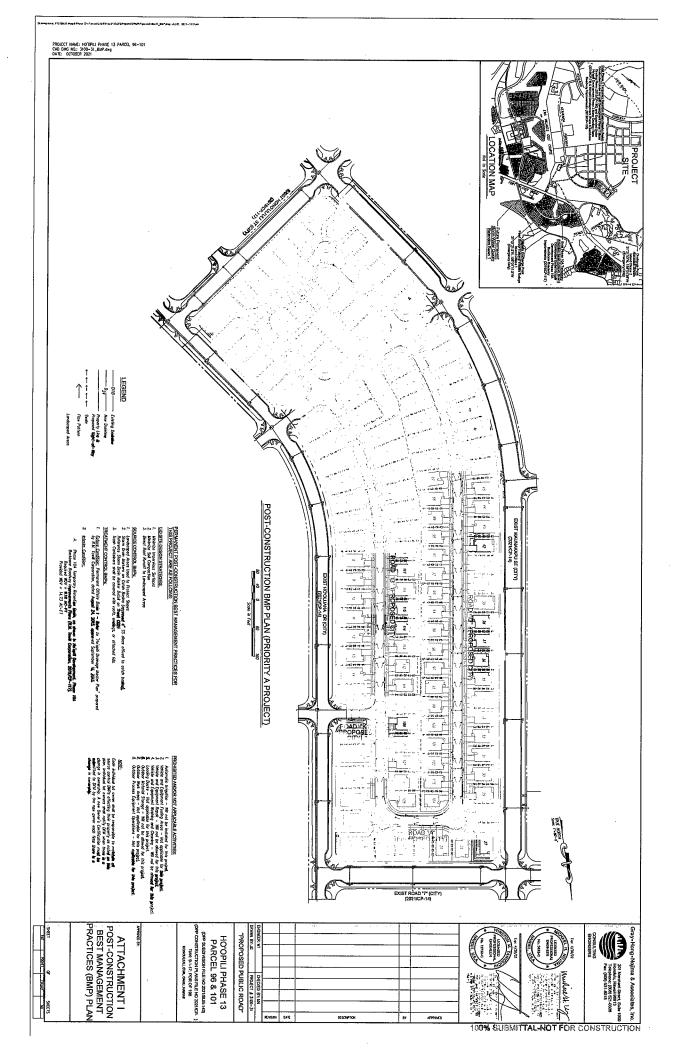
Attachment I - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)

Attachment II - Sample Operation and Maintenance (O&M) Inspection Form

Attachment I

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)



Attachment II

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

Ho`opili Phase 13, Parcels 96 & 101	Date:
Honouliuli, Ewa, Oahu, HI	Date of previous inspection:
TMK 9-1-017: 198	Inspector:
	Title:
	Phone:
	Email:

Add more sheets as necessary.

BMP No. (refer to Table 1)	ВМР Туре	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)
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STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED

June 3, 2025 3:12 PM Doc No(s) A - 9285001015

Doc 1 of 1 Pkg 12550412 JNM /s/ MIKE H. IMANAKA REGISTRAR

LAND COURT

REGULAR SYSTEM

Return by pick-up

Case Lombardi (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813

DOCUMENT CONTAINS \ \(\begin{array}{c} \ PAGES \\ \end{array}

This Declaration of Restrictive Covenant is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

STATE OF HAWAII
CITY AND COUNTY OF HONOLULU)

<u>Declaration of Restrictive Covenant</u> (Kanalani at Ho'opili (Phase 13/Parcel 97)

The undersigned hereby certifies that D.R. Horton Hawaii LLC, a Delaware limited liability company, is the Declarant ("Declarant") under that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Ho'opili recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii on January 3, 2021, as Document No. T-9864231 recorded in the Land Court of the State of Hawaii ("Land Court"), as amended by that certain Supplemental Declaration of Annexation (Ho'opili) recorded in the Land Court on October 11, 2017 as Document No. T-10145148 and in the Bureau of Conveyances of the State of Hawaii ("Bureau") as Document No. A-64930547, as either or both of the foregoing instruments has been or may be amended, modified and/or supplemented (collectively "Master Declaration"), pursuant to which Declarant has reserved the rights herein exercised.

The land within the Kanalani at Ho'opili community, being Lots 1 through 85, inclusive, as shown on File Plan 2561 ("Land"), was subjected to the provisions of the Master Declaration

pursuant to that certain Amended and Restated Supplemental Declaration Designating Land Use Classification and Subdistrict for Phase 13 Parcel 97 of Ho'opili (Kanalani at Ho'opili) ("Community") recorded in the Bureau of Conveyances of the State of Hawaii ("Bureau") on May 11, 2023, as Document No. A-85310625, as the same has been or may be amended, modified and/or supplemented.

TAX MAP KEY: (1) 9-1-191-001 through (1) 9-1-191-085, inclusive

ADDRESS: Kapeku Loop, Kapeku Street Ewa Beach, Hawaii 96706

Pursuant to the Master Declaration, Declarant has the reserved right to enter into any license or permit, including those permits addressing the public storm sewer system, as may be required or permitted by the Department of Planning and Permitting or other government agency, to encumber the Land and the Ho'opili Community Association ("Master Association") with the obligations thereunder arising and transfer to the Master Association any and all obligations arising under or imposed in connection with permits.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for a(n) Ho'opili Phase 13/Parcel 97.

ON SAID PROPERTY, THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE:

- That the installation of the Post Construction Best Management Practices (BMPs)
 described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", will be
 installed prior to permit closure;
- That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs shall be maintained and complied with by the Master Association at all times:
- 3. That this covenant and agreement shall run with the land and be binding upon the Master Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu.

Dated this 3rd day of June , 2025.

D.R. HORTON HAWAII LLC, a Delaware limited liability company

By Vertical Construction Corporation, a Delaware corporation Its Manager

Tracy Tonak

Division President, Hawaii Division

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU) SS:)
executed the foregoing instrument as the free	, before me personally appeared TRACY eing by me duly sworn, did say that such person ee act and deed of such person, and if applicable in rized to execute such instrument in such capacity.
MAE OKASALIMAN MAE OK	Notary Public, State of Hawaii Type or print name: Colleen Mae Okashige My commission expires: 11/14/2027
Date of Doc: JUN 0 3 2025	#Pages: 3 (Page Count does not
Name of Notary: Colleen Mae Okashige Commission Expires: 11/14/2027	Notes: include Exhibits)
·	
De claration Kanalani BMPs	(stam) (NIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
Juliu Mare Openinge JUN Notary Signature First Circuit, State of Hawaii	0 3 2025 Date OTARY PUBLIC TE OF HE INTERNATION OTARY OTARY

NOTARY CERTIFICATION

EXHIBIT A Post Construction BMP "Record Drawings"

EXHIBIT B Operation and Maintenance Plan for Storm Water BMPs



City and County of Honolulu

Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name: Ho'opili Phase 13, Parcel 97

Project Location: Honouliuli, Ewa, Oahu, Hawaii

Tax Map Key(s): TMK 9-1-17: Por. of 198

Total Project Size: 14.10 Acres

City MS4 Facilities: New 30" Drain Stub within Road "I1" connecting to DMH #9

New 24" Drain Stub within Road "M1" connecting to CB #41A

6'x6' Double Box Culvert (Line ID 233681) within Kamailehope Street 6'x7' Double Box Culvert (Line ID 233686) within Kamailehope Street

Prepared For: D.R. Horton Hawaii LLC

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

D.R. Horton Hawaii LLC

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

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Table	2: Inspection and Maintenance Activities	3

I. SUMMARY OF PERMANENT STORM WATER BMPS ONSITE

The following permanent storm water best management practices (BMPs) are being installed onsite/offsite to comply with the *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the Rules. Please see **Attachment I** for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	ntrol BMPs		
BMP No.	BMP Type	Size	Location (refer to Attachment I)
1	Landscaped areas	7.35 acres	Onsite
2 Storm Drain Markers on catch basins		Approved 4" stainless steel discs affixed to catch basin	Exposed portion of concrete catch basin
Treatment	t Control BMPs		
BMP No.	BMP Type	Size	Location (refer to Attachment I)
3	Ho'opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)

The following activities and exterior facilities will not be permitted nor provided onsite:

- Automatic Irrigation
- Vehicle and Equipment Fueling Areas
- Vehicle and Equipment Repair
- Vehicle and Equipment Washing and Cleaning
- Loading Docks
- Outdoor Material Storage (may be in the form of raw products, by-products, finished products, and waste products)
- Outdoor Work Areas (may include but are not limited to areas where grinding, painting, coating, sanding, and parts cleaning are performed)
- Outdoor Process Equipment Operations (may include but are not limited to rock grinding or crushing, painting or coating, grinding or sanding, and degreasing or parts cleaning)

II. FINANCIAL RESPONSIBILITIES

Initial costs associated with the project's storm water BMP maintenance will be funded by the developer.

The developer will eventually transfer the storm water BMP maintenance responsibilities to the private homeowners and/or future homeowner association. Upon dedication of the roadway, the storm drain marker BMP's within the City roadway right-of-way will be maintained by the City.

Until such time the permanent BMP's are turned over to the City, private homeowners or future homeowner association, the developer will maintain the landscape, storm drain markers, and offsite basin BMP's.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water source control and treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREAS	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	 Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting 	 Verify if regrading of eroded areas and/or restoration of vegetation are needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
STORM DRAIN MARKERS AFFIXED TO CATCH BASINS	Check markers	Minimum Quarterly	 Faded or unreadable wording Damaged markers Loose mounting 	 Repair or replace markers and/or concrete surfaces Reapply mount adhesive and drive rivet

Treatment Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
Ho'opili Basin 1 (Offsite Storm Water Quality Retention and Flood Control Detention)	Visual inspection (Inspection of offsite basin to be responsibility of Ho'opili Master HOA)	Minimum quarterly or as needed after heavy rainfall	 Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes 	 Remove and properly dispose sediment, trash, and debris as needed Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Maintain landscaping/vegetation as needed Provide erosion protection as needed to prevent future erosion of slopes

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment II**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted the Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) and shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the drainage connection permit (if required) and recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

ATTACHMENTS

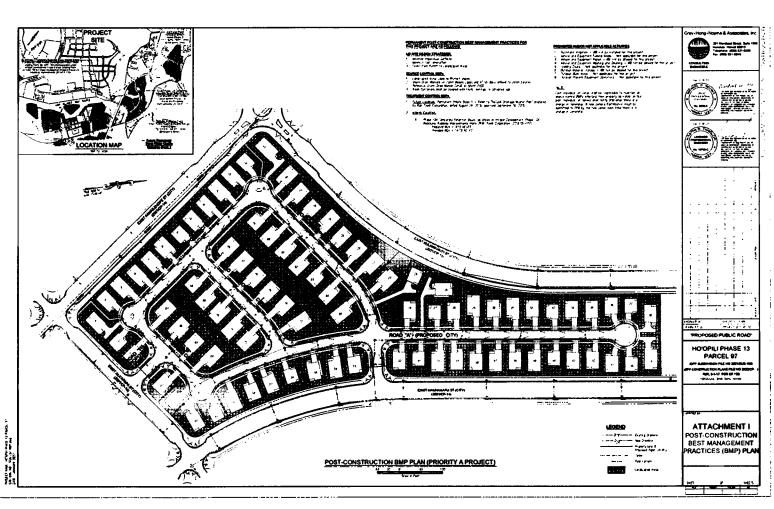
Attachment I - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)

Attachment II - Sample Operation and Maintenance (O&M) Inspection Form

Attachment I

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)



Attachment II

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

Ho'opili Phase 13, Parcel 97	Date:
Honouliuli, Ewa, Oahu, HI TMK 9-1-017: 198	Date of previous inspection:
11VIK 9-1-017. 170	Inspector:
	Title:
	Phone:
	Email:

Add more sheets as necessary.

BMP No. (refer to Table 1)	ВМР Туре	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)
		4	
	······································		
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STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED

January 23, 2024 11:55 AM Doc No(s) A - 87880520

Doc 1 of 1 Pkg 12319087 ICL /s/ LESLIE T KOBATA REGISTRAR

LAND COURT

REGULAR SYSTEM

Return by pick-up

Case Lombardi (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813

DOCUMENT CONTAINS 21 PAGES

This Declaration of Restrictive Covenant is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU)

Declaration of Restrictive Covenant

The undersigned hereby certifies that D.R. Horton Hawaii LLC, a Delaware limited liability company, is the Declarant ("**Declarant**") under that certain Declaration of Condominium Property Regime of Mamaka at Ho'opili Condominium Map No. 6301 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-79911125, as the same may be amended, modified and/or supplemented ("**Declaration**") affecting the hereinafter-described real property located in the City and County of Honolulu, State of Hawaii:

TAX MAP KEY: (1) 9-1-017-206 C.P.R. Nos. 1 through 113, incl. ADDRESS: 91-1640 and 91-1641 Honouliuli St., Ewa Beach, Hawaii 96706

Pursuant to the Declaration, Declarant, on behalf of the Association of Unit Owners of Mamaka at Ho'opili ("Association"), has the reserved right to seek or obtain certain licenses and permits from the Department of Planning and Permitting, City and County of Honolulu ("DPP") and other governmental agencies relating to the development of the Community,

including, but not limited to, items that may include or address the public storm sewer system. Declarant also reserved the right, without the joinder or consent of, or notice to, the Association or any owner or their mortgagees, to (a) enter and/or to amend such license or permit as may be required or issued by DPP or other government agency or in respect of which Declarant has reserved such right in the applicable instrument, and (b) encumber the Land and the Association with the obligations thereunder arising.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for Ho'opili Phase 13/Parcel 100.

On said property, we do hereby covenant and agree:

- 1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", will be installed prior to permit closure;
- That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs shall be maintained and complied with by the Association at all times:
- That this covenant and agreement shall run with the land and be binding upon the Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu; and

Dated this 19th day of January , 20 24

D.R. HORTON HAWAII LLC, a Delaware limited liability company

By Vertical Construction Corporation, a Delaware corporation Its Manager

Tracy Tonaki

Division President, Hawaii Division

STATE OF HAWA	All)) SS:		
CITY AND COUN	TY OF HONOLULU) 55:		
executed the fore	going instrument as the	being b	and deed of	personally appeared TRACY sworn, did say that such person such person, and if applicable in ch instrument in such capacity.
SOTAR SOLUTION OF HAMILIAN IN THE OF HAMILIAN IN TH		Type o		te of Hawaii e: Colleen Mae Okashige epires: 11/14/2027
Date of Doc:	JAN 1 9 2024	ACCEPTAGE OF THE PROPERTY OF T	# Pages:	27
Name of Notary:	Colleen Mae Okashige		Notes:	
Commission Expires:	11/14/2027			
Declaration	Mamaka 100 B on	SMPs		(stamp or seal)
00 / -	. Okashye J	AN 19	2024	SONOTABLE SEE
Notary Signature	/	Date		EOF HAMILE
First	Circuit, State of Hawaii			The Manual Control of the Control of
NOTAR	Y CERTIFICATION			

EXHIBIT A Post Construction BMP "Record Drawings"

EXHIBIT B Operation and Maintenance Plan for Permanent Storm Water BMPs



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name:

Ho'opili Phase 13, Parcel 100

Project Location:

Honouliuli, Ewa, Oahu Hawaii

Tax Map Key(s):

TMK 9-1-17: Por. of 198

Total Project Size:

4.59 Acres

City MS4 Facilities:

24" Drain Stub in Hono'uli'uli Street 6'x7' Box Drain in Kamailehope Street

Prepared For:

D.R. Horton Hawaii, LLC

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

Association of Unit Owners of Mamaka at Ho'opili

(Hawaiiana Management Company) 711 Kapiolani Boulevard, Suite 700

Honolulu, HI 96813 Phone: (808) 593-6835

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I. SUMMARY OF PERMANENT STORM WATER BMPS ONSITE

The following permanent storm water best management practices (BMPs) are being installed onsite/offsite to comply with the City and County of Honolulu's *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the *Rules*. Please see **Attachment I** for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	ntrol BMPs		
BMP No.	ВМР Туре	Size	Location (refer to Attachment I)
1	Landscaped Areas	1.93 acres	Onsite
2	Automatic irrigation system	Refer to Landscaping plans	Onsite
3	Stenciled storm drain inlets (DUMP NO WASTE – GOES TO OCEAN)	2" high and 1/8" thick lettering	Exposed portion of concrete drain inlet
4	Storm Drain Markers affixed to drain inlets	Approved 4" diameter stainless steel discs	Center of drain inlet on steel grating
5	Parking Areas	0.87 acres	Onsite
Treatment	t Control BMPs		
BMP No.	ВМР Туре	Size	Location (refer to Attachment I)
6	Ho'opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)
7	Hydrodynamic Separator	4-foot diameter (Hydro International FDHC-4)	Onsite

It should be noted that the following activities and exterior facilities will not be permitted nor provided onsite:

- Vehicle and equipment fueling areas
- Vehicle and equipment repair
- Vehicle and equipment washing and cleaning
- Loading docks
- Outdoor material storage (may be in the form of raw products, by-products, finished products, and waste products)
- Outdoor work areas (may include but are not limited to areas where grinding, painting, coating, sanding, and parts cleaning are performed)
- Outdoor process equipment operations (may include but are not limited to rock grinding or crushing, painting or coating, grinding or sanding, and degreasing or parts cleaning)

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by the Association of Unit Owners of Mamaka at Ho'opili.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water source control and treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREA	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting	Verify if regrading of eroded areas and/or restoration of vegetation are needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
AUTOMATIC IRRIGATION SYSTEM	Check for irrigation runoff, overspray and damaged irrigation spray heads Check water pressure	Monthly or as needed after heavy rain or significant foot/vehicle traffic Quarterly or as needed	 Mud, ponding, standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting Low Water Pressure, Irrigation Spray Heads not popping up or not turning on 	 Adjust irrigation spray head nozzles Adjust and track operating time at irrigation controller Repair or replace broken/damaged irrigation valves, laterals/mains, rotor/spray heads, nozzles and rotor/spray head parts Remove foreign objects in irrigation laterals/mains/spray heads
STENCILED STORM DRAIN INLETS	Check drain inlets	Monthly or as needed after heavy rainfall	 Faded or unreadable wording Accumulation of trash, sediment, or debris 	Repaint stenciled wording Remove and properly dispose sediment, trash, and debris
STORM DRAIN MARKERS AFFIXED TO DRAIN INLETS	Check markers	Monthly or as needed after heavy rainfall	 Faded or unreadable wording Damaged markers Loose fitting 	Repair or replace markers and appurtenances

Table 2: Inspection and Maintenance Activities (continued)

Source Control BMP	Inspection Activity Frequen		Indicator of when Maintenance is needed	Maintenance Activity
PARKING AREAS	Check for presence of trash, leaves and other debris	Monthly or as needed after heavy rainfall	Accumulation of trash, sand, sediment, leaves or other debris Presence of auto spills and/or drips	Sweep, shovel and dispose of litter regularly into acceptable trash receptacle. Sweep entire parking area before onset of wet season For auto spills/drips, use dry clean-up methods (absorbents)
Treatment Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
HO'OPILI BASIN 1 (OFFSITE STORM WATER QUALITY RETENTION AND FLOOD CONTROL DETENTION)	Visual inspection (Inspection of offsite basin to be responsibility of master HOA)	Minimum quarterly or as needed after heavy rainfall	Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes	 Remove and properly dispose sediment and, trash, and debris Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Remove weeds, debris, and trash; dispose properly Provide erosion protection to prevent future erosion of slopes
HYDRODYNAMIC SEPARATOR	Routine visual inspection of inlet, screen, separation chamber, etc.	Minimum quarterly or as needed after heavy rainfall	 Blockages or obstructions in inlet and separation screen Accumulation of hydrocarbons, trash and sediment Clean when level of sediment reaches 75% capacity 	Remove sediment, trash and debris Refer to manufacturer's cleaning instructions in Attachment II

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment III**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the drainage connection permit (if required) and recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

ATTACHMENTS

Attachment I - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)

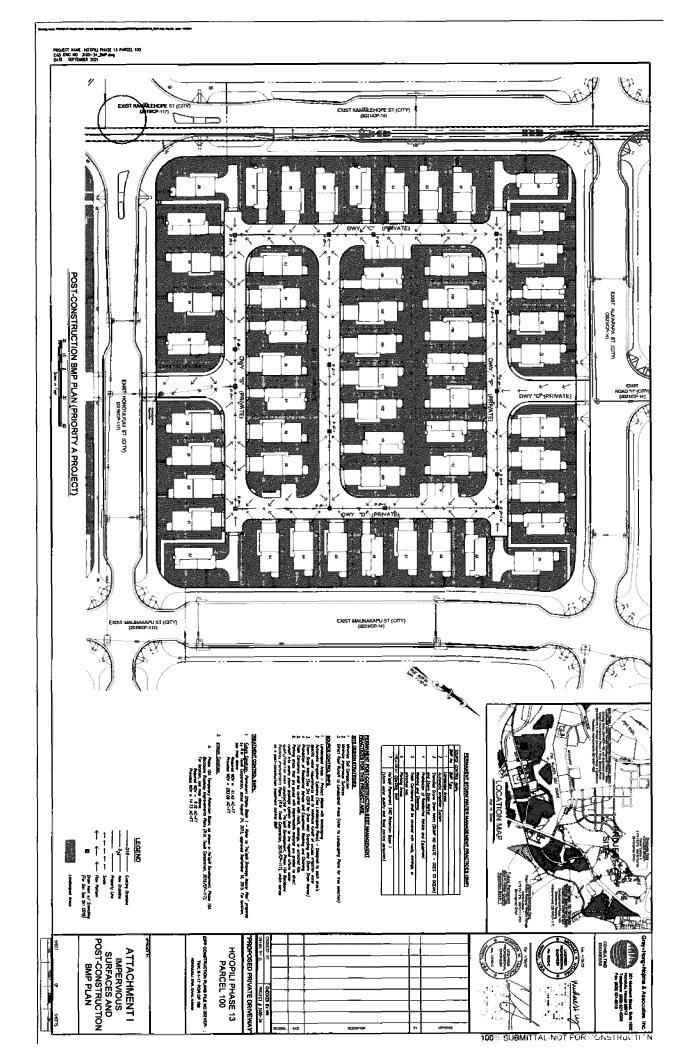
Attachment II - Manufacturer's Maintenance Guidelines

Attachment III - Sample Operation and Maintenance (O&M) Inspection Form

Attachment I

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)

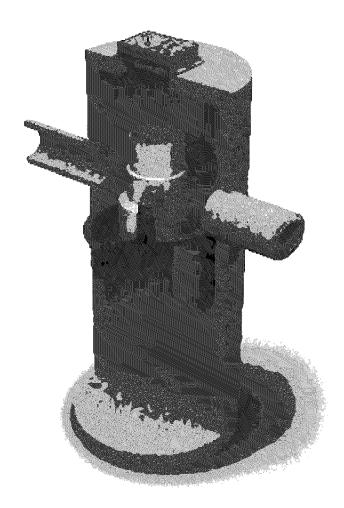


Attachment II

Manufacturer's Maintenance Guidelines

HYDRODYNAMIC SEPARATOR https://www.hydro-int.com/en/products/first-defense





Operation and Maintenance Manual

First Defense® High Capacity and First Defense® Optimum

Vortex Separator for Stormwater Treatment

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- 3 FIRST DEFENSE® BY HYDRO INTERNATIONAL
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- 6 MAINTENANCE PROCEDURES
 - INSPECTION
 - FLOATABLES AND SEDIMENT CLEAN OUT
- 8 FIRST DEFENSE® INSTALLATION LOG
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DISCLAIMER: Information and data contained in this manual is exclusively for the purpose of assisting in the operation and maintenance of Hydro International plc's First Defense. No warranty is given nor can liability be accepted for use of this information for any other purpose. Hydro International plc has a policy of continuous product development and reserves the right to amend specifications without notice.

I. First Defense® by Hydro International

Introduction

The First Defense® is an enhanced vortex separator that combines an effective and economical stormwater treatment chamber with an integral peak flow bypass. It efficiently removes total suspended solids (TSS), trash and hydrocarbons from stormwater runoff without washing out previously captured pollutants. The First Defense® is available in several model configurations to accommodate a wide range of pipe sizes, peak flows and depth constraints.

The two product models described in this guide are the First Defense® High Capacity and the First Defense® Optimum; they are inspected and maintained identically.

Operation

The First Defense® operates on simple fluid hydraulics. It is self-activating, has no moving parts, no external power requirement and is fabricated with durable non-corrosive components. No manual procedures are required to operate the unit and maintenance is limited to monitoring accumulations of stored pollutants and periodic clean-outs. The First Defense® has been designed to allow for easy and safe access for inspection, monitoring and clean-out procedures. Neither entry into the unit nor removal of the internal components is necessary for maintenance, thus safety concerns related to confined-space-entry are avoided.

Pollutant Capture and Retention

The internal components of the First Defense* have been designed to optimize pollutant capture. Sediment is captured and retained in the base of the unit, while oil and floatables are stored on the water surface in the inner volume (Fig.1).

The pollutant storage volumes are isolated from the built-in bypass chamber to prevent washout during high-flow storm events. The sump of the First Defense® retains a standing water level between storm events. This ensures a quiescent flow regime at the onset of a storm, preventing resuspension and washout of pollutants captured during previous events.

Accessories such as oil absorbent pads are available for enhanced oil removal and storage. Due to the separation of the oil and floatable storage volume from the outlet, the potential for washout of stored pollutants between clean-outs is minimized.

Applications

- · Stormwater treatment at the point of entry into the drainage line
- Sites constrained by space, topography or drainage profiles with limited slope and depth of cover
- Retrofit installations where stormwater treatment is placed on or tied into an existing storm drain line
- · Pretreatment for filters, infiltration and storage

Advantages

- · Inlet options include surface grate or multiple inlet pipes
- Integral high capacity bypass conveys large peak flows without the need for "offline" arrangements using separate junction manholes
- Long flow path through the device ensures a long residence time within the treatment chamber, enhancing pollutant settling
- · Delivered to site pre-assembled and ready for installation

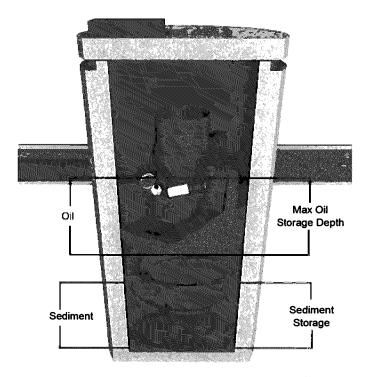


Fig.1 Pollutant storage volumes in the First Defense*.

II. Model Sizes & Configurations

The First Defense® inlet and internal bypass arrangements are available in several model sizes and configurations. The components have modified geometries allowing greater design flexibility to accommodate various site constraints.

All First Defense® models include the internal components that are designed to remove and retain total suspended solids (TSS), gross solids, floatable trash and hydrocarbons (Fig.2). First Defense® model sizes (diameter) are shown in Table 1.

III. Maintenance

First Defense® Components

- 1. Built-In Bypass
- 2. Inlet Pipe
- 3. Inlet Chute
- 4. Floatables Draw-off Port
- 5. Outlet Pipe
- 6. Floatables Storage
- 7. Sediment Storage
- 8. Inlet Grate or Cover

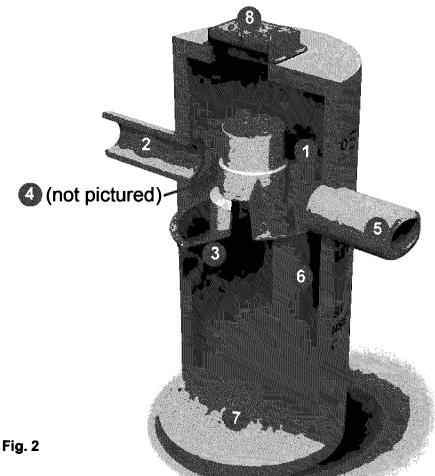


Table 1

First Defense Model Sizes
(ft / m) diameter
3 / 0.9
4/1.2
5 / 1.5
6/1.8
7 / 2.1
8 / 2.4
10 / 3.0

Overview

The First Defense® protects the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the First Defense®. The First Defense® will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the First Defense® will no longer be able to store removed sediment and oil.

The First Defense® allows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Access ports are located in the top of the manhole.

Maintenance events may include Inspection, Oil & Floatables Removal, and Sediment Removal. Maintenance events do not require entry into the First Defense*, nor do they require the internal components of the First Defense* to be removed. In the case of inspection and floatables removal, a vactor truck is not required. However, a vactor truck is required if the maintenance event is to include oil removal and/or sediment removal.

Maintenance Equipment Considerations

The internal components of the First Defense® have a centrally located circular shaft through which the sediment storage sump can be accessed with a sump vac hose. The open diameter of this access shaft is 15 inches in diameter (Fig.3). Therefore, the nozzle fitting of any vactor hose used for maintenance should be less than 15 inches in diameter.

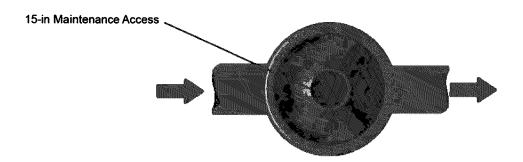


Fig.3 The central opening to the sump of the First Defense®is 15 inches in diameter.

Determining Your Maintenance Schedule

The frequency of clean out is determined in the field after installation. During the first year of operation, the unit should be inspected every six months to determine the rate of sediment and floatables accumulation. A simple probe such as a Sludge-Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vactor procedure, including both sediment and oil / flotables removal, for First Defense® typically takes less than 30 minutes and removes a combined water/oil volume of about 765 gallons.

Inspection Procedures

- Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
- 2. Remove the grate or lid to the manhole.
- Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. Fig.4 shows the standing water level that should be observed.
- 4. Without entering the vessel, use the pole with the skimmer net to remove floatables and loose debris from the components and water surface.
- 5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel.
- 6. On the Maintenance Log (see page 9), record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
- 7. Securely replace the grate or lid.
- 8. Take down safety equipment.
- Notify Hydro International of any irregularities noted during inspection.

Floatables and Sediment Clean Out

Floatables clean out is typically done in conjunction with sediment removal. A commercially or municipally owned sumpvac is used to remove captured sediment and floatables (Fig.4).

Floatables and loose debris can also be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vactor hose to be lowered to the base of the sump.

Scheduling

- Floatables and sump clean out are typically conducted once a year during any season.
- Floatables and sump clean out should occur as soon as possible following a spill in the contributing drainage area.

First Defense® Operation and Maintenance Manual

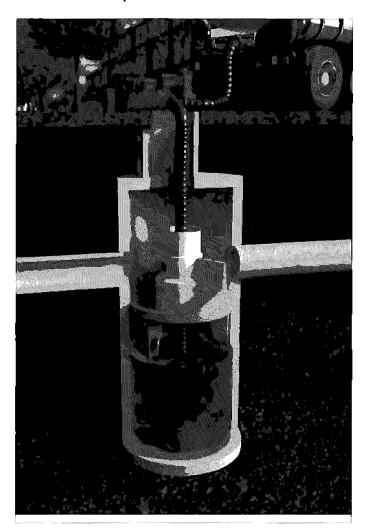


Fig.4 Floatables are removed with a vactor hose

Recommended Equipment

- · Safety Equipment (traffic cones, etc)
- · Crow bar or other tool to remove grate or lid
- · Pole with skimmer or net (if only floatables are being removed)
- Sediment probe (such as a Sludge Judge®)
- · Vactor truck (flexible hose recommended)
- First Defense® Maintenance Log

Floatables and Sediment Clean Out Procedures

- Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
- 2. Remove the grate or lid to the manhole.
- 3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities.
- Remove oil and floatables stored on the surface of the water with the vactor hose or with the skimmer or net
- Using a sediment probe such as a Sludge Judge[®], measure the depth of sediment that has collected in the sump of the vessel and record it in the Maintenance Log (page 9).
- 6. Once all floatables have been removed, drop the vactor hose to the base of the sump. Vactor out the sediment and gross debris off the sump floor
- 7. Retract the vactor hose from the vessel.
- 8. On the Maintenance Log provided by Hydro International, record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components, blockages, or irregularly high or low water levels.
- 3. Securely replace the grate or lid.

Maintenance at a Glance

Inspection	- Regularly during first year of installation - Every ೮ നാറths after the first year of installation
Oil and Floatables Removal	- Once per year, with sediment removal - Following a spill in the drainage area
Sediment Removal	- Once per year or as needed - Following a spill in the drainage area

NOTE: For most clean outs the entire volume of liquid does not need to be removed from the manhole. Only remove the first few inches of oils and floatables from the water surface to reduce the total volume of liquid removed during a clean out.



First Defense® Installation Log

HYDRO INTERNATIONAL REFERENCE NUMBER:	
SITE NAME:	
SITE LOCATION:	
OWNER:	CONTRACTOR:
CONTACT NAME:	CONTACT NAME:
COMPANY NAME:	COMPANY NAME:
ADDRESS:	ADDRESS:
TELEPHONE:	TELEPHONE:
FAX:	FAX:

INSTALLATION DATE: / /

MODEL SIZE (CIRCLE ONE): [3-FT] [4-FT] [5-FT] [6-FT] [7-FT] [8-FT] [10-FT]

INLET (CIRCLE ALL THAT APPLY): GRATED INLET (CATCH BASIN) INLET PIPE (FLOW THROUGH)



First Defense® Inspection and Maintenance Log

Date	Initials	Depth of Floatables and Oils	Sediment Depth Measured	Volume of Sediment Removed	Site Activity and Comments
		:			

Attachment III

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form | SAMPLE |

Ho'opili Phase 13, Parcel 100	Date:
Honouliuli, Ewa, Oahu, HI TMK 9-1-017: Por. of 198	Date of previous inspection:
TWIK 9-1-017.101.01198	Inspector:
	Title:
	Phone:
A Section 1	Email:

Add more sheets as necessary.

BMP No. (refer to Table 1)	BMP Type	Maintenance Needed Based on Indicators? (Yes/No and Describe	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance
		conditions)	records)
	-		

This instrument has been filed and accepted in the Regular System. The Land Court land mentioned herein has not been encumbered by this instrument in the Land Court System. NOV 0 7 2023 Dated	PHE ORIGINAL OF THE DOCUMENT RECORDED AS FOLLOWS: STATE OF HAWAII BUREAU OF CONVEYANCES DOCA 87110641 DECUMENT NO. 11/7/2023 11:03 AM
LAND COURT	REGULAR SYSTEM
Return by pick-up	
Case Lombardi (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813	
	DOCUMENT CONTAINS 16 PAGES

This Declaration of Restrictive Covenant is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU)

<u>Declaration of Restrictive Covenant</u> (Ho'oulu Phase 2 at Ho'opili (Phase 13/Parcel 98)

The undersigned hereby certifies that D.R. Horton Hawaii LLC, a Delaware limited liability company, is the Declarant ("Declarant") under that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Ho'opili recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii on January 3, 2021, as Document No. T-9864231 recorded in the Land Court of the State of Hawaii ("Land Court"), as amended by that certain Supplemental Declaration of Annexation (Ho'opili) recorded in the Land Court on October 11, 2017 as Document No. T-10145148 and in the Bureau of Conveyances of the State of Hawaii ("Bureau") as Document No. A-64930547, as either or both of the foregoing instruments has been or may be amended, modified and/or supplemented (collectively "Master Declaration"), pursuant to which Declarant has reserved the rights herein exercised.

The land within the Ho'oulu Phase 2 at Ho'opili community, being Lots 1 through 46, inclusive, as shown on File Plan 2546 ("Land"), was subjected to the provisions of the Master

Declaration pursuant to that certain Supplemental Declaration Designating Land Use Classification and Subdistrict for Phase 13 Parcel 98 of Ho'opili (Ho'oulu Phase 2 at Ho'opili) ("Community") recorded in the Bureau of Conveyances of the State of Hawaii ("Bureau") on August 9, 2022, as Document No. A-82560243, as the same has been or may be amended, modified and/or supplemented.

TAX MAP KEY: (1) 9-1-188-001 through (1) 9-1-188-046, inclusive ADDRESS: Hoomahua Street, Kakiwi Street, Uluahewa Street, and Kaahaaha Street Ewa Beach, Hawaii 96706

Pursuant to the Master Declaration, Declarant has the reserved right to enter into any license or permit, including those permits addressing the public storm sewer system, as may be required or permitted by the Department of Planning and Permitting or other government agency, to encumber the Land and the Ho'opili Community Association ("Master Association") with the obligations thereunder arising and transfer to the Master Association any and all obligations arising under or imposed in connection with permits.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for a(n) Ho'opili Phase 13/Parcel 98.

ON SAID PROPERTY, THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE:

- 1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", will be installed prior to permit closure;
- That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs shall be maintained and complied with by the Master Association at all times;
- That this covenant and agreement shall run with the land and be binding upon the Master Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu.

Dated this 3rd day of November 20 23

D.R. HORTON HAWAII LLC, a Delaware limited liability company

By Vertical Construction Corporation, a Delaware corporation Its Manager

> By____/ Tracy Tonak

> > Division President, Hawaii Division

STATE OF HAWA	All)) SS:		
CITY AND COUN	TY OF HONOLULU)		
executed the foreg	personally known, who, being by	me duly : and deed of	personally appeared TRACY sworn, did say that such person f such person, and if applicable in uch instrument in such capacity.
OTAR OTAR OTAR OF Y	Type o	r print name	te of Hawaii e: Colleen Mae Okashige pires: 11/14/2023
Date of Doc:	NOV 0 3 2023	# Pages:	15
Name of Notary:	Colleen Mae Okashige	Notes:	73
Commission Expires:	11/14/2023		
Doc. Description:	Holanly 2 BMPs		
Declaration			(stamp or seal)
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Notary Signature	Date		章 1 21-780 1 算量
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First (Circuit, State of Hawaii		

EXHIBIT A Post Construction BMP "Record Drawings"

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EXHIBIT B Operation and Maintenance Plan for Storm Water BMPs



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name:

Ho'opili Phase 13, Parcel 98

Project Location:

Honouliuli, Ewa, Oahu Hawaii

Tax Map Key(s):

TMK 9-1-18: Por. of 198

Total Project Size:

7.48 Acres

City MS4 Facilities:

New 30" Drain Stub in Kamailehope Street 6'x6' Box Drain in Kamailehope Street

Prepared For:

D.R. Horton Hawaii, LLC 130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

D.R. Horton Hawaii, LLC 130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

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V.	Recordation of the O&M Plan and Revisions	. 4
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	Attachment II - Sample Operation and Maintenance (O&M) Inspection Form	. 7
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I. SUMMARY OF PERMANENT STORM WATER BMPS ONSITE

The following permanent storm water best management practices (BMPs) are being installed onsite/offsite to comply with the City and County of Honolulu's *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the *Rules*. Please see Attachment I for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	ntrol BMPs		1, 7, 7, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,
BMP No.	BMP Type	Size	Location (refer to Attachment A)
1	Landscaped area	3.26 acres	Onsite
2	Storm Drain Markers on catch basins	Approved 4" stainless steel discs affixed to catch basin	Exposed portion of concrete catch basin
Treatment	t Control BMPs		
BMP No.	ВМР Туре	Size	Location (refer to Attachment A)
3	Ho'opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)

It should be noted that the following activities and exterior facilities will not be permitted nor provided onsite:

- Automatic irrigation
- Vehicle and equipment fueling areas
- Vehicle and equipment repair
- Vehicle and equipment washing and cleaning
- Loading docks
- Outdoor material storage (may be in the form of raw products, by-products, finished products, and waste products)
- Outdoor work areas (may include but are not limited to areas where grinding, painting, coating, sanding, and parts cleaning are performed)
- Outdoor process equipment operations (may include but are not limited to rock grinding or crushing, painting or coating, grinding or sanding, and degreasing or parts cleaning)

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by D.R. Horton.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water source control and treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREA	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	 Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting 	 Verify if regrading of eroded areas and/or restoration of vegetation are needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
STORM DRAIN MARKERS AFFIXED TO CATCH BASINS	Check markers	Minimum quarterly	 Faded or unreadable wording Damaged markers Loose mounting 	Repair or replace markers and/or concrete surfaces Reapply mount adhesive and drive rivet
Treatment Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
Ho'opili Basin 1 (OFFSITE STORM WATER QUALITY RETENTION AND FLOOD CONTROL DETENTION)	Visual inspection (Inspection of offsite basin to be responsibility of Ho'opili Master HOA)	Minimum quarterly or as needed after heavy rainfall	 Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes 	 Remove and properly dispose sediment and, trash, and debris Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Remove weeds, debris, and trash; dispose properly Provide erosion protection to prevent future erosion of slopes

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in Attachment II. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the drainage connection permit (if required) and recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

ATTACHMENTS

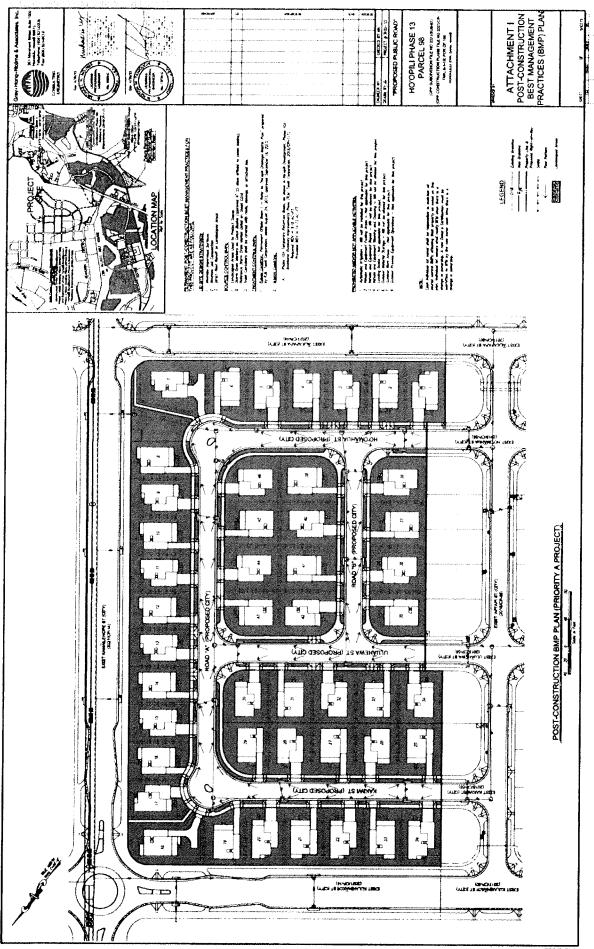
Attachment I - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)

Attachment II - Sample Operation and Maintenance (O&M) Inspection Form

Attachment I

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)



Attachment II

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

| SAMPLE |

Ho'opili Phase 13, Parcel 98	Date:
Honouliuli, Ewa, Oahu, HI TMK 9-1-018: 198	Date of previous inspection:
	Inspector:
	Title:
	Phone:
	Email:

Add more sheets as necessary.

BMP No. (refer to Table 1)	BMP Type	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)
			



STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED

June 29, 2023 2:24 PM Doc No(s) A - 85800703

Doc 1 of 1 Pkg 12223959 KEO /s/ LESLIE T KOBATA REGISTRAR

LAND COURT

REGULAR SYSTEM

Return by pick-up

Case Lombardi (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813

DOCUMENT CONTAINS 6 PAGES

This Declaration of Restrictive Covenant is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU)

<u>Declaration of Restrictive Covenant</u> ('Ikena at Ho'opili (Phase 10A/Parcel 103)

The undersigned hereby certifies that D.R. Horton Hawaii LLC, a Delaware limited liability company, is the Declarant ("Declarant") under that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Ho'opili recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii on January 3, 2021, as Document No. T-9864231, as amended by that certain Supplemental Declaration of Annexation (Ho'opili) recorded in the Land Court on October 11, 2017 as Document No. T-10145148 and in the Bureau of Conveyances of the State of Hawaii ("Land Court") as Document No. A-64930547, as either or both of the foregoing instruments has been or may be amended, modified and/or supplemented (collectively "Master Declaration"), pursuant to which Declarant has reserved the rights herein exercised. The land within the 'Ikena at Ho'opili community, being Lots 1 through 69, inclusive, as shown on File Plan 2540 ("Land"), was subjected to the provisions of the Master Declaration pursuant to that certain Supplemental Declaration Designating Land Use

Classification and Subdistrict for Phase 10A Parcel 103 of Ho'opili ('Ikena at Ho'opili) ("Community") recorded in the Bureau of Conveyances of the State of Hawaii ("Bureau") on October 19, 2021, as Document No. A-79620184, as the same has been or may be amended, modified and/or supplemented.

TAX MAP KEY: (1) 9-1-186-104 through (1) 9-1-186-172, inclusive ADDRESS: Me'e Loop and Me'e Street, Ewa Beach, Hawaii 96706

Pursuant to the Master Declaration, Declarant has the reserved right to enter into any license or permit, including those permits addressing the public storm sewer system, as may be required or permitted by the Department of Planning and Permitting or other government agency, to encumber the Land and the Ho'opili Community Association ("Master Association") with the obligations thereunder arising and transfer to the Master Association any and all obligations arising under or imposed in connection with permits.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for a(n) Ho'opili Phase 10A/Parcel 103.

ON SAID PROPERTY, THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE:

- That the installation of the Post Construction Best Management Practices (BMPs)
 described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", will be
 installed prior to permit closure;
- That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs shall be maintained and complied with by the Master Association at all times:
- 3. That this covenant and agreement shall run with the land and be binding upon the Master Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu.
- 4. The terms of this instrument shall automatically terminate upon dedication of any lot(s) within the Community to the State of Hawaii or any other governmental authority.

Dated this <u>27th</u> day of <u>June</u>, 20 23

D.R. HORTON HAWAII LLC, a Delaware limited liability company

By Vertical Construction Corporation, a Delaware corporation Its Manager

Tracy Tonak

Its Division President, Hawaii Division

STATE OF HAWA)			
CITY AND COUN	TY OF HONOLULU) SS:)		
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NOTAR	Y CERTIFICATION		WWWWW.	

EXHIBIT A Post Construction BMP "Record Drawings"

EXHIBIT B Operation and Maintenance Plan for Storm Water BMPs



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name:

Ho'opili Phase 10A, Parcel 103

Project Location:

Honouliuli, Ewa, Oahu Hawaii

Tax Map Key(s):

TMK 9-1-17: Por. of 004 & 151

Total Project Size:

12.92 Acres

City MS4 Facilities:

New 48" Drain Stub in Road 6A

New 6'x7' Double Box Drain in Kamailehope Street (Road 6)

Prepared For:

D.R. Horton Hawaii, LLC

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

D.R. Horton Hawaii, LLC

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

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V.	Recordation of the O&M Plan and Revisions	4
Atta	chments	5
	Attachment I – Map of Storm Water Treatment Measures (Post-Construction BMP Plan)	6
	Attachment II - Sample Operation and Maintenance (O&M) Inspection Form	7
	List of Tables	
Table	e 1: Storm Water BMPs	2
Table	e 2: Inspection and Maintenance Activities	3

I. SUMMARY OF PERMANENT STORM WATER BMPS ONSITE

The following permanent storm water best management practices (BMPs) are being installed onsite/offsite to comply with the City and County of Honolulu's *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the *Rules*. Please see **Attachment I** for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	ntrol BMPs	-	
BMP No.	BMP Type	Size	Location (refer to Attachment A)
1	Landscaped area	6.74 acres	Onsite
2	Storm Drain Markers on catch basins	Approved 4" stainless steel discs affixed to catch basin	Exposed portion of concrete catch basin
Treatment	Control BMPs		
BMP No.	BMP Type	Size	Location (refer to Attachment A)
3	Ho'opili Basin 1 (storm water quality and flood control detention)	238 acre-feet	OR&L R/W (end of Cane Haul Road)

It should be noted that the following activities and exterior facilities will not be permitted nor provided onsite:

- Automatic irrigation
- Vehicle and equipment fueling areas
- Vehicle and equipment repair
- Vehicle and equipment washing and cleaning
- Loading docks
- Outdoor material storage (may be in the form of raw products, by-products, finished products, and waste products)
- Outdoor work areas (may include but are not limited to areas where grinding, painting, coating, sanding, and parts cleaning are performed)
- Outdoor process equipment operations (may include but are not limited to rock grinding or crushing, painting or coating, grinding or sanding, and degreasing or parts cleaning)

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by D.R. Horton.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water source control and treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREA	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting	 Verify if regrading of eroded areas and/or restoration of vegetation are needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
STORM DRAIN MARKERS AFFIXED TO CATCH BASINS	Check markers	Minimum Quarterly	Faded or unreadable wording Damaged markers Loose mounting	Repair or replace markers and/or concrete surfaces Reapply mount adhesive and drive rivet
Treatment Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
Ho'opili Basin 1 (Offsite Storm Water Quality Retention and FLOOD CONTROL DETENTION)	Visual inspection (Inspection of offsite basin to be responsibility of Ho'opili Master HOA)	Minimum quarterly or as needed after heavy rainfall	Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes	 Remove and properly dispose sediment and, trash, and debris Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Remove weeds, debris, and trash; dispose properly Provide erosion protection to prevent future erosion of slopes

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment II**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

ATTACHMENTS

Attachment I - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)

Attachment II - Sample Operation and Maintenance (O&M) Inspection Form

Attachment I

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)

100% SUBMITTAL

Attachment II

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

SAMPLE

Ho'opili Phase 10A, Parcel 103 Honouliuli, Ewa, Oahu, HI	Date: Date of previous inspection:
TMK 9-1-017: 004	Inspector:
	Title:
	Phone:
	Email:

Add more sheets as necessary.

BMP No. (refer to Table 1)	ВМР Туре	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)



STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED

April 11, 2023 1:16 PM Doc No(s) A - 85010818

Doc 1 of 1 Pkg 12185657 ICL /s/ LESLIE T KOBATA REGISTRAR

LAND COURT

REGULAR SYSTEM

Return by pick-up

Case Lombardi (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813

DOCUMENT CONTAINS 19 PAGES

This Declaration of Restrictive Covenant is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU)

Declaration of Restrictive Covenant

The undersigned hereby certifies that D.R. Horton Hawaii LLC, a Delaware limited liability company, is the Declarant ("**Declarant**") under that certain Declaration of Condominium Property Regime of Kaikoi at Ho'opili Condominium Map No. 6178 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-76970360, as the same may be amended, modified and/or supplemented ("**Declaration**") affecting the hereinafter-described real property located in the City and County of Honolulu, State of Hawaii:

TAX MAP KEY: (1) 9-1-017-184 C.P.R. Nos. 1 through 105, incl. ADDRESS: 95-3575 Kamolehonua St., Ewa Beach, Hawaii 96706

Pursuant to the Declaration, Declarant, on behalf of the Association of Unit Owners of Kaikoi at Ho'opili ("Association"), has the reserved right to seek or obtain certain licenses and permits from the Department of Planning and Permitting, City and County of Honolulu ("DPP") and other governmental agencies relating to the development of the Community, including, but

not limited to, items that may include or address the public storm sewer system. Declarant also reserved the right, without the joinder or consent of, or notice to, the Association or any owner or their mortgagees, to (a) enter and/or to amend such license or permit as may be required or issued by DPP or other government agency or in respect of which Declarant has reserved such right in the applicable instrument, and (b) encumber the Land and the Association with the obligations thereunder arising.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for Ho'opili Phase 5, Parcel 19.

On said property, we do hereby covenant and agree:

- 1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", will be installed prior to permit closure;
- That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs shall be maintained and complied with by the Association at all times:
- That this covenant and agreement shall run with the land and be binding upon the Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu; and
- 4. The terms of this instrument shall automatically terminate upon dedication of any lot(s) within the Community to the State of Hawaii or any other governmental authority.

Dated this 6th day of April , 2023

D.R. HORTON HAWAII LLC, a Delaware limited liability company

By Vertical Construction Corporation, a Delaware corporation Its Manager

By // Tracy Tonaki

Division President, Hawaii Division

STATE OF HAW	All)	
CITY AND COUN	NTY OF HONOLULU) SS:)	
executed the fore	egoing instrument as the	being by me duly free act and deed o	personally appeared TRACY sworn, did say that such person f such person, and if applicable in uch instrument in such capacity.
MAE OTA 91-7 FOR	OKIS III		
Date of Doc:	APR 0 6 2023	# Pages:	28
Name of Notary:	Colleen Mae Okashige	Notes:	
Commission Expires:			
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NOTARY CERTIFICATION

EXHIBIT A Post Construction BMP "Record Drawings"

EXHIBIT B Operation and Maintenance Plan for Permanent Storm Water BMPs



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name:

Ho'opili Phase 5, Parcel 19

Project Location:

Honouliuli, Ewa, Oahu Hawaii

Tax Map Key(s):

TMK 9-1-17: Por. of 172

Total Project Size:

5.51 Acres

City MS4 Facilities:

24" Drain Stub (Line ID 233104) from Ho'okulaia Street

Catch Basin (CB) #72 (OFFSITE-211040) in Ho'okulaia Street

24" Drain Line (Line ID 233103) in Ho'okulaia Street CB #71 (OFFSITE-211039) in Ho'okulaia Street 30" Drain Line (Line 233102), Ho'kulaia Street

CB #69 (OFFSITE-211042) in Ho'okulaia Street 30" Drain Line (Line 233099), Ho'kulaia Street

5' x 6' Double Box Drains (Line ID 233118 & 233117) in Iwikuamo'o Street

Prepared For:

D.R. Horton Hawaii

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

Association of Unit Owners of Kakoi at Ho'opili

(Hawaiiana Management Company)

711 Kapiolani, Suite 700 Honolulu, HI 96813 Phone: (808) 593-6835

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I. SUMMARY OF PERMANENT STORM WATER BMPs ONSITE

The following permanent storm water best management practices (BMPs) are being installed onsite/offsite to comply with the City and County of Honolulu's *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the *Rules*. Please see **Attachment I** for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	entrol BMPs		
BMP No.	ВМР Туре	Size	Location (refer to Attachment I)
_1	Landscaped area	1.67 acres	Onsite
2	Automatic irrigation system	Refer to Landscaping Plans	Onsite
3	Stenciled storm drain inlets (DUMP NO WASTE – GOES TO OCEAN)	2" high and 1/8" thick lettering	Exposed portion of concrete drain inlet
4	Trash dumpsters outfitted with lids, placed on paved impervious surfaces (concrete)	4 @ approximately 239 SF	Onsite
5	Parking areas	1.27 acres	Onsite
Treatment	Control BMPs		
BMP No.	BMP Type	Size	Location (refer to Attachment I)
6	Ho'opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)
7	Hydrodynamic Separator	4-foot diameter (Hydro International FD-4HC)	Onsite

It should be noted that the following exterior facilities will not be permitted nor provided onsite:

- Vehicle and equipment fueling areas
- Vehicle and equipment repair
- Vehicle and equipment washing and cleaning
- Loading docks
- Outdoor material storage (may be in the form of raw products, by-products, finished products, and waste products)
- Outdoor work areas (may include but are not limited to areas where grinding, painting, coating, sanding, and parts cleaning are performed)
- Outdoor process equipment operations (may include but are not limited to rock grinding or crushing, painting or coating, grinding or sanding, and degreasing or parts cleaning)

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by Association of Unit Owners of Kaikoi at Ho'opili.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water source control and treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREA	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting	 Verify if regrading of eroded areas and/or restoration of vegetation are needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
AUTOMATIC IRRIGATION SYSTEM	Check for irrigation runoff, overspray and damaged irrigation spray heads	Monthly or as needed after heavy rain or significant foot/vehicle traffic	 Mud, ponding, standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting Low Water Pressure, 	 Adjust irrigation spray head nozzles Adjust and track operating time at irrigation controller Repair or replace broken/damaged irrigation valves, laterals/mains
	Check water pressure	Quarterly or as needed	Irrigation Spray Heads not popping up or not turning on	 laterals/mains, rotor/spray heads, nozzles and rotor/spray head parts Remove foreign objects in irrigation laterals/main/spray heads
STENCILED STORM DRAIN INLETS	Check drain inlets	Monthly or after heavy rainfall	 Faded or unreadable wording Accumulation of trash, sediment, or debris 	 Repaint stenciled wording Remove and properly dispose sediment, trash, and debris

Table 2: Inspection and Maintenance Activities (cont.)

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
TRASH DUMPSTERS OUTFITTED WITH LIDS, PLACED ON PAVED IMPERVIOUS SURFACE	Check that dumpsters are clean and working properly	Weekly	Dumpster should not be overfilled (make sure lids can close)	Repair broken/damaged lids Fix leaks Spot clean leaks and drips
PARKING AREAS	Check for presence of trash, leaves and other debris	Monthly or as needed after heavy rainfall	 Accumulation of trash, sand, sediment, leaves or other debris Presence of auto spills and/or drips 	 Sweep, shovel and dispose of litter regularly into acceptable trash receptacle Sweep entire parking area before onset of wet season For auto spills/drips, use dry clean-up methods (absorbents)
Ho'opili Basin 1 (Offsite Storm Water Quality RETENTION AND FLOOD CONTROL DETENTION)	Visual inspection (Inspection of offsite basin to be responsibility of master HOA)	Minimum quarterly or as needed after heavy rainfall	 Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes 	 Remove and properly dispose sediment and, trash, and debris Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Remove weeds, debris, and trash; dispose properly Provide erosion protection to prevent future erosion of slopes
HYDRODYNAMIC SEPARATOR	Routine visual inspection of inlet, screen, separation chamber, etc.	Minimum quarterly or as needed after heavy rainfall	 Blockages or obstructions in inlet and separation screen Accumulation of hydrocarbons, trash and sediment Clean when level of sediment reaches 75% capacity 	Remove sediment, trash and debris Refer to manufacturer's cleaning instructions in Attachment II.

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment III**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the drainage connection permit (if required) and recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

ATTACHMENTS

Attachment I - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)

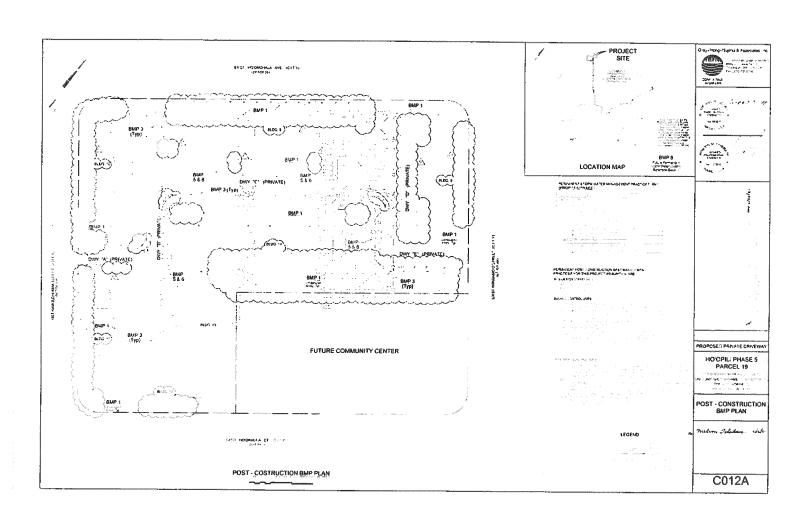
Attachment II - Manufacturer's Maintenance Guidelines

Attachment III - Sample Operation and Maintenance (O&M) Inspection Form

Attachment I

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)



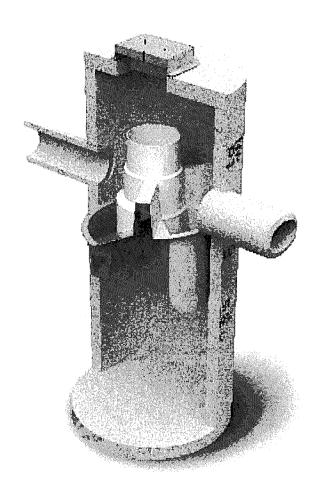
Attachment II

Manufacturer's Maintenance Guidelines

HYDRODYNAMIC SEPARATOR

https://www.hydro-int.com/en/products/first-defense





Operation and Maintenance Manual

First Defense® High Capacity and First Defense® Optimum

Vortex Separator for Stormwater Treatment

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 - INTRODUCTION
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 - POLLUTANT CAPTURE AND RETENTION
- 4 MODEL SIZES & CONFIGURATIONS
 - FIRST DEFENSE® COMPONENTS
- 5 MAINTENANCE
 - OVERVIEW
 - MAINTENANCE EQUIPMENT CONSIDERATIONS
 - DETERMINING YOUR MAINTENANCE SCHEDULE
- 6 MAINTENANCE PROCEDURES
 - INSPECTION
 - FLOATABLES AND SEDIMENT CLEAN OUT
- 8 FIRST DEFENSE® INSTALLATION LOG
- 9 FIRST DEFENSE® INSPECTION AND MAINTENANCE LOG

COPYRIGHT STATEMENT: The contents of this manual, including the graphics contained herein, are intended for the use of the recipient to whom the document and all associated information are directed. Hydro International plc owns the copyright of this document, which is supplied in confidence. It must not be used for any purpose other than that for which it is supplied and must not be reproduced, in whole or in part stored in a retrieval system or transmitted in any form or by any means without prior permission in writing from Hydro International plc. First Defense® is a trademarked hydrodynamic vortex separation device of Hydro International plc. A patent covering the First Defense® has been granted.

DISCLAIMER: Information and data contained in this manual is exclusively for the purpose of assisting in the operation and maintenance of Hydro International plc's First Defense*. No warranty is given nor can liability be accepted for use of this information for any other purpose. Hydro International plc has a policy of continuous product development and reserves the right to amend specifications without notice.

I. First Defense® by Hydro International

Introduction

The First Defense® is an enhanced vortex separator that combines an effective and economical stormwater treatment chamber with an integral peak flow bypass. It efficiently removes total suspended solids (TSS), trash and hydrocarbons from stormwater runoff without washing out previously captured pollutants. The First Defense® is available in several model configurations to accommodate a wide range of pipe sizes, peak flows and depth constraints.

The two product models described in this guide are the First Defense® High Capacity and the First Defense® Optimum; they are inspected and maintained identically.

Operation

The First Defense® operates on simple fluid hydraulics. It is self-activating, has no moving parts, no external power requirement and is fabricated with durable non-corrosive components. No manual procedures are required to operate the unit and maintenance is limited to monitoring accumulations of stored pollutants and periodic clean-outs. The First Defense® has been designed to allow for easy and safe access for inspection, monitoring and clean-out procedures. Neither entry into the unit nor removal of the internal components is necessary for maintenance, thus safety concerns related to confined-space-entry are avoided.

Pollutant Capture and Retention

The internal components of the First Defense® have been designed to optimize pollutant capture. Sediment is captured and retained in the base of the unit, while oil and floatables are stored on the water surface in the inner volume (Fig.1).

The pollutant storage volumes are isolated from the built-in bypass chamber to prevent washout during high-flow storm events. The sump of the First Defense® retains a standing water level between storm events. This ensures a quiescent flow regime at the onset of a storm, preventing resuspension and washout of pollutants captured during previous events.

Accessories such as oil absorbent pads are available for enhanced oil removal and storage. Due to the separation of the oil and floatable storage volume from the outlet, the potential for washout of stored pollutants between clean-outs is minimized.

Applications

- · Stormwater treatment at the point of entry into the drainage line
- Sites constrained by space, topography or drainage profiles with limited slope and depth of cover
- Retrofit installations where stormwater treatment is placed on or tied into an existing storm drain line
- · Pretreatment for filters, infiltration and storage

Advantages

- · Inlet options include surface grate or multiple inlet pipes
- Integral high capacity bypass conveys large peak flows without the need for "offline" arrangements using separate junction manholes
- Long flow path through the device ensures a long residence time within the treatment chamber, enhancing pollutant settling
- · Delivered to site pre-assembled and ready for installation

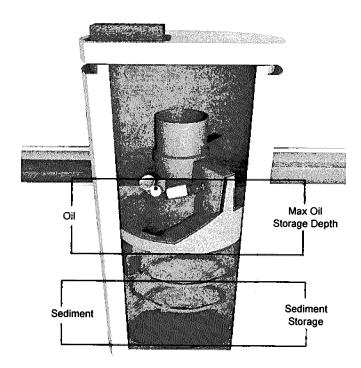


Fig.1 Pollutant storage volumes in the First Defense®.

II. Model Sizes & Configurations

The First Defense® inlet and internal bypass arrangements are available in several model sizes and configurations. The components have modified geometries allowing greater design flexibility to accommodate various site constraints.

All First Defense® models include the internal components that are designed to remove and retain total suspended solids (TSS), gross solids, floatable trash and hydrocarbons (Fig.2). First Defense® model sizes (diameter) are shown in Table 1.

III. Maintenance

First Defense® Components

- 1. Built-In Bypass
- 2. Inlet Pipe
- 3. Inlet Chute
- 4. Floatables Draw-off Port
- 5. Outlet Pipe
- 6. Floatables Storage
- 7. Sediment Storage
- 8. Inlet Grate or Cover

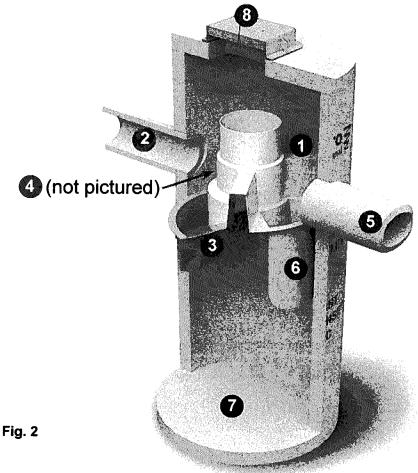


Table 1

First Defense® Model Sizes
(ft / m) diameter
3 / 0.9
4 / 1.2
5/1.5
6 / 1.8
7 / 2.1
8 / 2.4
10 / 3.0

Overview

The First Defense® protects the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the First Defense®. The First Defense® will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the First Defense® will no longer be able to store removed sediment and oil.

The First Defense® allows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Access ports are located in the top of the manhole.

Maintenance events may include Inspection, Oil & Floatables Removal, and Sediment Removal. Maintenance events do not require entry into the First Defense®, nor do they require the internal components of the First Defense® to be removed. In the case of inspection and floatables removal, a vactor truck is not required. However, a vactor truck is required if the maintenance event is to include oil removal and/or sediment removal.

Maintenance Equipment Considerations

The internal components of the First Defense® have a centrally located circular shaft through which the sediment storage sump can be accessed with a sump vac hose. The open diameter of this access shaft is 15 inches in diameter (Fig.3). Therefore, the nozzle fitting of any vactor hose used for maintenance should be less than 15 inches in diameter.

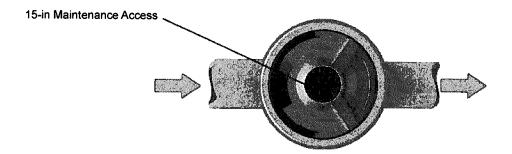


Fig.3 The central opening to the sump of the First Defense®is 15 inches in diameter.

Determining Your Maintenance Schedule

The frequency of clean out is determined in the field after installation. During the first year of operation, the unit should be inspected quarterly to determine the rate of sediment and floatables accumulation. A simple probe such as a Sludge-Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vactor procedure, including both sediment and oil / flotables removal, for First Defense® typically takes less than 30 minutes and removes a combined water/oil volume of about 765 gallons.

Inspection Procedures

- Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
- 2. Remove the grate or lid to the manhole.
- Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. Fig.4 shows the standing water level that should be observed.
- Without entering the vessel, use the pole with the skimmer net to remove floatables and loose debris from the components and water surface.
- Using a sediment probe such as a Sludge Judge[®], measure the depth of sediment that has collected in the sump of the vessel.
- 6. On the Maintenance Log (see page 9), record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
- 7. Securely replace the grate or lid.
- 8. Take down safety equipment.
- 9. Notify Hydro International of any irregularities noted during inspection.

Floatables and Sediment Clean Out Floatables clean out is typically done in conjunction with sediment removal. A commercially or municipally owned sumpvac is used to remove captured sediment and floatables (Fig.4).

Floatables and loose debris can also be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vactor hose to be lowered to the base of the sump.

Scheduling

- Floatables and sump clean out are typically conducted once a year during any season.
- Floatables and sump clean out should occur as soon as possible following a spill in the contributing drainage area.

First Defense® Operation and Maintenance Manual

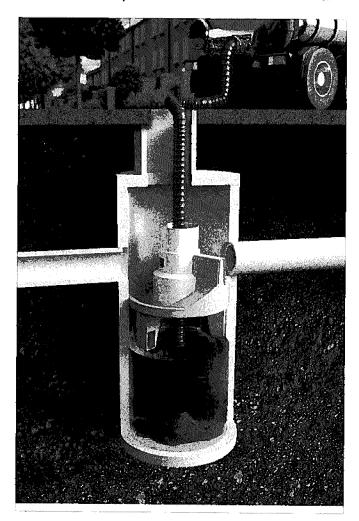


Fig.4 Floatables are removed with a vactor hose

Recommended Equipment

- Safety Equipment (traffic cones, etc)
- · Crow bar or other tool to remove grate or lid
- · Pole with skimmer or net (if only floatables are being removed)
- Sediment probe (such as a Sludge Judge®)
- · Vactor truck (flexible hose recommended)
- First Defense® Maintenance Log

Floatables and Sediment Clean Out Procedures

- Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
- 2. Remove the grate or lid to the manhole.
- 3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities.
- 4. Remove oil and floatables stored on the surface of the water with the vactor hose or with the skimmer or net
- Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel and record it in the Maintenance Log (page 9).
- Once all floatables have been removed, drop the vactor hose to the base of the sump. Vactor out the sediment and gross debris off the sump floor
- 7. Retract the vactor hose from the vessel.
- 8. On the Maintenance Log provided by Hydro International, record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components, blockages, or irregularly high or low water levels.
- 9. Securely replace the grate or lid.

Maintenance at a Glance

Inspection	- Regularly during first year of installation - Every 6 กาอกths after the first year of installation	
Oil and Floatables Removal	- Once per year, with sediment removal - Following a spill in the drainage area	
Sediment Removal	- Once per year or as needed - Following a spill in the drainage area	

NOTE: For most clean outs the entire volume of liquid does not need to be removed from the manhole. Only remove the first few inches of oils and floatables from the water surface to reduce the total volume of liquid removed during a clean out.



First Defense® Installation Log

HYDRO INTERNATIONAL REFERENCE NUMBER:	
SITE NAME:	
SITE LOCATION:	
OWNER:	CONTRACTOR:
CONTACT NAME:	CONTACT NAME:
COMPANY NAME:	COMPANY NAME:
ADDRESS:	ADDRESS:
TELEPHONE:	TELEPHONE:
FAX:	FAX:

INSTALLATION DATE: / /

MODEL SIZE (CIRCLE ONE): [3-FT] [4-FT] [5-FT] [6-FT] [7-FT] [8-FT] [10-FT]

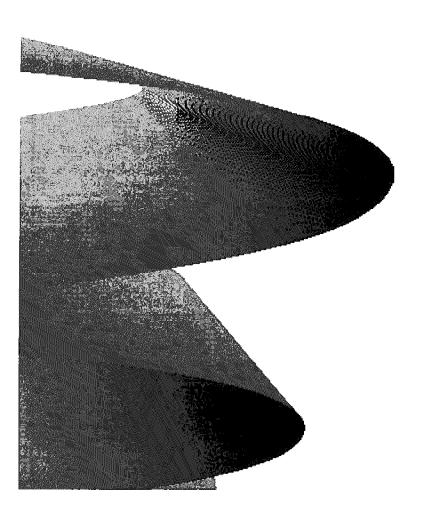
INLET (CIRCLE ALL THAT APPLY): GRATED INLET (CATCH BASIN) INLET PIPE (FLOW THROUGH)



First Defense® Inspection and Maintenance Log

Date	Initials	Depth of Floatables and Oils	Sediment Depth Measured	Volume of Sediment Removed	Site Activity and Comments
·					
	:				
	,				





Stormwater Solutions

94 Hutchins Drive Portland, ME 04102

Tel: (207) 756-6200 Fax: (207) 756-6212

stormwaterinquiry@hydro-int.com

www.hydro-int.com

Turning Water Around...®

FD_O+M_K_2105

Attachment III

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

SAMPLE

Ho'opili Phase 5, Parcel 19 Honouliuli, Ewa, Oahu, HI TMK 9-1-017: 172	Date:		
	Date of previous inspection:		
	Inspector:		
	Title:		
	Phone:		
	Email:		

Add more sheets as necessary.

BMP No. (refer to Table 1)	ВМР Туре	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)
	•		



STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED

September 27, 2022 8:01 AM Doc No(s) A - 83050118

Doc 1 of 1 Pkg 12094091 SKC /s/ LESLIE T KOBATA REGISTRAR

LAND COURT

Return by pick-up

Case Lombardi & Pettit (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813

REGULAR SYSTEM

RS

TGA: 202103742P

DOCUMENT CONTAINS 27 PAGES

This Declaration of Restrictive Covenant is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU)

Declaration of Restrictive Covenant

The undersigned hereby certifies that D.R. Horton Hawaii LLC, a Delaware limited liability company, is the Declarant ("**Declarant**") under that certain Declaration of Condominium Property Regime of Kaikoi at Ho'opili Condominium Map No. 6178 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-76970360, as the same may be amended and/or supplemented ("**Declaration**") affecting the hereinafter-described real property located in the City and County of Honolulu, State of Hawaii:

TAX MAP KEY: (1) 9-1-017-184 C.P.R. Nos. 0001 through 105, incl. ADDRESS: 91-3617 Kamolehonua St., Ewa Beach, Hawaii 96706

Pursuant to the Declaration, Declarant, on behalf of the Association of Unit Owners of Kaikoi at Ho'opili ("Association"), has the reserved right to seek or obtain certain licenses and permits from the Department of Planning and Permitting, City and County of Honolulu ("DPP") and other governmental agencies relating to the development of the Community, including, but

not limited to, items that may include or address the public storm sewer system. Declarant also reserved the right, without the joinder or consent of, or notice to, the Association or any owner or their mortgagees, to (a) enter and/or to amend such license or permit as may be required or issued by DPP or other government agency or in respect of which Declarant has reserved such right in the applicable instrument, and (b) encumber the Land and the Association with the obligations thereunder arising.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for Ho'opili Phase 5/Parcel 26.

On said property, we do hereby covenant and agree:

- 1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", will be installed prior to permit closure;
- That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Storm Water BMPs shall be maintained and complied with by the Association at all times;
- 3. That this covenant and agreement shall run with the land and be binding upon the Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu.
- 4. The terms of this instrument shall automatically terminate upon dedication of any lot(s) within the Community to the State of Hawaii or any other governmental authority.

Dated this 23rd day of September, 2022.

D.R. HORTON HAWAII LLC, a Delaware limited liability company

By Vertical Construction Corporation, a Delaware corporation Its Manager

Tracy Tonaki

Its City Manager, Hawaii Division

STATE OF HAWA	II)	
CITY AND COUNT	TY OF HONOLULU) SS:)	
executed the foreg	joing instrument as the fi	ree act and deed of prized to execute su Lullum / Notary Public, Sta Type or print name	sworn, did say that such person is such person, and if applicable in uch instrument in such capacity.
Date of Doc:	SEP 2 3 2022	# Pages:	17
Name of Notary:	Colleen Mae Okashige	 Notes:	47
Commission Expires:	11/14/2023		
Doc. Description:	2 1 1 1 1 1 1		
Parcel 20	Vectoration failor		(stamb) b) sean,
1011 00. 000			IN MAE ON THE
Collen Hau	Plashige SEP 2	3 2022	\$ 91-780 X
Notary Signature		Date	
First	Circuit, State of Hawaii		MILE OF HAMIN
NOTAR	YCERTIFICATION		WWWWWW.

EXHIBIT A Post Construction BMP "Record Drawings"

EXHIBIT B Operation and Maintenance Plan for Storm Water BMPs



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name:

Ho'opili Phase 5, Parcel 26

Project Location:

Honouliuli, Ewa, Oahu Hawaii

Tax Map Key(s):

TMK 9-1-17: Por. of 004

Total Project Size:

4.38 Acres

City MS4 Facilities:

30" Drain Stub in Ho'omohala Street (Road E)

Catch Basin (CB) #12 in Ho'omohala Street (Road E)

30" Drain Line in Ho'omohala Street (Road E) Special CB #11 in Ho'omohala Street (Road E) 84" Drain Line in Ho'omohala Street (Road E) 4' x 6' Double Box Drains in Iwikuamo'o Street

Existing 4' x 6' Double Box Drains (Line ID 233097 & 233098) in Iwikuamo'o

Street

Existing 5' x 6' Double Box Drains (Line ID 233117 & 233118) in Iwikuamo'o

Street

Existing 6' x 7' Double Box Drains (Line ID 233079 & 233080) in Iwikuamo'o

Street

Prepared For:

D.R. Horton

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

D.R. Horton

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

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II.	Financial Responsibilities	2
III.	Routine Maintenance Activities	3
IV.	Inspections	5
V.	Recordation of the O&M Plan and Revisions	5
Atta	chments	6
	Attachment I – Map of Storm Water Treatment Measures (Post-Construction BMP Plan)	7
	Attachment II - Sample Operation and Maintenance (O&M) Inspection Form	9
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I. SUMMARY OF PERMANENT STORM WATER BMPs ONSITE

The following permanent storm water best management practices (BMPs) are being installed onsite/offsite to comply with the City and County of Honolulu's *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the *Rules*. Please see **Attachment I** for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	ntrol BMPs		
BMP No.	BMP Type	Size	Location (refer to Attachment A)
1	Landscaped area	1.55 acres	Onsite
2	Automatic irrigation system	Refer to Landscaping Plans	Onsite
3	Stenciled storm drain inlets (DUMP NO WASTE – GOES TO OCEAN)	2" high and 1/8" thick lettering	Exposed portion of concrete drain inlet
4	Trash dumpsters outfitted with lids, placed on paved impervious surfaces (concrete)	4 @ approximately 239 SF	Onsite
5	Parking areas	1.33 acres	Onsite
Treatment	Control BMPs	A Programme A Section 1985 A Section	
BMP No.	BMP Type	Size	Location (refer to Attachment A)
6	Ho'opili Basin 1 (storm water quality and flood control detention)	238 acre-feet	OR&L R/W (end of Cane Haul Road)
7	Hydrodynamic Separator (1)	4-foot diameter (Hydro International FD-4HC)	Onsite

It should be noted that the following exterior facilities will not be permitted nor provided onsite:

- Vehicle and equipment fueling areas
- Vehicle and equipment repair
- Vehicle and equipment washing and cleaning
- Loading docks
- Outdoor material storage (may be in the form of raw products, by-products, finished products, and waste products)
- Outdoor work areas (may include but are not limited to areas where grinding, painting, coating, sanding, and parts cleaning are performed)
- Outdoor process equipment operations (may include but are not limited to rock grinding or crushing, painting or coating, grinding or sanding, and degreasing or parts cleaning)

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by D.R. Horton.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water source control and treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREA	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting	 Verify if regrading of eroded areas and/or restoration of vegetation are needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
AUTOMATIC IRRIGATION SYSTEM	Check for irrigation runoff, overspray and damaged irrigation spray heads Check water pressure	Monthly or as needed after heavy rain or significant foot/vehicle traffic Quarterly or as needed	 Mud, ponding, standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting Low Water Pressure, Irrigation Spray Heads not popping up or not turning on 	 Adjust irrigation spray head nozzles Adjust and track operating time at irrigation controller Repair or replace broken/damaged irrigation valves, laterals/mains, rotor/spray heads, nozzles and rotor/spray head parts Remove foreign objects in irrigation laterals/main/spray heads
STENCILED STORM DRAIN INLETS	Check drain inlets	Monthly or after heavy rainfall	 Faded or unreadable wording Accumulation of trash, sediment, or debris 	Repaint stenciled wording Remove and properly dispose sediment, trash, and debris
TRASH DUMPSTERS OUTFITTED WITH LIDS, PLACED ON PAVED IMPERVIOUS SURFACE	Check that dumpsters are clean and working properly	Weekly	Dumpster should not be overfilled (make sure lids can close)	Repair broken/damaged lids Fix leaks Spot clean leaks and drips

Table 2: Inspection and Maintenance Activities (cont.)

Treatment Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
PARKING AREAS	Check for presence of trash, leaves and other debris	Monthly or as needed after heavy rainfall	 Accumulation of trash, sand, sediment, leaves or other debris Presence of auto spills and/or drips 	 Sweep, shovel and dispose of litter regularly into acceptable trash receptacle Sweep entire parking area before onset of wet season For auto spills/drips, use dry clean-up methods (absorbents)
Ho'opili Basin 1 (Offsite Storm Water Quality Retention and Flood Control Detention)	Visual inspection	Monthly or after heavy rainfall	 Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes 	 Remove and properly dispose sediment and, trash, and debris Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Remove weeds, debris, and trash; dispose properly Provide erosion protection to prevent future erosion of slopes
HYDRODYNAMIC SEPARATOR	Routine visual inspection of inlet, screen, separation chamber, etc.	Minimum Quarterly Or as needed after heavy rainfall Annual maintenance	 Blockages or obstructions in inlet and separation screen Accumulation of hydrocarbons, trash and sediment Clean when level of sediment reaches 75% capacity 	Remove sediment, trash and debris Refer to manufacturer's cleaning instructions

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment II**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the drainage connection permit (if required) and recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

ATTACHMENTS

Attachment I - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)

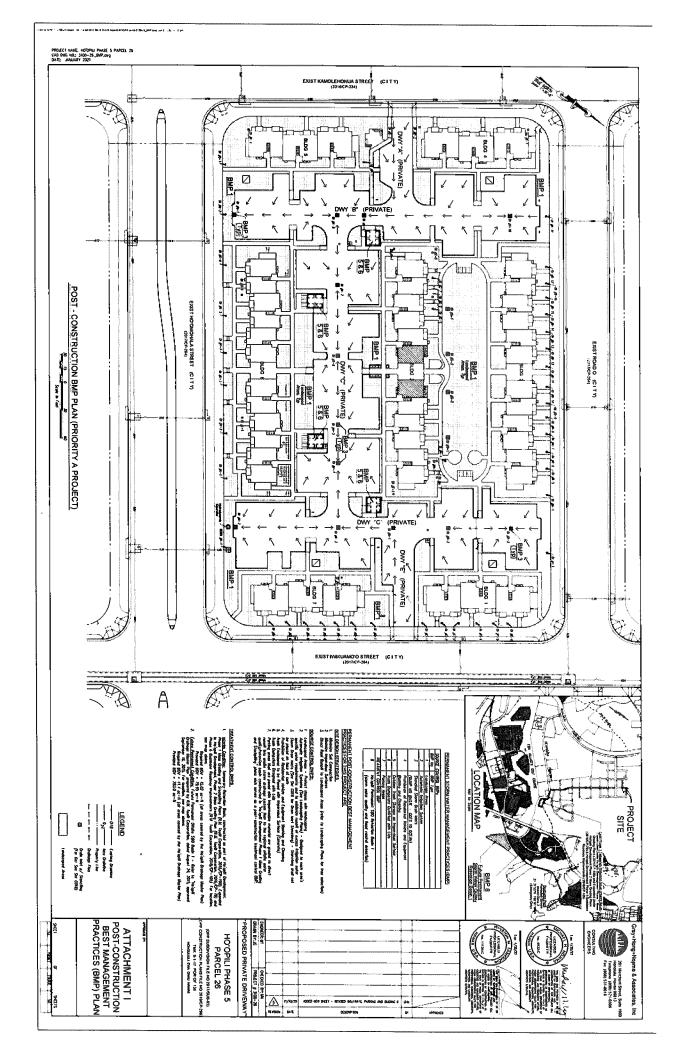
Attachment II – Manufacturer's Maintenance Guidelines

Attachment III - Sample Operation and Maintenance (O&M) Inspection Form

Attachment I

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)

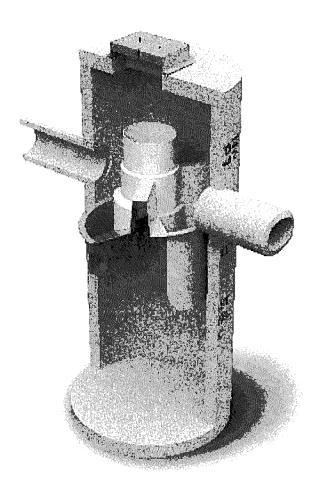


Attachment II

Manufacturer's Maintenance Guidelines

HYDRODYNAMIC SEPARATOR https://www.hydro-int.com/en/products/first-defense





Operation and Maintenance Manual

First Defense® High Capacity and First Defense® Optimum

Vortex Separator for Stormwater Treatment

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 - POLLUTANT CAPTURE AND RETENTION
- 4 MODEL SIZES & CONFIGURATIONS
 - FIRST DEFENSE® COMPONENTS
- 5 MAINTENANCE
 - OVERVIEW
 - MAINTENANCE EQUIPMENT CONSIDERATIONS
 - DETERMINING YOUR MAINTENANCE SCHEDULE
- 6 MAINTENANCE PROCEDURES
 - INSPECTION
 - FLOATABLES AND SEDIMENT CLEAN OUT
- 8 FIRST DEFENSE® INSTALLATION LOG
- 9 FIRST DEFENSE® INSPECTION AND MAINTENANCE LOG

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DISCLAIMER: Information and data contained in this manual is exclusively for the purpose of assisting in the operation and maintenance of Hydro International plc's First Defense[®]. No warranty is given nor can liability be accepted for use of this information for any other purpose. Hydro International plc has a policy of continuous product development and reserves the right to amend specifications without notice.

I. First Defense® by Hydro International

Introduction

The First Defense® is an enhanced vortex separator that combines an effective and economical stormwater treatment chamber with an integral peak flow bypass. It efficiently removes total suspended solids (TSS), trash and hydrocarbons from stormwater runoff without washing out previously captured pollutants. The First Defense® is available in several model configurations to accommodate a wide range of pipe sizes, peak flows and depth constraints.

The two product models described in this guide are the First Defense® High Capacity and the First Defense® Optimum; they are inspected and maintained identically.

Operation

The First Defense® operates on simple fluid hydraulics. It is self-activating, has no moving parts, no external power requirement and is fabricated with durable non-corrosive components. No manual procedures are required to operate the unit and maintenance is limited to monitoring accumulations of stored pollutants and periodic clean-outs. The First Defense® has been designed to allow for easy and safe access for inspection, monitoring and clean-out procedures. Neither entry into the unit nor removal of the internal components is necessary for maintenance, thus safety concerns related to confined-space-entry are avoided.

Pollutant Capture and Retention

The internal components of the First Defense® have been designed to optimize pollutant capture. Sediment is captured and retained in the base of the unit, while oil and floatables are stored on the water surface in the inner volume (Fig.1).

The pollutant storage volumes are isolated from the built-in bypass chamber to prevent washout during high-flow storm events. The sump of the First Defense® retains a standing water level between storm events. This ensures a quiescent flow regime at the onset of a storm, preventing resuspension and washout of pollutants captured during previous events.

Accessories such as oil absorbent pads are available for enhanced oil removal and storage. Due to the separation of the oil and floatable storage volume from the outlet, the potential for washout of stored pollutants between clean-outs is minimized.

Applications

- Stormwater treatment at the point of entry into the drainage line
- Sites constrained by space, topography or drainage profiles with limited slope and depth of cover
- Retrofit installations where stormwater treatment is placed on or tied into an existing storm drain line
- · Pretreatment for filters, infiltration and storage

Advantages

- · Inlet options include surface grate or multiple inlet pipes
- Integral high capacity bypass conveys large peak flows without the need for "offline" arrangements using separate junction manholes
- Long flow path through the device ensures a long residence time within the treatment chamber, enhancing pollutant settling
- · Delivered to site pre-assembled and ready for installation

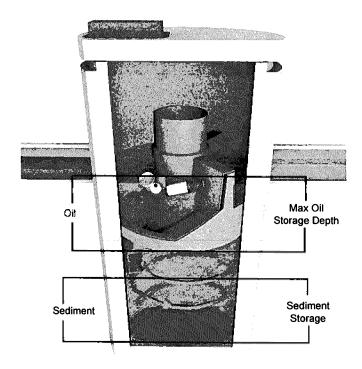


Fig.1 Pollutant storage volumes in the First Defense®.

II. Model Sizes & Configurations

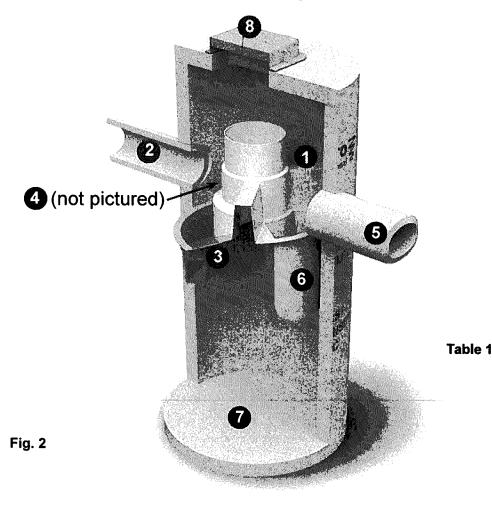
The First Defense® inlet and internal bypass arrangements are available in several model sizes and configurations. The components have modified geometries allowing greater design flexibility to accommodate various site constraints.

All First Defense® models include the internal components that are designed to remove and retain total suspended solids (TSS), gross solids, floatable trash and hydrocarbons (Fig.2). First Defense® model sizes (diameter) are shown in Table 1.

III. Maintenance

First Defense® Components

- 1. Built-In Bypass
- 2. Inlet Pipe
- 3. Inlet Chute
- 4. Floatables Draw-off Port
- 5. Outlet Pipe
- 6. Floatables Storage
- 7. Sediment Storage
- 8. Inlet Grate or Cover



First Defense [®] Model Sizes
(ft / m) diameter
3 / 0.9
4 / 1.2
5 / 1.5
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Overview

The First Defense® protects the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the First Defense®. The First Defense® will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the First Defense® will no longer be able to store removed sediment and oil.

The First Defense® allows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Access ports are located in the top of the manhole.

Maintenance events may include Inspection, Oil & Floatables Removal, and Sediment Removal. Maintenance events do not require entry into the First Defense®, nor do they require the internal components of the First Defense® to be removed. In the case of inspection and floatables removal, a vactor truck is not required. However, a vactor truck is required if the maintenance event is to include oil removal and/or sediment removal.

Maintenance Equipment Considerations

The internal components of the First Defense® have a centrally located circular shaft through which the sediment storage sump can be accessed with a sump vac hose. The open diameter of this access shaft is 15 inches in diameter (Fig.3). Therefore, the nozzle fitting of any vactor hose used for maintenance should be less than 15 inches in diameter.

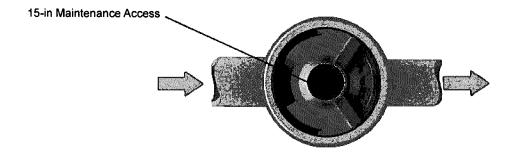


Fig.3 The central opening to the sump of the First Defense®is 15 inches in diameter.

Determining Your Maintenance Schedule

The frequency of clean out is determined in the field after installation. During the first year of operation, the unit should be inspected every six months to determine the rate of sediment and floatables accumulation. A simple probe such as a Sludge-Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vactor procedure, including both sediment and oil / flotables removal, for First Defense® typically takes less than 30 minutes and removes a combined water/oil volume of about 765 gallons.

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Inspection Procedures

- Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
- 2. Remove the grate or lid to the manhole.
- Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. Fig.4 shows the standing water level that should be observed.
- 4. Without entering the vessel, use the pole with the skimmer net to remove floatables and loose debris from the components and water surface.
- Using a sediment probe such as a Sludge Judge[®], measure the depth of sediment that has collected in the sump of the vessel.
- 6. On the Maintenance Log (see page 9), record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
- 7. Securely replace the grate or lid.
- 8. Take down safety equipment.
- Notify Hydro International of any irregularities noted during inspection.

Floatables and Sediment Clean Out

Floatables clean out is typically done in conjunction with sediment removal. A commercially or municipally owned sumpvac is used to remove captured sediment and floatables (Fig.4).

Floatables and loose debris can also be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vactor hose to be lowered to the base of the sump.

Scheduling

- Floatables and sump clean out are typically conducted once a year during any season.
- Floatables and sump clean out should occur as soon as possible following a spill in the contributing drainage area.

First Defense® Operation and Maintenance Manual

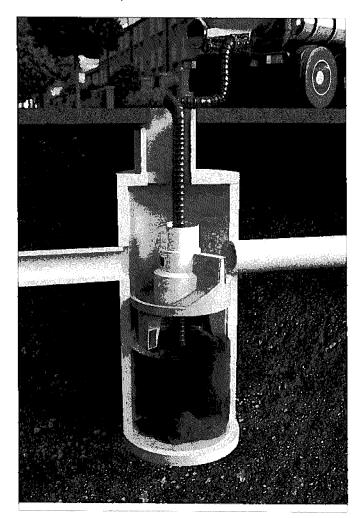


Fig.4 Floatables are removed with a vactor hose

Recommended Equipment

- · Safety Equipment (traffic cones, etc)
- · Crow bar or other tool to remove grate or lid
- Pole with skimmer or net (if only floatables are being removed)
- Sediment probe (such as a Sludge Judge®)
- Vactor truck (flexible hose recommended)
- First Defense® Maintenance Log

Floatables and Sediment Clean Out Procedures

- Set up any necessary safety equipment around the access port or grate of the First Defense[®] as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
- 2. Remove the grate or lid to the manhole.
- Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities.
- Remove oil and floatables stored on the surface of the water with the vactor hose or with the skimmer or net
- Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel and record it in the Maintenance Log (page 9).
- Once all floatables have been removed, drop the vactor hose to the base of the sump. Vactor out the sediment and gross debris off the sump floor
- 7. Retract the vactor hose from the vessel.
- 8. On the Maintenance Log provided by Hydro International, record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components, blockages, or irregularly high or low water levels.
- 9. Securely replace the grate or lid.

Maintenance at a Glance

Inspection	- Regularly during first year of installation - Every ยี months after the first year of installation	
Oil and Floatables Removal	Once per year, with sediment removalFollowing a spill in the drainage area	
Sediment Removal	- Once per year or as needed - Following a spill in the drainage area	

NOTE: For most clean outs the entire volume of liquid does not need to be removed from the manhole. Only remove the first few inches of oils and floatables from the water surface to reduce the total volume of liquid removed during a clean out.



First Defense® Installation Log

HYDRO INTERNATIONAL REFERENCE NUMBER:				
SITE NAME:				
SITE LOCATION:				
OWNER:	CONTRACTOR:			
CONTACT NAME:	CONTACT NAME:			
COMPANY NAME:	COMPANY NAME:			
ADDRESS:	ADDRESS:			
TELEPHONE:	TELEPHONE:			
FAX:	FAX:			

INSTALLATION DATE: / /

MODEL SIZE (CIRCLE ONE): [3-FT] [4-FT] [5-FT] [6-FT] [7-FT] [8-FT] [10-FT]

INLET (CIRCLE ALL THAT APPLY): GRATED INLET (CATCH BASIN) INLET PIPE (FLOW THROUGH)



First Defense® Inspection and Maintenance Log

Date	Initials	Depth of Floatables and Oils	Sediment Depth Measured	Volume of Sediment Removed	Site Activity and Comments
				···	

Attachment III

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

SAMPLL

Halewai'olu Senior Residences 1331 River Street Honolulu, Oahu, HI TMK 1-7-006: 012	Date: Date of previous inspection: Inspector: Title:
	Phone:
	Email:

Add more sheets as necessary.

BMP No. (refer to Table 1)	BMP Type	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)
interest	MAINDA		
		AF AND A	

THE ORIGINAL OF THE DOCUMENT RECORDED AS FOLLOWS: STATE OF HAWAII

BUREAU OF CONVEYANCES

DATE Doc A - 84180477

DOCU January 18, 2023 11:06 AM

LAND COURT

REGULAR SYSTEM

Return by pick-up

Case Lombardi (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813

DOCUMENT CONTAINS <u>28</u> PAGES

This Declaration of Restrictive Covenant is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

STATE OF HAWAII (CITY AND COUNTY OF HONOLULU)

Declaration of Restrictive Covenant

The undersigned hereby certifies that D.R. Horton Hawaii LLC, a Delaware limited liability company, is the Declarant ("**Declarant**") under that certain Declaration of Condominium Property Regime of Kohina Phase 2 at Ho'opili Condominium Map No. 6212 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-77730260, as the same may be amended, modified and/or supplemented ("**Declaration**") affecting the hereinafter-described real property located in the City and County of Honolulu, State of Hawaii:

TAX MAP KEY: (1) 9-1-017-177 C.P.R. Nos. 1 through 116, incl. ADDRESS: 91-3525 Kauluakoko St., Ewa Beach, Hawaii 96706

Pursuant to the Declaration, Declarant, on behalf of the Association of Unit Owners of Kohina Phase 2 at Ho'opili ("Association"), has the reserved right to seek or obtain certain licenses and permits from the Department of Planning and Permitting, City and County of Honolulu ("DPP") and other governmental agencies relating to the development of the

Community, including, but not limited to, items that may include or address the public storm sewer system. Declarant also reserved the right, without the joinder or consent of, or notice to, the Association or any owner or their mortgagees, to (a) enter and/or to amend such license or permit as may be required or issued by DPP or other government agency or in respect of which Declarant has reserved such right in the applicable instrument, and (b) encumber the Land and the Association with the obligations thereunder arising.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for Ho'opili Phase 6/Parcel 15.

On said property, we do hereby covenant and agree:

- 1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", will be installed prior to permit closure;
- That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs shall be maintained and complied with by the Association at all times;
- 3. That this covenant and agreement shall run with the land and be binding upon the Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu; and
- 4. The terms of this instrument shall automatically terminate upon dedication of any lot(s) within the Community to the State of Hawaii or any other governmental authority.

Dated this 13th day of January , 2023

D.R. HORTON HAWAII LLC, a Delaware limited liability company

By Vertical Construction Corporation, a Delaware corporation Its Manager

Tracy Tonaki

Division President, Hawaii Division

STATE OF HAWA	II)) SS:		
CITY AND COUNT	Y OF HONOLULU) 33.		
On TONAKI, to me p executed the foreg	oing instrument as the	being by me duly free act and deed o	e personally appeared TRACY sworn, did say that such person f such person, and if applicable in uch instrument in such capacity.	
			lae Opashije	
Notary Public, State of Hawaii Type or print name: Colleen Mae Okashige My commission expires: 11/14/2023				
Date of Doc:	JAN 1 3 2023	# Pages:	3	
Name of Notary:	Colleen Mae Okashige	Notes:	page count does not	
Commission Expires:	11/14/2023		include exhibits	
Doc. Descriptione	Kohina Phase 2			
BMPs Declar	ation		(stamp or seal)	
Collen Mae	Obashye JAN	1 3 2023		
Notary Signature	7	Date		
First (Circuit State of Hawaii			

NOTARY CERTIFICATION

EXHIBIT A Post Construction BMP "Record Drawings"

PROJECT NAME: HO'OPIU PHASE & PARCEL CAL DWG NO: 3100-28_BMP.dwg DATE: JULY 2020 š EXIST KAULUAKOKO ST (CITY) BLDG 21 BLDG 20 (Typ) POST - CONSTRUCTION BMP PLAN (PRIORITY A PROJECT) 8MP BMP 1 Landscoped Arem, Typ DWY "A" (PRIVATE) EXIST 'ONOHI'ULA ST (CITY) (2018/CP-105) EXIST FESTIVAL ST (PRIVATE)
(2016/CP-234) DWY "D" (PRIVATE) DWY "C" (PRIVATE) BLDG 19 BMP 1 BMP 1-Landscaped Areas, Typ O- 0 DWY "E" (PRIVATE) BLDG 18 BLDG 23 EXIST KAMOLEHONUA ST (CITY) (2018/CP-105) PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE: LOCATION MAP unitable of Equipment Westing and Dearing red with improvious Surface (Concrete) with Lida wed with Lida wed with Lida red with impermentation. -PROJECT SITE LEGEND Existing Draintine

New Draintine

Property Line

Draining Flow

Drain Inlet m/ Stending
(For Det See Sht CO22) RECORD DRAWINGS POST - CONSTRUCTION BMP PLAN HO'OPILI PHASE 6
PARCEL 15
(DPP SUBDOVISION PLUE NO 2017/SUB-118)
(DPP COMSTRUCTION PLANS FILE NO 2020/CP-17
TMC 9-1-017-7 POR PG FT/4
HONCOLUBLE SWG ON-11, HAWAII 201 Marchard Street, Suite 190
Honolulu, Hawaii 98813
Telephomer, (808) 521-0308
Fax (808) 531-9016
CONSULTING
ENGINEERS Gray. Hong. Nojima & Associates, Inc Melin Jely Ams PROPOSED PRIVATE DRIVEWA C013

EXHIBIT B Operation and Maintenance Plan for Permanent Storm Water BMPs



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name:

Ho'opili Phase 6, Parcel 15

Project Location:

Honouliuli, Ewa, Oahu Hawaii

Tax Map Key(s):

TMK 9-1-17: Por. of 174

Total Project Size:

5.54 Acres

City MS4 Facilities:

24" Drain Stub (Line ID 233650) in Onohi'ula Street (Road G)

Catch Basin (CB) #40 (OFFSITE-211026) in Onohi'ula Street (Road G) 24" Drain Line (Line IDs 23081, 233082) in Kamolehonua Street (Road 3)

CB #39 (OFFSITE-211027) in Kamolehonua Street (Road 3)

Special Drain Manhole #7 (OFFSITE-211028) in Kamolehonua Street 36" Drain Line (Line IDs 233083, 233087, 233085, 233046) in Kamolehonua

Street

CB #37 (OFFSITE-211031) in Kamolehonua Street CB #35 (OFFSITE-211033) in Kamolehonua Street CB #33 (OFFSITE-210995) in Kamolehonua Street

Special Drain Manhole #6 (OFFSITE-210994) in Kamolehonua Street 72" Drain Line (Line IDs 233048, 233050, 233052, 233024) in Kulanihako'i

Street (Road H)

Special CB #29 (OFFSITE-210992) in Kulanihako'i Street (Road H) Special CB #27 (OFFSITE-210991) in Kulanihako'i Street (Road H) Special CB #25 (OFFSITE-210679) in Kulanihako'i Street (Road H)

Drain Junction #1 (OFFSITE-210678) in Iwakuamo'o Street

6' x 7' Double Box Drains (Line ID 233030 & 233031) in Iwikuamo'o Street

Prepared For:

D.R. Horton Hawaii

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

Association of Unit Owners of Kohina at Ho'opili

(Hawaiiana Management Company) 711 Kapiolani Boulevard, Suite 700

Honolulu, HI 96813 Phone: (808) 593-6835

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I. Summary of Permanent Storm Water BMPs Onsite			
II.	Financial Responsibilities		
III.	Routine Maintenance Activities		
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	Attachment II - Manufacturer's Maintenance Guidelines	8	
	Attachment III - Sample Operation and Maintenance (O&M) Inspection Form	9	
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Tabl	e 2: Inspection and Maintenance Activities	3	

I. SUMMARY OF PERMANENT STORM WATER BMPs ONSITE

The following permanent storm water best management practices (BMPs) are being installed onsite/offsite to comply with the City and County of Honolulu's *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the *Rules*. Please see **Attachment I** for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	ntrol BMPs		
BMP No.	BMP.Type	Size	Location (refer to Attachment A)
1	Landscaped area	1.14 acres	Onsite
2	Automatic irrigation system	Refer to Landscaping Plans	Onsite
3	Stenciled storm drain inlets (DUMP NO WASTE – GOES TO OCEAN)	2" high and 1/8" thick lettering	Exposed portion of concrete drain inlet
4	Trash dumpsters outfitted with lids, placed on paved impervious surfaces (concrete)	4 @ approximately 239 SF	Onsite
5	Parking areas	1.48 acres	Onsite
Treatment	t Control BMPs		·
BMP No.	BMP.Type	Size	Location (refer to Attachment A)
6	Ho'opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)
7	Hydrodynamic Separator	4-foot diameter (Hydro International FD-4HC)	Onsite

It should be noted that the following exterior facilities will not be permitted nor provided onsite:

- Vehicle and equipment fueling areas
- Vehicle and equipment repair
- Vehicle and equipment washing and cleaning
- Loading docks
- Outdoor material storage (may be in the form of raw products, by-products, finished products, and waste products)
- Outdoor work areas (may include but are not limited to areas where grinding, painting, coating, sanding, and parts cleaning are performed)
- Outdoor process equipment operations (may include but are not limited to rock grinding or crushing, painting or coating, grinding or sanding, and degreasing or parts cleaning)

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by Association of Unit Owners of Kohina at Ho'opili.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water source control and treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREA	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting	 Verify if regrading of eroded areas and/or restoration of vegetation are needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
AUTOMATIC IRRIGATION SYSTEM	Check for irrigation runoff, overspray and damaged irrigation spray heads Check water pressure	Monthly or as needed after heavy rain or significant foot/vehicle traffic Quarterly or as needed	 Mud, ponding, standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting Low Water Pressure, Irrigation Spray Heads not popping up or not turning on 	 Adjust irrigation spray head nozzles Adjust and track operating time at irrigation controller Repair or replace broken/damaged irrigation valves, laterals/mains, rotor/spray heads, nozzles and rotor/spray head parts Remove foreign objects in irrigation laterals/main/spray heads
STENCILED STORM DRAIN INLETS	Check drain inlets	Monthly or after heavy rainfall	 Faded or unreadable wording Accumulation of trash, sediment, or debris 	Repaint stenciled wording Remove and properly dispose sediment, trash, and debris
TRASH DUMPSTERS OUTFITTED WITH LIDS, PLACED ON PAVED IMPERVIOUS SURFACE	Check that dumpsters are clean and working properly	Weekly	Dumpster should not be overfilled (make sure lids can close)	 Repair broken/damaged lids Fix leaks Spot clean leaks and drips

Table 2: Inspection and Maintenance Activities (cont.)

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
PARKING AREAS	Check for presence of trash, leaves and other debris	Monthly or as needed after heavy rainfall	 Accumulation of trash, sand, sediment, leaves or other debris Presence of auto spills and/or drips 	 Sweep, shovel and dispose of litter regularly into acceptable trash receptacle Sweep entire parking area before onset of wet season For auto spills/drips, use dry clean-up methods (absorbents)
Treatment Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
Ho'OPILI BASIN 1 (OFFSITE STORM WATER QUALITY RETENTION AND FLOOD CONTROL DETENTION)	Visual inspection (Inspection of offsite basin to be responsibility of master HOA)	Minimum quarterly or as needed after heavy rainfall	 Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes 	 Remove and properly dispose sediment and, trash, and debris Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Remove weeds, debris, and trash; dispose properly Provide erosion protection to prevent future erosion of slopes
HYDRODYNAMIC SEPARATOR	Routine visual inspection of inlet, screen, separation chamber, etc.	Minimum quarterly or as needed after heavy rainfall	 Blockages or obstructions in inlet and separation screen Accumulation of hydrocarbons, trash and sediment Clean when level of sediment reaches 75% capacity 	Remove sediment, trash and debris Refer to manufacturer's cleaning instructions in Attachment II

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment III**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

ATTACHMENTS

Attachment I - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)

Attachment II – Manufacturer's Maintenance Guidelines

Attachment III - Sample Operation and Maintenance (O&M) Inspection Form

Attachment I

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)

PROJECT NAME: HO'OPIU PHASE & PARCEL CAL DWG NO: 3100-28_BMP.dwg DATE: JULY 2020 š EXIST KAULUAKOKO ST (CITY) BLDG 21 BLDG 20 (Typ) POST - CONSTRUCTION BMP PLAN (PRIORITY A PROJECT) 8MP BMP 1 Landscoped Arem, Typ DWY "A" (PRIVATE) EXIST 'ONOHI'ULA ST (CITY) (2018/CP-105) EXIST FESTIVAL ST (PRIVATE)
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New Draintine

Property Line

Draining Flow

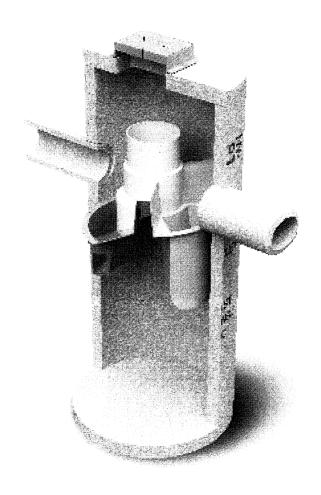
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(For Det See Sht CO22) RECORD DRAWINGS POST - CONSTRUCTION BMP PLAN HO'OPILI PHASE 6
PARCEL 15
(DPP SUBDOVISION PLUE NO 2017/SUB-118)
(DPP COMSTRUCTION PLANS FILE NO 2020/CP-17
TMC 9-1-017-7 POR PG FT/4
HONCOLUBLI, BWA, ON-11, HAWAII 201 Marchard Street, Suite 190
Honolulu, Hawaii 98813
Telephomer, (808) 521-0308
Fax (808) 531-9016
CONSULTING
ENGINEERS Gray. Hong. Nojima & Associates, Inc Melin Jely Ams PROPOSED PRIVATE DRIVEWA C013

Attachment II

Manufacturer's Maintenance Guidelines

HYDRODYNAMIC SEPARATOR https://www.hydro-int.com/en/products/first-defense





Operation and Maintenance Manual

First Defense® High Capacity and First Defense® Optimum

vorτex Separator for Stormwater Treatment

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- 3 FIRST DEFENSE® BY HYDRO INTERNATIONAL
 - INTRODUCTION
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 - POLLUTANT CAPTURE AND RETENTION
- 4 MODEL SIZES & CONFIGURATIONS
 - FIRST DEFENSE® COMPONENTS
- 5 MAINTENANCE
 - OVERVIEW
 - MAINTENANCE EQUIPMENT CONSIDERATIONS
 - DETERMINING YOUR MAINTENANCE SCHEDULE
- 6 MAINTENANCE PROCEDURES
 - INSPECTION
 - FLOATABLES AND SEDIMENT CLEAN OUT
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COPYRIGHT STATEMENT: The contents of this manual, including the graphics contained herein, are intended for the use of the recipient to whom the document and all associated information are directed. Hydro International plc owns the copyright of this document, which is supplied in confidence. It must not be used for any purpose other than that for which it is supplied and must not be reproduced, in whole or in part stored in a retrieval system or transmitted in any form or by any means without prior permission in writing from Hydro International plc. First Defense[§] is a trademarked hydrodynamic vortex separation device of Hydro International plc. A patent covering the First Defense[§] has been granted.

DISCLAIMER: Information and data contained in this manual is exclusively for the purpose of assisting in the operation and maintenance of Hydro International plc's First Defence. No warranty is given nor can liability be accepted for use of this information for any other purpose. Hydro International plc has a policy of continuous product development and reserves the right to amend specifications without notice.

I. First Defense® by Hydro International

Introduction

The First Defense® is an enhanced vortex separator that combines an effective and economical stormwater treatment chamberwith an integral peak flow bypass. It efficiently removes total suspended solids (TSS), trash and hydrocarbons from stormwater runoff without washing out previously captured pollutants. The First Defense® is available in several model configurations to accommodate a wide range of pipe sizes, peak flows and depth constraints.

The two product models described in this guide are the First Defense® High Capacity and the First Defense® Optimum; they are inspected and maintained identically.

Operation

The First Deiense® operates on simple fluid hydraulics. It is self-activating, has no moving parts, no external power requirement and is fabricated with durable non-corrosive components. No manual procedures are required to operate the unit and maintenance is limited to monitoring accumulations of stored pollutants and periodic clean-outs. The First Defense® has been designed to allow for easy and safe access for inspection, monitoring and clean-out procedures. Neither entry into the unit nor removal of the internal components is necessary for maintenance, thus safety concerns related to confined-space-entry are avoided.

Pollutant Capture and Retention

The internal components of the First Defense® have been designed to optimize pollutant capture. Sediment is captured and retained in the base of the unit, while oil and floatables are stored on the water surface in the inner volume (Fig.1).

The pollutant storage volumes are isolated from the built-in bypass chamber to prevent washout during high-flow storm events. The sump of the First Defense® retains a standing water level between storm events. This ensures a quiescent flow regime at the onset of a storm, preventing resuspension and washout of pollutants captured during previous events.

Accessories such as oil absorbent pads are available for enhanced oil removal and storage. Due to the separation of the oil and floatable storage volume from the outlet, the potential for washout of stored pollutants between clean-outs is minimized.

Applications

- · Stormwater treatment at the point of entry into the drainage line
- Sites constrained by space, topography or drainage profiles with limited slope and depth of cover
- Retrofit installations where stormwater treatment is placed on or tied into an existing storm drain line
- · Pretreatment for filters, infiltration and storage

Advantages

- Inlet options include surface grate or multiple inlet pipes
- Integral high capacity bypass conveys large peak flows without the need for "offline" arrangements using separate junction manholes
- Long flow path through the device ensures a long residence time within the treatment chamber, enhancing pollutant settling
- Delivered to site pre-assembled and ready for installation

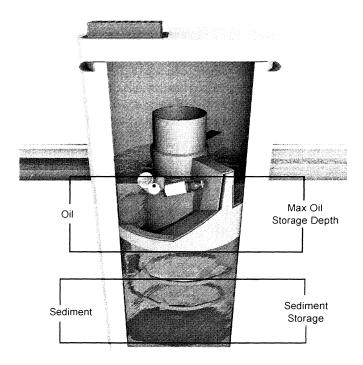


Fig.1 Pollutant storage volumes in the First Defense®.

II. Model Sizes & Configurations

The First Defense® inlet and internal bypass arrangements are available in several model sizes and configurations. The components have modified geometries allowing greater design flexibility to accommodate various site constraints.

All First Defense® models include the internal components that are designed to remove and retain total suspended solids (TSS), gross solids, floatable trash and hydrocarbons (Fig.2). First Defense® model sizes (diameter) are shown in Table 1.

III. Maintenance

First Defense Components

- 1. Built-In Bypass
- 2. Inlet Pipe
- 3. Inlet Chute
- 4. Floatables Draw-off Port
- 5. Outlet Pipe
- 6. Floatables Storage
- 7. Sediment Storage
- 8. Inlet Grate or Cover

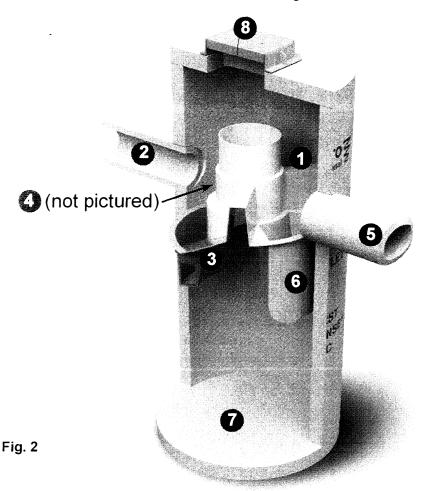


Table 1

Model Sizes		
(ft / m) diameter		
3 / 0.9		
4 / 1.2		
5 / 1.5		
6 / 1.8		
7/2.1		
8 / 2.4		
10 / 3.0		

Overview

The First Defense® protects the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the First Defense®. The First Defense® will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the First Defense® will no longer be able to store removed sediment and oil.

The First Defense® allows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Access ports are located in the top of the manhole.

Maintenance events may include Inspection, Oil & Floatables Removal, and Sediment Removal. Maintenance events do not require entry into the First Defense[®], nor do they require the internal components of the First Defense[®] to be removed. In the case of inspection and floatables removal, a vactor truck is not required. However, a vactor truck is required if the maintenance event is to include oil removal and/or sediment removal.

Maintenance Equipment Considerations

The internal components of the First Defense® have a centrally located circular shaft through which the sediment storage sump can be accessed with a sump vac hose. The open diameter of this access shaft is 15 inches in diameter (Fig.3). Therefore, the nozzle fitting of any vactor hose used for maintenance should be less than 15 inches in diameter.

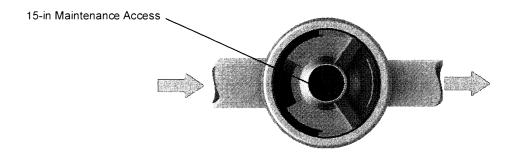


Fig.3 The central opening to the sump of the First Defense®is 15 inches in diameter.

Determining Your Maintenance Schedule

The frequency of clean out is determined in the field after installation. During the first year of operation, the unit should be inspected quarterly to determine the rate of sediment and floatables accumulation. A simple probe such as a Sludge-Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vactor procedure, including both sediment and oil / flotables removal, for First Defense® typically takes less than 30 minutes and removes a combined water/oil volume of about 765 gallons.

Page | 6

Inspection Procedures

- Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
- 2. Remove the grate or lid to the manhole.
- Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. Fig.4 shows the standing water level that should be observed.
- 4. Without entering the vessel, use the pole with the skimmer net to remove floatables and loose debris from the components and water surface.
- Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel.
- 6. On the Maintenance Log (see page 9), record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
- 7. Securely replace the grate or lid.
- 8. Take down safety equipment.
- 9. Notify Hydro International of any irregularities noted during inspection.

Floatables and Sediment Clean Out

Floatables clean out is typically done in conjunction with sediment removal. A commercially or municipally owned sumpvac is used to remove captured sediment and floatables (Fig.4).

Floatables and loose debris can also be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vactor hose to be lowered to the base of the sump.

Scheduling

- Floatables and sump clean out are typically conducted once a year during any season.
- Floatables and sump clean out should occur as soon as possible following a spill in the contributing drainage area.

First Defense® Operation and Maintenance Manual

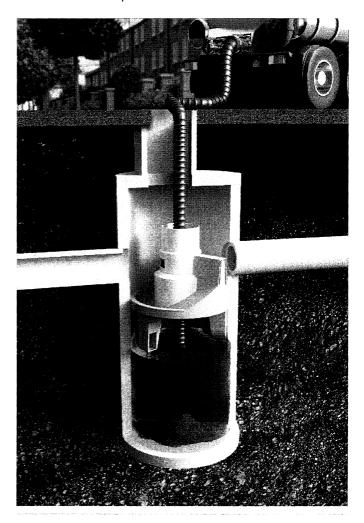


Fig.4 Floatables are removed with a vactor hose

Recommended Equipment

- · Safety Equipment (traffic cones, etc)
- · Crow bar or other tool to remove grate or lid
- Pole with skimmer or net (if only floatables are being removed)
- Sediment probe (such as a Sludge Judge®)
- Vactor truck (flexible hose recommended)
- First Defense® Maintenance Log

Floatables and Sediment Clean Out Procedures

- Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
- 2. Remove the grate or lid to the manhole.
- 3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities.
- Remove oil and floatables stored on the surface of the water with the vactor hose or with the skimmer or net
- Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel and record it in the Maintenance Log (page 9).
- Once all floatables have been removed, drop the vactor hose to the base of the sump. Vactor out the sediment and gross debris off the sump floor
- 7. Retract the vactor hose from the vessel.
- 8. On the Maintenance Log provided by Hydro International, record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components, blockages, or irregularly high or low water levels.
- 9. Securely replace the grate or lid.

Maintenance at a Glance

Inspection	- Regularly during first year of installation - Every 6 กาอกths after the first year of installation
Oil and Floatables Removal	- Once per year, with sediment removal - Following a spill in the drainage area
Sediment Removal	- Once per year or as needed - Following a spill in the drainage area

NOTE: For most clean outs the entire volume of liquid does not need to be removed from the manhole. Only remove the first few inches of oils and floatables from the water surface to reduce the total volume of liquid removed during a clean out.



First Defense® Installation Log

HYDRO INTERNATIONAL REFERENCE NUMBER:	
SITE NAME:	
SITE LOCATION:	
OWNER:	CONTRACTOR:
CONTACT NAME:	CONTACT NAME:
COMPANY NAME:	COMPANY NAME:
ADDRESS:	ADDRESS:
TELEPHONE:	TELEPHONE:
FAX:	FAX:

INSTALLATION DATE: / /

MODEL SIZE (CIRCLE ONE): [3-FT] [4-FT] [5-FT] [6-FT] [7-FT] [8-FT] [10-FT]

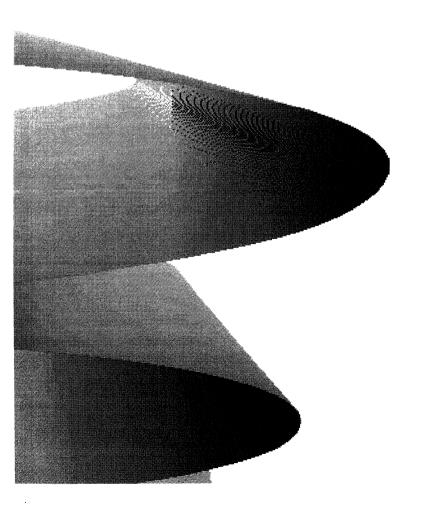
INLET (CIRCLE ALL THAT APPLY): GRATED INLET (CATCH BASIN) INLET PIPE (FLOW THROUGH)



First Defense® Inspection and Maintenance Log

Date	Initials	Depth of Floatables and Oils	Sediment Depth Measured	Volume of Sediment Removed	Site Activity and Comments





Stormwater Solutions

94 Hutchins Drive Portland, ME 04102

Tel: (207) 756-6200 Fax: (207) 756-6212

stormwaterinquiry@hydro-int.com

www.hydro-int.com

Turning Water Around...®

FD_O+M_K_2105

Attachment III

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

Ho'opili Phase 6, Parcel 15	Date:
Honouliuli, Ewa, Oahu, HI TMK 9-1-17: Por. of 174	Date of previous inspection:
1 WIK 9-1-17. FOI. 01 174	Inspector:
	Title:
	Phone:
	Email:

Add more sheets as necessary.

BMP No. (refer to Table 1)	BMP Type	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)

THE ORIGINAL OF THE DOCUMENT RECORDED AS FOLLOWS: STATE OF HAWAII

BUREAU OF CONVEYANCES

DATE Doc A - 84130675

DOCUMENT NO. January 13, 2023 1:52 PM

LAND COURT

REGULAR SYSTEM

Return by pick-up

Case Lombardi A Law Corporation (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813

DOCUMENT CONTAINS 28 PAGES

This Declaration of Restrictive Covenant is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU)

Declaration of Restrictive Covenant

The undersigned hereby certifies that D.R. Horton Hawaii LLC, a Delaware limited liability company, is the Declarant ("Declarant") under that certain Declaration of Condominium Property Regime of Mamaka at Ho'opili Condominium Map No. 6301 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-79911125, as the same may be amended, modified and/or supplemented ("Declaration") affecting the hereinafter-described real property located in the City and County of Honolulu, State of Hawaii:

TAX MAP KEY: (1) 9-1-017-206 C.P.R. Nos. 1 through 113, incl. ADDRESS: 91-1640 Honouliuli St., Ewa Beach, Hawaii 96706

Pursuant to the Declaration, Declarant, on behalf of the Association of Unit Owners of Mamaka at Ho'opili ("Association"), has the reserved right to seek or obtain certain licenses and permits from the Department of Planning and Permitting, City and County of Honolulu ("DPP") and other governmental agencies relating to the development of the Community, including, but

not limited to, items that may include or address the public storm sewer system. Declarant also reserved the right, without the joinder or consent of, or notice to, the Association or any owner or their mortgagees, to (a) enter and/or to amend such license or permit as may be required or issued by DPP or other government agency or in respect of which Declarant has reserved such right in the applicable instrument, and (b) encumber the Land and the Association with the obligations thereunder arising.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for Ho'opili Phase 10A/Parcel 104.

On said property, we do hereby covenant and agree:

- 1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", will be installed prior to permit closure;
- That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs shall be maintained and complied with by the Association at all times;
- That this covenant and agreement shall run with the land and be binding upon the Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu; and
- 4. The terms of this instrument shall automatically terminate upon dedication of any lot(s) within the Community to the State of Hawaii or any other governmental authority.

Dated this 10th day of January , 20 23

D.R. HORTON HAWAII LLC, a Delaware limited liability company

By Vertical Construction Corporation, a Delaware corporation Its Manager

Tracy Tønaki

Division President, Hawaii Division

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU) SS:)
executed the foregoing instrument as the fr	, before me personally appeared TRACY being by me duly sworn, did say that such person ree act and deed of such person, and if applicable in prized to execute such instrument in such capacity.
Controlled the second s	Notary Public, State of Hawaii Type or print name: Colleen Mae Okashige My commission expires: 11/14/2023
Date of Doc: JAN 1 0 2023 Name of Notary: Colleen Mae Okashige	# Pages: 3 (pg Count does not
Commission Expires: 11/14/2023	include exhibits)
Doc. Description: Manage (1174)	
BMPs Declaration	(stamp or seal)
D. II- De Selle (I)-1	
Collen Mar Oksslige JAN	1 1 0 2023
Notary Signature	Date
First Circuit, State of Hawaii	
NOTARY CERTIFICATION	William William Comment of the Comme

EXHIBIT A Post Construction BMP "Record Drawings"



EXHIBIT B Operation and Maintenance Plan for Permanent Storm Water BMPs



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name: Ho'opili Phase 10A, Parcel 104

Project Location: Honouliuli, Ewa, Oahu Hawaii

Tax Map Key(s): TMK 9-1-017: Por. of 172

Total Project Size: 4.89 Acres

City MS4 Facilities: 30" Drain Stub from Maunakapu Street

Prepared For: D.R. Horton Hawaii

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

Association of Unit Owners of Mamaka at Ho'opili

(Hawaiiana Management Company) 711 Kapiolani Boulevard, Suite 700

Honolulu, HI 96813 Phone: (808) 593-6835

Table of Contents

I.	Summary of Permanent Storm Water BMPs Onsite	2	
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I. SUMMARY OF PERMANENT STORM WATER BMPS ONSITE

The following permanent storm water best management practices (BMPs) are being installed onsite/offsite to comply with the City and County of Honolulu's *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the *Rules*. Please see **Attachment I** for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Control BMPs						
BMP No.	BMP Type	Size	Location (refer to Attachment I)			
1	Landscaped Areas	2.19 acres	Onsite			
2	Automatic irrigation system	Refer to Landscaping plans	Onsite			
3	Stenciled storm drain inlets (DUMP NO WASTE – GOES TO OCEAN)	2" high and 1/8" thick lettering	Exposed portion of concrete drain inlet			
4	Storm Drain Markers affixed to drain inlets	Approved 4" diameter stainless steel discs	Center of drain inlet on steel grating			
5	Parking Areas	0.90 acres	Onsite			
Treatment	t Control BMPs					
BMP No.	BMP Type	Size	Location (refer to Attachment I)			
6	Ho'opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)			
7	Hydrodynamic Separator	4-foot diameter (Hydro International FDHC-4)	Onsite			

It should be noted that the following activities and exterior facilities will not be permitted nor provided onsite:

- Vehicle and equipment fueling areas
- Vehicle and equipment repair
- Vehicle and equipment washing and cleaning
- Loading docks
- Outdoor material storage (may be in the form of raw products, by-products, finished products, and waste products)
- Outdoor work areas (may include but are not limited to areas where grinding, painting, coating, sanding, and parts cleaning are performed)
- Outdoor process equipment operations (may include but are not limited to rock grinding or crushing, painting or coating, grinding or sanding, and degreasing or parts cleaning)

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by the Association of Unit Owners of Mamaka at Ho'opili.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water source control and treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREA	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	 Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting 	 Verify if regrading of eroded areas and/or restoration of vegetation are needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
AUTOMATIC IRRIGATION SYSTEM	Check for irrigation runoff, overspray and damaged irrigation spray heads Check water pressure	Monthly or as needed after heavy rain or significant foot/vehicle traffic Quarterly or as needed	 Mud, ponding, standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting Low Water Pressure, Irrigation Spray Heads not popping up or not turning on 	 Adjust irrigation spray head nozzles Adjust and track operating time at irrigation controller Repair or replace broken/damaged irrigation valves, laterals/mains, rotor/spray heads, nozzles and rotor/spray head parts Remove foreign objects in irrigation laterals/mains/spray heads
STENCILED STORM DRAIN INLETS	Check drain inlets	Monthly or as needed after heavy rainfall	Faded or unreadable wording Accumulation of trash, sediment, or debris	Repaint stenciled wording Remove and properly dispose sediment, trash, and debris
STORM DRAIN MARKERS AFFIXED TO DRAIN INLETS	Check markers	Monthly or as needed after heavy rainfall	 Faded or unreadable wording Damaged markers Loose fitting 	Repair or replace markers and appurtenances

Table 2: Inspection and Maintenance Activities (continued)

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
PARKING AREAS	Check for presence of trash, leaves and other debris	Monthly or as needed after heavy rainfall	Accumulation of trash, sand, sediment, leaves or other debris Presence of auto spills and/or drips	Sweep, shovel and dispose of litter regularly into acceptable trash receptacle. Sweep entire parking area before onset of wet season For auto spills/drips, use dry clean-up methods (absorbents)
Treatment Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
Ho'opili Basin 1 (Offsite Storm Water Quality Retention and Flood Control Detention)	Visual inspection (Inspection of offsite basin to be responsibility of master HOA)	Minimum quarterly or as needed after heavy rainfall	 Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes 	 Remove and properly dispose sediment and, trash, and debris Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Remove weeds, debris, and trash; dispose properly Provide erosion protection to prevent future erosion of slopes
HYDRODYNAMIC SEPARATOR	Routine visual inspection of inlet, screen, separation chamber, etc.	Minimum quarterly or as needed after heavy rainfall	 Blockages or obstructions in inlet and separation screen Accumulation of hydrocarbons, trash and sediment Clean when level of sediment reaches 75% capacity 	Remove sediment, trash and debris Refer to manufacturer's cleaning instructions in Attachment II

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment III**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the drainage connection permit (if required) and recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

ATTACHMENTS

Attachment I - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)

Attachment II – Manufacturer's Maintenance Guidelines

Attachment III – Sample Operation and Maintenance (O&M) Inspection Form

Attachment I

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)

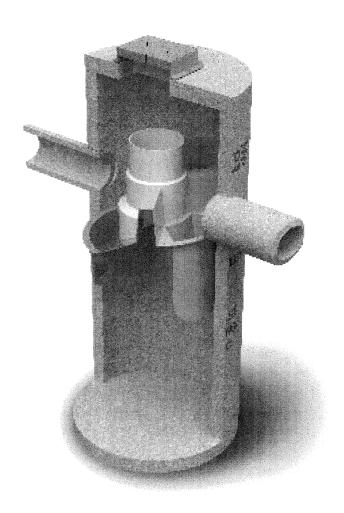
Attachment II

Manufacturer's Maintenance Guidelines

HYDRODYNAMIC SEPARATOR

https://www.hydro-int.com/en/products/first-defense





Operation and Maintenance Manual

First Defense® High Capacity and First Defense® Optimum

Vortex Separator for Stormwater Treatment

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- 3 FIRST DEFENSE® BY HYDRO INTERNATIONAL
 - INTRODUCTION
 - OPERATION
 - POLLUTANT CAPTURE AND RETENTION
- 4 MODEL SIZES & CONFIGURATIONS
 - FIRST DEFENSE COMPONENTS
- 5 MAINTENANCE
 - OVERVIEW
 - MAINTENANCE EQUIPMENT CONSIDERATIONS
 - DETERMINING YOUR MAINTENANCE SCHEDULE
- 6 Maintenance Procedures
 - INSPECTION
 - FLOATABLES AND SEDIMENT CLEAN OUT
- 8 FIRST DEFENSE INSTALLATION LOG
- 9 FIRST DEFENSE INSPECTION AND MAINTENANCE LOG

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DISCLAIMER: Information and data contained in this manual is exclusively for the purpose of assisting in the operation and maintenance of Hydro International plcaaFirst DefenseaaNo warranty is given nor can liability be accepted for use of this information for any other purpose. Hydro International plc has a policy of continuous product development and reserves the right to amend specifications without notice.

I. First Defense® by Hydro International

Introduction

The First Defense ees an enhanced vortex separator that combines an effective and economical stormwater treatment chamber with an integral peak flow by pass. It efficiently removes total suspended solids (TSS), trash and hydrocarbons from stormwater runoff without washing out previously captured pollutants. The First Defense is available in several model configurations to accommodate a wide range of pipe sizes, peak flows and depth constraints.

The two product models described in this guide are the First Defense® High Capacity and the First Defense® Optimum; they are inspected and maintained identically

Operation

The First Defense operates on simple fluid hydraulics. It is self-activating, has no moving parts, no external power requirement and is fabricated with durable non-corrosive components. No manual procedures are required to operate the unit and maintenance is limited to monitoring accumulations of stored pollutants and periodic clean-outs. The First Defense has been designed to allow for easy and safe access for inspection, monitoring and clean-out procedures. Neither entry into the unit nor removal of the internal components is necessary for maintenance, thus safety concerns related to confined-space-entry are avoided.

Pollutant Capture and Retention

The internal components of the First Defense* have been designed to optimize pollutant capture. Sediment is captured and retained in the base of the unit, while oil and floatables are stored on the water surface in the inner volume (Fig.1).

The pollutant storage volumes are isolated from the built-in bypass chamber to prevent washout during high-flow storm events. The sump of the First Defense® retains a standing water level between storm events. This ensures a quiescent flow regime at the onset of a storm, preventing resuspension and washout of pollutants captured during previous events.

Accessories such as oil absorbent pads are available for enhanced oil removal and storage. Due to the separation of the oil and floatable storage volume from the outlet, the potential for washout of stored pollutants between clean-outs is minimized.

Applications

- Stormwater treatment at the point of entry into the drainage line
- Sites constrained by space, topography or drainage profiles with limited slope and depth of cover
- Retrofit installations where stormwater treatment is placed on or tied into an existing storm drain line
- · Pretreatment for filters, infiltration and storage

Advantages

- Inlet options include surface grate or multiple inlet pipes
- Integral high capacity bypass conveys large peak flows without the need for "offline" arrangements using separate junction manholes
- Long flow path through the device ensures a long residence time within the treatment chamber, enhancing pollutant settling
- Delivered to site pre-assembled and ready for installation

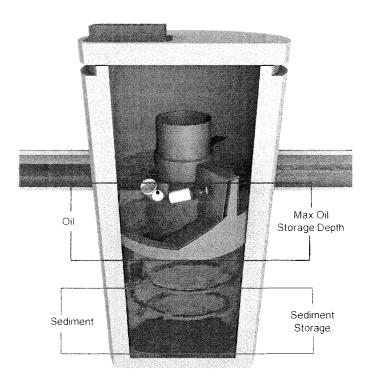


Fig.1 Pollutant storage volumes in the First Defense®

II. Model Sizes & Configurations

The First Defense® inlet and internal bypass arrangements are available in several model sizes and configurations. The components have modified geometries allowing greater design flexibility to accommodate various site constraints.

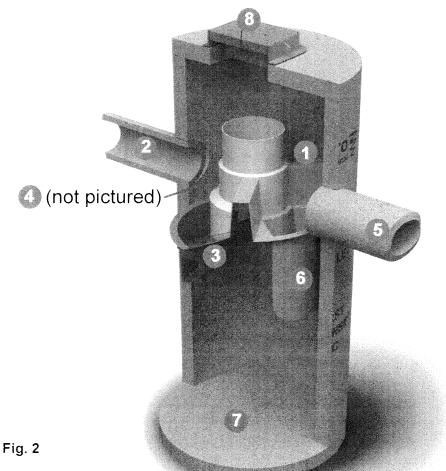
All First Defense® models include the internal components that are designed to remove and retain totalsuspended solids (TSS), gross solids, floatable trash and hydrocarbons (Fig.2). First Defense® model sizes (diameter) are shown in Table 1.

III. Maintenance

First Defense® Components

- 1. Built-In Bypass
- 2. Inlet Pipe
- 3. Inlet Chute
- 4. Floatables Draw-off Port
- 5. Outlet Pipe
- 6. Floatables Storage
- 7. Sediment Storage
- 8. Inlet Grate or Cover

Table 1



First Defense® Model Sizes
(ft / m) diameter
3 / 0.9
4 / 1.2
5 / 1.5
6 / 1.8
7 / 2.1
8 / 2.4
10 / 3.0

Overview

The First Defense® protects the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the First Defense®. The First Defense® will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the First Defense® will no longer be able to store removed sediment and oil.

The First Defense® allows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Access ports are located in the top of the manhole.

Maintenance events may include Inspection. Oil & Floatables Removal. and Sediment Removal. Maintenance events do not require entry into the First Defense*, nor do they require the internal components of the First Defense* to be removed. In the case of inspection and floatables removal, a vactor truck is not required. However, a vactor truck is required if the maintenance event is to include oil removal and/or sediment removal.

Maintenance Equipment Considerations

The internal components of the First Defense[®] have a centrally located circular shaft through which the sediment storage sump can be accessed with a sump vac hose. The open diameter of this access shaft is 15 inches in diameter (Fig 3). Therefore, the nozzle fitting of any vactor hose used for maintenance should be less than 15 inches in diameter.

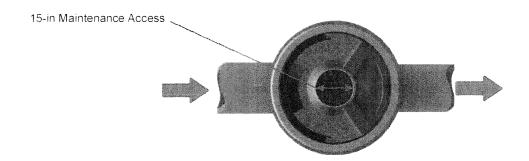


Fig. 3 The central opening to the sump of the First Defense is 15 inches in diameter.

Determining Your Maintenance Schedule

The frequency of clean out is determined in the field after installation. During the first year of operation, the unit should be inspected quarterly to determine the rate of sediment and floatables accumulation. A simple probe such as a Sludge-Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vactor procedure, including both sediment and oil / flotables removal, for First Defense® typically takes less than 30 minutes and removes a combined water/oil volume of about 765 gallons.

Page | 6

Inspection Procedures

- Set up any necessary safety equipment around the access port or grate of the First Defense[®] as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
- 2. Remove the grate or lid to the manhole
- 3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. Fig.4 shows the standing water level that should be observed.
- 4. Without entering the vessel, use the pole with the skimmer net to remove floatables and loose debris from the components and water surface.
- 5. Using a sediment probe such as a Sludge Judge[®], measure the depth of sediment that has collected in the sump of the vessel
- 6. On the Maintenance Log (see page 9), record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
- 7. Securely replace the grate or lid.
- 8. Take down safety equipment.
- 9. Notify Hydro International of any irregularities noted during inspection.

Floatables and Sediment Clean Out

Floatables clean out is typically done in conjunction with sediment removal. A commercially or municipally owned sumpvac is used to remove captured sediment and floatables (Fig.4).

Floatables and loose debris can also be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vactor hose to be lowered to the base of the sump.

Scheduling

- Floatables and sump clean out are typically conducted once a year during any season.
- Floatables and sump clean out should occur as soon as possible following a spill in the contributing drainage area.

First Defense Operation and Maintenance Manual

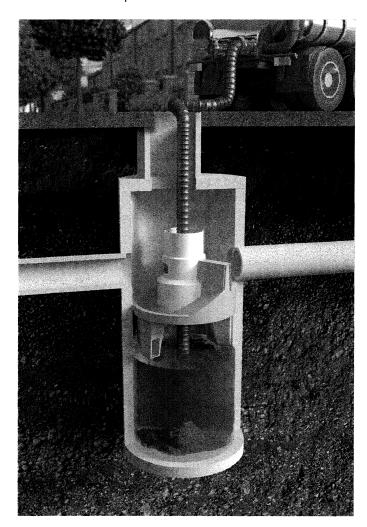


Fig.4 Floatables are removed with a vactor hose

Recommended Equipment

- Safety Equipment (traffic cones, etc)
- . Crow bar or other tool to remove grate or lid
- Pole with skimmer or net (if only floatables are being removed)
- Sediment probe (such as a Sludge Judge®)
- Vactor truck (flexible hose recommended)
- First Defense Maintenance Log

Floatables and Sediment Clean Out Procedures

- Set up any necessary safety equipment around the access port or grate of the First Defense[®] as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
- 2. Remove the grate or lid to the manhole.
- 3. Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities.
- 4. Remove oil and floatables stored on the surface of the water with the vactor hose or with the skimmer or net
- 5. Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel and record it in the Maintenance Log (page 9).
- Once all floatables have been removed, drop the vactor hose to the base of the sump. Vactor out the sediment and gross debris off the sump floor
- 7. Retract the vactor hose from the vessel.
- 8. On the Maintenance Log provided by Hydro International, record the date, unit locationeestimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components, blockages, or irregularly high or low water levels
- 9. Securely replace the grate or lid.

Maintenance at a Glance

Inspection	- Regularly during first year of installation - Every 6 months after the first year of installation
Oil and Floatables Removal	- Once per year, with sediment removal - Following a spill in the drainage area
Sediment Removal	- Once per year or as needed - Following a spill in the drainage area

NOTE: For most clean outs the entire volume of liquid does not need to be removed from the manhole. Only remove the first few inches of oils and floatables from the water surface to reduce the total volume of liquid removed during a clean out.



First Defense® Installation Log

HYDRO INTERNATIONAL REFERENCE NUMBER:			
SITE NAME:			
SITE LOCATION:			
OWNER:	CONTRACTOR:		
CONTACT NAME:	CONTACT NAME:		
COMPANY NAME:	COMPANY NAME:		
ADDRESS:	ADDRESS:		
TELEPHONE:	TELEPHONE:		
FAX:	FAX:		

INSTALLATION DATE: / /

MODEL SIZE (CIRCLE ONE): [3-FT] [4-FT] [5-FT] [6-FT] [7-FT] [8-FT] [10-FT]

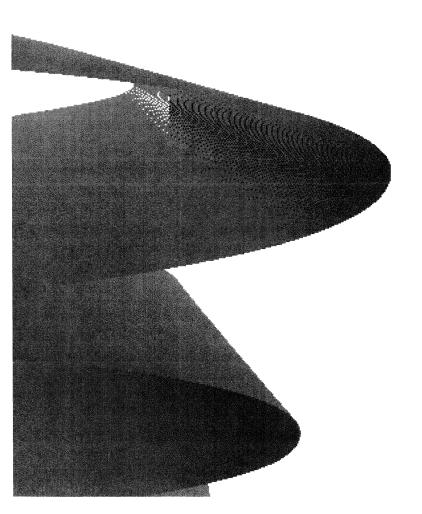
INLET (CIRCLE ALL THAT APPLY): GRATED INLET (CATCH BASIN) INLET PIPE (FLOW THROUGH)



First Defense® Inspection and Maintenance Log

Date	Initials	Depth of Floatables and Oils	Sediment Depth Measured	Volume of Sediment Removed	Site Activity and Comments
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Stormwater Solutions

94 Hutchins Drive Portland, ME 04102

Tel: (207) 756-6200 Fax: (207) 756-6212 stormwaterinquiry@hydro-int.com

www.hydro-int.com

Turning Water Around...®

FD_O+M_K_2105

Attachment III

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

SAMPLE

Ho'opili Phase 10A, Parcel 104	Date:
Honouliuli, Ewa, Oahu, HI TMK 9-1-017: Por. of 172	Date of previous inspection:
1WK 9-1-017. For. 01 172	Inspector:
	Title:
	Phone:
	Email:

Add more sheets as necessary.

BMP No. (refer to Tabler1)	BMP Type	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)
	411.0-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1		



STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED

October 31, 2022 8:01 AM Doc No(s) A - 83390260

Doc 1 of 1 Pkg 12111135 SKC /s/ LESLIE T KOBATA REGISTRAR

LAND COURT

Return by pick-up

REGULAR SYSTEM

Case Lombardi & Pettit (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813

TG ACCOM: AC7311284100P

RS

DOCUMENT CONTAINS 6 PAGES

This Declaration of Restrictive Covenant is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU)

Declaration of Restrictive Covenant

The undersigned hereby certifies that D.R. Horton Hawaii LLC, a Delaware limited liability company, is the Declarant ("Declarant") under that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Ho'opili recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii on January 3, 2021, as Document No. T-9864231, as the same may be amended, modified and/or supplemented ("Master Declaration"), pursuant to which Declarant has reserved the rights herein exercised. The land within the 'Iliahi Phase 2 at Ho'opili community ("Land"), was subjected to the provisions of the Master Declaration pursuant to that certain Supplemental Declaration Designating Land Use Classification and Subdistrict for Phase 10A Parcel 105 of Ho'opili ('Iliahi Phase 2 at Ho'opili) ("Community") recorded in the Bureau of Conveyances of the State of Hawaii ("Bureau") on May 6, 2021, as Document No. A-77960062, being Lots 1 through 41, inclusive, as shown on the subdivision map approved by the Department of Planning and Permitting of the City and

County of Honolulu on February 12, 2021, File No. 2019/SUB-130, which subdivision map is attached to that certain Declaration of Subdivision recorded in the Bureau as Document No. A-77410005.

TAX MAP KEY: (1) 9-1-186-061 through (1) 9-1-186-101, inclusive ADDRESS: Hua`ula`ula Loop and La`au`ala Street Ewa Beach. Hawaii 96706

Pursuant to the Master Declaration, Declarant has the reserved right to enter into any license or permit, including those permits addressing the public storm sewer system, as may be required or permitted by the Department of Planning and Permitting or other government agency, to encumber the Land and the Ho'opili Community Association ("Master Association") with the obligations thereunder arising and transfer to the Master Association any and all obligations arising under or imposed in connection with permits.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for a(n) Ho'opili Phase 10A/Parcel 105.

ON SAID PROPERTY, THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE:

- That the installation of the Post Construction Best Management Practices (BMPs)
 described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", will be
 installed prior to permit closure;
- That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs shall be maintained and complied with by the Master Association at all times;
- 3. That this covenant and agreement shall run with the land and be binding upon the Master Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu.

4.	The terms of this instrument shall automatically terminate upon dedication of any lot(s)
	within the Community to the State of Hawaii or any other governmental authority.

Dated this <u>A6th</u> day of <u>October</u>, 20 <u>22</u>

D.R. HORTON HAWAII LLC, a Delaware limited liability company

By Vertical Construction Corporation, a Delaware corporation Its Manager

Tracy Torlaki

Its City Manager, Hawaii Division

STATE OF HAWA)) SS:		
CITY AND COUNT	,		
executed the foreg	ersonally known, who, being by oing instrument as the free act and having been duly authorized to Notary	me duly and deed of execute su	personally appeared TRACY sworn, did say that such person such person, and if applicable in uch instrument in such capacity. Mouth Management of Hawaii e: Colleen Mae Okashige prices: 11/14/2023
Date of Doc:	OCT 2 6 2022	# Pages:	16
Name of Notary:	Colleen Mae Okashige	Notes:	· ·
Commission Expires:	11/14/2023		
Doc. Description:	Iliah 2 BMPs		
Declaration			(stamp or seal)
			WILLEN MAE OF THE
Colleen Mare	Okohije OCT 2 6 202	2 .	A SI-780
Notary Signature	Date		a Contract of the contract of
	Circuit, State of Hawaii		THE OF HAVING
NOTARY	CERTIFICATION		Mannan Manna

EXHIBIT A Post Construction BMP "Record Drawings"

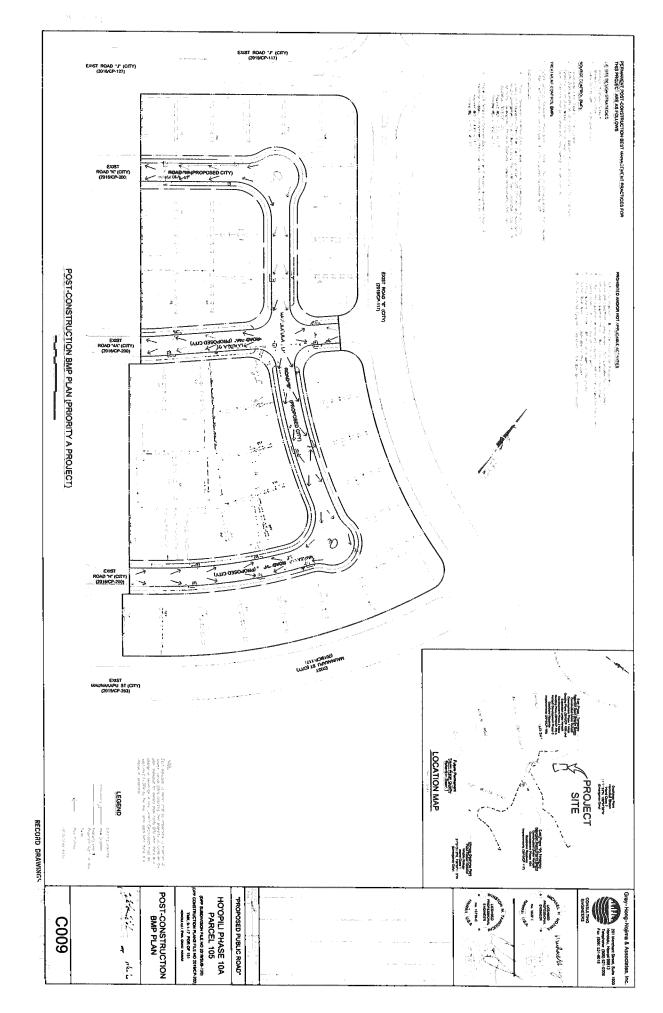


EXHIBIT B Operation and Maintenance Plan for Storm Water BMPs



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name:

Ho'opili Phase 10A, Parcel 105

Project Location:

Honouliuli, Ewa, Oahu, Hawaii

Tax Map Key(s):

TMK 9-1-017: 151

Total Project Size:

6.24 Acres

City MS4 Facility:

Existing 30" Drain Stub to Proposed 6' x 6' Double Box Culvert in Road 6

Existing 18" Drain Stub to SDMH OFFSITE-222218 ('Iliahi)

Existing CB OFFSITE-22201 ('Iliahi) Existing CB OFFSITE-22205 ('Iliahi) Existing CB OFFSITE-22206 ('Iliahi) Existing CB OFFSITE-22219 ('Iliahi)

Prepared For:

D.R. Horton

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

D.R. Horton

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

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	Attachment A	6
	Attachment B	7
	List of Tables	
Tabl	le 1: Storm Water BMPs	2
	le 2. Inspection and Maintenance Activities	

I. SUMMARY OF PERMANENT STORM WATER BMPS ONSITE

The following permanent storm water best management practices (BMPs) are being installed onsite/offsite to comply with the *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the Rules. Please see **Attachment A** for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Control BMPs					
BMP No.	BMP Type	Size	Location (refer to Attachment A)		
1	Landscaped areas	2.83 acres	Onsite		
2	Stenciled storm drain inlets (DUMP NO WASTE - GOES TO OCEAN)	2" high and 1/8" thick lettering	Exposed portion of concrete drain inlet		
Treatment	t Control BMPs				
BMP No.	BMP Type	Size	Location (refer to Attachment A)		
3	Ho'opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)		

The following activities are prohibited or not applicable to the project:

- Automatic Irrigation
- Vehicle and Equipment Fueling Areas
- Vehicle and Equipment Repair
- Vehicle and Equipment Washing and Cleaning
- Loading Docks
- Outdoor Material Storage (may be in the form of raw products, by-products, finished products, and waste products)
- Outdoor Work Areas (may include but are not limited to areas where grinding, painting, coating, sanding, and parts cleaning are performed)
- Outdoor Process Equipment Operations (may include but are not limited to rock grinding or crushing, painting or coating, grinding or sanding, and degreasing or parts cleaning)

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by D.R. Horton.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water source control and treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREAS	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting	 Verify if regrading of eroded areas and/or restoration of vegetation are needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
STENCILED STORM DRAIN INLETS	Check drain inlets	Monthly or after heavy rain	Faded or unreadable wording Accumulation of trash, sediment, or debris	Repaint stenciled wording Remove and properly dispose sediment, trash, and debris

Treatment Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
HO'OPILI BASIN 1 (OFFSITE STORM WATER QUALITY RETENTION AND FLOOD CONTROL DETENTION)	Visual inspection	Monthly or after heavy rainfall	 Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes 	 Remove and properly dispose sediment and, trash, and debris Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Remove weeds, debris, and trash; dispose properly Provide erosion protection to prevent future erosion of slopes

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment B**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted the Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) and shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

ATTACHMENTS

Attachment A - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)

Attachment B - Sample Operation and Maintenance (O&M) Inspection Form

Attachment A

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)

Attachment B

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

SAMPLI]

Ho'opili Phase 10A, Parcel 105 Honouliuli, Ewa, Oahu, HI TMK 9-1-017: 151	Date: Date of previous inspection:	
	Inspector:	
	Title:	
	Phone:	
	Email:	

Add more sheets as necessary.

BMP No. (refer to Table 1)	ВМР Туре	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)

THE ORIGINAL OF THE DOCUMENT RECORDED AS FOLLOWS: STATE OF HAWAII

BUREAU OF CONVEYANCES

DOCUMENT NO.

TIMF Doc A - 86220871

August 10, 2023 2:22 PM

LAND COURT

REGULAR SYSTEM

Return by pick-up

Case Lombardi (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813

DOCUMENT CONTAINS 27 PAGES

This Declaration of Restrictive Covenant is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU)

Declaration of Restrictive Covenant

The undersigned hereby certifies that D.R. Horton Hawaii LLC, a Delaware limited liability company, is the Declarant ("Declarant") under that certain Declaration of Condominium Property Regime of Kaikea at Ho'opili Condominium Map No. 6292 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-79510567, as the same may be amended, modified and/or supplemented ("Declaration") affecting the hereinafter-described real property located in the City and County of Honolulu, State of Hawaii:

TAX MAP KEY: (1) 9-1-017-187 C.P.R. Nos. 1 through 134, incl. ADDRESS: 91-3575 lwikuamo'o St., Ewa Beach, Hawaii 96706

Pursuant to the Declaration, Declarant, on behalf of the Association of Unit Owners of Kaikea at Ho'opili ("Association"), has the reserved right to seek or obtain certain licenses and permits from the Department of Planning and Permitting, City and County of Honolulu ("DPP") and other governmental agencies relating to the development of the Community, including, but

not limited to, items that may include or address the public storm sewer system. Declarant also reserved the right, without the joinder or consent of, or notice to, the Association or any owner or their mortgagees, to (a) enter and/or to amend such license or permit as may be required or issued by DPP or other government agency or in respect of which Declarant has reserved such right in the applicable instrument, and (b) encumber the Land and the Association with the obligations thereunder arising.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for Ho'opili Phase 5, Parcel 18.

On said property, we do hereby covenant and agree:

- 1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", will be installed prior to permit closure;
- That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs shall be maintained and complied with by the Association at all times;
- 3. That this covenant and agreement shall run with the land and be binding upon the Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu; and

Dated this 8th day of August, 2023

D.R. HORTON HAWAII LLC, a Delaware limited liability company

By Vertical Construction Corporation, a Delaware corporation Its Manager

Tracy Towaki

Division President, Hawaii Division

STATE OF HAW	/All)) SS:	
CITY AND COU	NTY OF HONOLULU) 55.	
executed the for	egoing instrument as the	, before me person being by me duly sworn, d free act and deed of such pe horized to execute such instru	reon and if applicable in
91-76 SA PARE OF	OLASH GE # 11/11/11/11/11/11/11/11/11/11/11/11/11/	Notary Public, State of Haw Type or print name: Collect My commission expires: 11	vaii n Mae Okashige
Date of Doc: Name of Notary: Commission Expires:	AUG 0 8 2023 Colleen Mae Okashige 11/14/2023 Kai Keg Declarat	#Pages: A7 Notes:	
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EXHIBIT A Post Construction BMP "Record Drawings"

EXHIBIT B Operation and Maintenance Plan for Permanent Storm Water BMPs



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name:

Ho'opili Phase 5, Parcel 18

Project Location:

Honouliuli, Ewa, Oahu Hawaii

Tax Map Key(s):

TMK 9-1-17: Por. of 004

Total Project Size:

5.51 Acre

City MS4 Facilities:

30" Drain Stub in Road F (Line ID 233055) Catch Basin (CB) OFFSITE-211019 in Road F 30" Drain Line in Road 5 (Line ID 233056) 42" Drain Line in Road 5 (Line ID 233059)

CB OFFSITE-211014 in Road 5

42" Drain Line in Road 5 (Line ID 233061)

CB OFFSITE-211012 in Road 5

42" Drain Line in Road 5 (Line ID 233063) 48" Drain Line in Road 5 (Line ID 233065) 48" Drain Line in Road G (Line ID 233067)

CB OFFSITE-211006 in Road G

60" Drain Line in Road G (Line ID 233069)

CB OFFSITE-211004 in Road G

60" Dran Line in Road G (Line ID 233071)

6' x 7' Drain Box (Line ID 233080) in Iwikuamo'o Street

Prepared For:

D.R. Horton

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

Association of Unit Owners of Kaikea at Ho'opili

(Hawaiiana Management Company)

711 Kapiolani Blvd, Suite 700

Honolulu, HI 96813 Phone: (808) 440-5542

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	Attachment B - Manufacturer's Maintenance Guidelines	;
	Attachment C – Sample Operation and Maintenance (O&M) Inspection Form)
	List of Tables	
Table	1: Storm Water BMPs	
Table	2: Inspection and Maintenance Activities	

I. SUMMARY OF PERMANENT STORM WATER BMPS ONSITE

The following permanent storm water best management practices (BMPs) are being installed onsite/offsite to comply with the City and County of Honolulu's *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the *Rules*. Please see **Attachment A** for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	ontrol BMPs		Edition 1
BMP No.	ВМР Туре	Size	Location (refer to Attachment A)
1	Landscaped area	0.83 acre	Onsite
2	Automatic irrigation system	Refer to Landscaping Plans	Onsite
3	Stenciled storm drain inlets (DUMP NO WASTE – GOES TO OCEAN)	2" high and 1/8" thick lettering	Exposed portion of concrete drain inlet
4	Storm Drain Marker	4" diameter stainless steel disc	Center of drain inlet on steel grating
5	Trash dumpsters outfitted with lids		Onsite
6	Parking areas	2.08 acres	Onsite
Treatmen	t Control BMPs	regeneral production ()	MP:F-8/
BMP No.	BMP Type	Size	Location (refer to Attachment A)
7	Ho'opili Basin 1 (storm water quality and flood control detention)	238 acre-feet	OR&L R/W (end of Cane Haul Road)
8	Hydrodynamic Separator	5-foot diameter (Hydro International FD-5HC)	Onsite

It should be noted that the following exterior facilities will not be permitted nor provided onsite:

- Vehicle and equipment fueling areas
- Vehicle and equipment repair
- Vehicle and equipment washing and cleaning
- Loading docks
- Outdoor material storage (may be in the form of raw products, by-products, finished products, and waste products)
- Outdoor work areas (may include but are not limited to areas where grinding, painting, coating, sanding, and parts cleaning are performed)
- Outdoor process equipment operations (may include but are not limited to rock grinding or crushing, painting or coating, grinding or sanding, and degreasing or parts cleaning)

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by Association of Unit Owners of Kaikea at Ho'opili.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water source control and treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

Source Control BMP	Inspection Activity	Frequency	Índicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREA	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting	 Verify if regrading of eroded areas and/or restoration of vegetation are needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
AUTOMATIC IRRIGATION SYSTEM	Check for irrigation runoff, overspray and damaged irrigation spray heads Check water pressure	Monthly or as needed after heavy rain or significant foot/vehicle traffic Quarterly or as needed	 Mud, ponding, standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting Low Water Pressure, Irrigation Spray Heads not popping up or not turning on 	 Adjust irrigation spray head nozzles Adjust and track operating time at irrigation controller Repair or replace broken/damaged irrigation valves, laterals/mains, rotor/spray heads, nozzles and rotor/spray head parts Remove foreign objects in irrigation laterals/main/spray heads
STENCILED STORM DRAIN INLETS	Check drain inlets	Monthly or after heavy rainfall	 Faded or unreadable wording Accumulation of trash, sediment, or debris 	 Repaint stenciled wording Remove and properly dispose sediment, trash, and debris
STORM DRAIN MARKERS	Check drain inlet	Monthly or after heavy rainfall	 Faded or unreadable wording Damaged markers Loose fitting 	 Repair or replace markers and appurtenances

Table 2: Inspection and Maintenance Activities (continued)

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
TRASH DUMPSTERS OUTFITTED WITH LIDS, PLACED ON PAVED IMPERVIOUS SURFACE	Check that dumpsters are clean and working properly	Weekiy	Dumpster should not be overfilled (make sure lids can close)	Repair broken/damaged lids Fix leaks
PARKING AREAS	Check for presence of trash, leaves and other debris	Monthly or as needed after heavy rainfall	Accumulation of trash, sand, sediment, leaves or other debris Presence of auto spills and/or drips	Sweep, shovel and dispose of litter regularly into acceptable trash receptacle Sweep entire parking area before onset of wet season For auto spills/drips, use dry clean-up methods (absorbents)
Treatment Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
HO'OPILI BASIN 1 (OFFSITE STORM WATER QUALITY RETENTION AND FLOOD CONTROL DETENTION)	Visual inspection (Inspection of offsite basin to be responsibility of Ho'opili Master HOA)	Minimum quarterly or as needed after heavy rainfall	 Sediment buildup Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease or trash Erosion of slopes 	 Remove and properly dispose of sediment, trash and debris Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Remove weeds, debris, and trash; dispose properly Provide erosion protection to prevent future erosion of slopes
HYDRODYNAMIC SEPARATOR	Routine visual inspection of inlet, screen, separation chamber, etc.	Minimum quarterly or as needed after heavy rainfall	 Blockages or obstructions in inlet and separation screen Accumulation of hydrocarbons, trash and sediment Clean when level of sediment reaches 75% capacity 	 Remove sediment, trash and debris Refer to manufacturer's cleaning instructions in Attachment B.

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment B**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the drainage connection permit (if required) and recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

ATTACHMENTS

Attachment A - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)

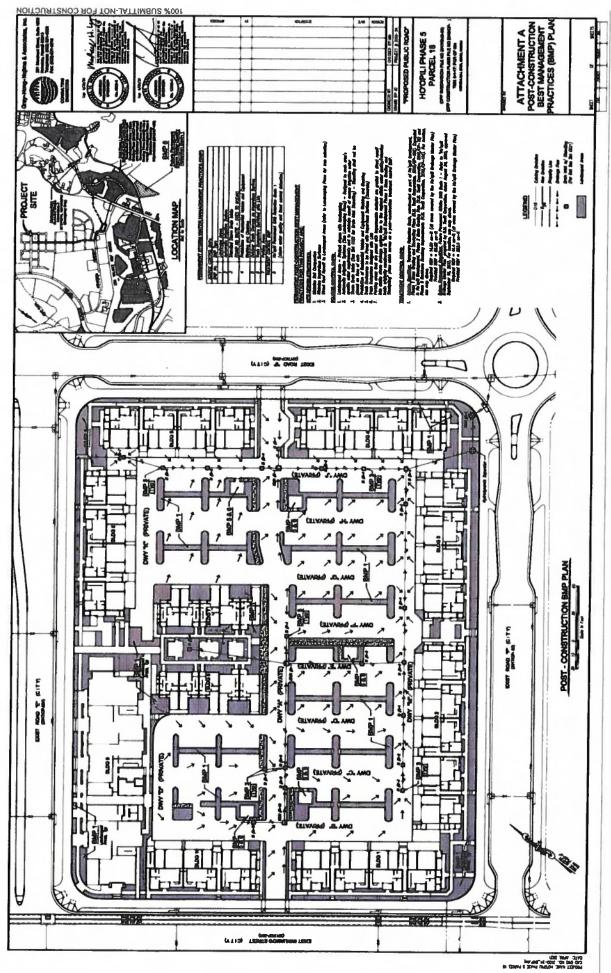
Attachment B - Manufacturer's Maintenance Guidelines

Attachment C - Sample Operation and Maintenance (O&M) Inspection Form

Attachment A

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)



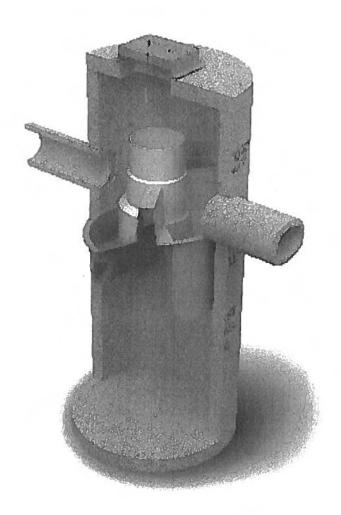
Attachment B

Manufacturer's Maintenance Guidelines

HYDRODYNAMIC SEPARATOR

https://www.hydro-int.com/en/products/first-defens





Operation and Maintenance Manual

First Defense® High Capacity and First Defense®Optimum

Vortex Separator for Stormwater Treatment

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 - POLLUTANT CAPTURE AND RETENTION
- 4 MODEL SIZES & CONFIGURATIONS
 - FIRST DEFENSE® COMPONENTS
- 5 MAINTENANCE
 - OVERVIEW
 - MAINTENANCE EQUIPMENT CONSIDERATIONS
 - DETERMINING YOUR MAINTENANCE SCHEDULE
- 6 MAINTENANCE PROCEDURES
 - INSPECTION
 - FLOATABLES AND SEDIMENT CLEAN OUT
- 8 FIRST DEFENSE® INSTALLATION LOG
- 9 FIRST DEFENSE® INSPECTION AND MAINTENANCE LOG

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DISCLAIMER: Information and data contained in this manual is exclusively for the purpose of assisting in the operation and maintenance of Hydro International pic's First Defense. No warranty is given nor can liability be accepted for use of this information for any other purpose. Hydro International pic has a policy of continuous product development and reserves the right to amend specifications without notice.

I. First Defense® by Hydro International

Introduction

The First Defense® Is an enhanced vortex separator that combines an effective and economical stormwater treatment chamber with an integral peak flow bypass. It efficiently removes total suspended solids (TSS), trash and hydrocarbons from stormwater runoff without washing out previously captured pollutants. The First Defense® is available in several model configurations to accommodate a wide range of pipe sizes, peak flows and depth constraints.

The two product models described in this guide are the First Defense® High Capacity and the First Defense® Optimum; they are inspected and maintained identically.

Operation

The First Defense® operates on simple fluid hydraulics. It is self-activating, has no moving parts, no external power requirement and is fabricated with durable non-corrosive components. No manual procedures are required to operate the unit and maintenance is limited to monitoring accumulations of stored pollutants and periodic clean-outs. The First Defense® has been designed to allow for easy and safe access for inspection, monitoring and clean-out procedures. Neither entry into the unit nor removal of the internal components is necessary for maintenance, thus safety concerns related to confined-space-entry are avoided.

Pollutant Capture and Retention

The Internal components of the First Defense® have been designed to optimize pollutant capture. Sediment is captured and retained in the base of the unit, while oil and floatables are stored on the water surface in the inner volume (Fig.1).

The pollutant storage volumes are isolated from the built-in bypass chamber to prevent washout during high-flow storm events. The sump of the First Defense® retains a standing water level between storm events. This ensures a quiescent flow regime at the onset of a storm, preventing resuspension and washout of pollutants captured during previous events.

Accessorles such as oll absorbent pads are available for enhanced oil removal and storage. Due to the separation of the oil and floatable storage volume from the outlet, the potential for washout of stored pollutants between clean-outs is minimized.

Applications

- · Stormwater treatment at the point of entry into the drainage line
- Sites constrained by space, topography or drainage profiles with mited sope and depth of cover
- Retrofit Installations where stormwater treatment is placed on or tied into an existing storm drain line
- · Pretreatment for filters, nfiltrat on and storage

Advantages

- · Inlet options Include surface grate or multiple inlet pipes
- Integral high capacity bypass conveys large peak flows without the need for "offline" arrangements using separate junction manholes
- Long flow path through the device ensures a long residence time within the treatment chamber, enhancing pollutant settling
- Delivered to site pre-assembled and ready for installation

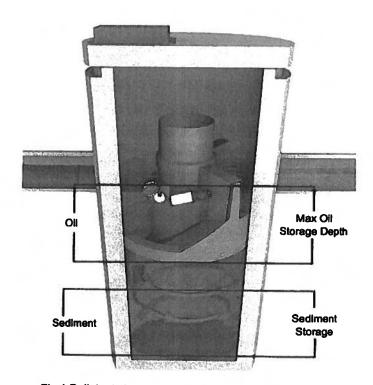


Fig.1 Pollutant storage volumes in the First Defense®.

II. Model Sizes & Configurations

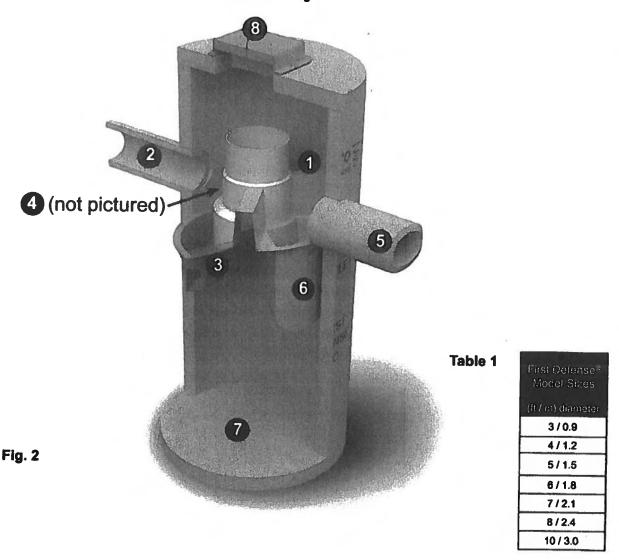
The First Defense inlet and Internal bypass arrangements are available in several model sizes and configurations. The components have modified geometries allowing greater design flexibility to accommodate various site constraints.

All F rst Defense® models include the internal components that are designed to remove and retain total suspended solids (TSS), gross so ds, floatable trash and hydrocarbons (Fig.2). First Defense® model sizes (diameter) are shown in Table 1.

III. Maintenance

First Defense® Components

- 1. Built-In Bypass
- 2. Inlet Pipe
- 3. Inlet Chute
- 4. Fioatables Draw-off Port
- 5. Outlet Pipe
- 6. Floatables Storage
- 7. Sediment Storage
- 8. Inlet Grate or Cover



Overview

The First Defense® protects the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the First Defense®. The First Defense® will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the First Defense® will no longer be able to store removed sediment and oil.

The F rst Defense® a lows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Access ports are located in the top of the manhole.

Maintenance events may include inspection, Oil & Floatables Removal, and Sediment Removal. Maintenance events do not require entry into the First Defense[®], nor do they require the internal components of the First Defense[®] to be removed. In the case of inspection and floatables removal, a vactor truck is not required. However, a vactor truck is required if the maintenance event is to include oil removal and/or sediment removal.

Maintenance Equipment Considerations

The internal components of the First Defense[®] have a centrally located circular shaft through which the sediment storage sump can be accessed with a sump vac hose. The open diameter of this access shaft is 15 inches in diameter (Fig.3). Therefore, the nozzie fitting of any vactor hose used for maintenance should be less than 15 inches in diameter.

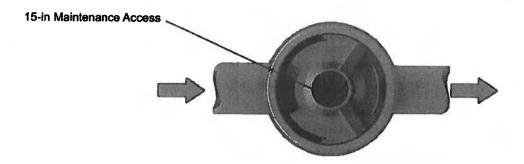


Fig.3 The central opening to the sump of the First Defense is 15 inches in diameter.

Determining Your Maintenance Schedule

The frequency of clean out is determined in the field after Installation. During the first year of operation, the unit should be inspected every six months to determine the rate of sed ment and floatables accumu at on. As mple probe such as a Sudge-Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vactor procedure, including both sediment and oil / flotables removal, for First Defense® typically takes less than 30 minutes and removes a combined water/oil volume of about 765 gallons.

Page | 6

Inspection Procedures

- Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestr an and road traffic that work is being done.
- 2. Remove the grate or lid to the manhole.
- Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. Fig.4 shows the standing water evel that should be observed.
- 4. Without entering the vessel, use the pole with the skimmer net to remove floatables and cose debris from the components and water surface.
- Using a sed ment probe such as a Sludge Judge[®], measure the depth of sediment that has collected in the sump of the vessel.
- 6. On the Maintenance Log (see page 9), record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
- 7. Securely replace the grate or lid.
- 8. Take down safety equipment.
- Notify Hydro International of any Irregularities noted during nspection.

Floatables and Sediment Clean Out

Floatables clean out is typically done in conjunction with sediment removal. A commercially or municipally owned sumpvac is used to remove captured sediment and floatables (Fig.4).

Floatables and loose debris can a so be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vactor hose to be lowered to the base of the sump.

Scheduling

- Floatables and sump clean out are typically conducted once a year during any season.
- Floatables and sump clean out should occur as soon as possible following a spill in the contributing drainage area.

First Defense® Operation and Maintenance Manual

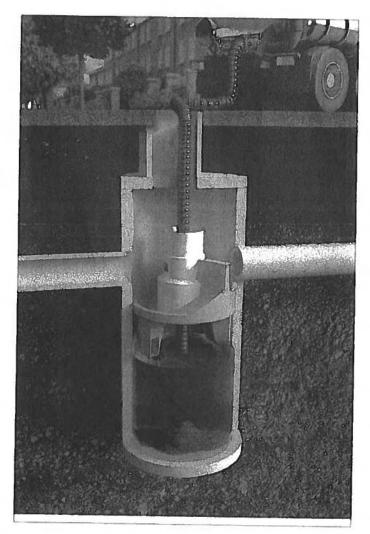


Fig.4 Floatables are removed with a vactor hose

Recommended Equipment

- · Safety Equipment (traffic cones, etc)
- Crow bar or other too to remove grate or I d
- · Pole with skimmer or net (if only floatables are being removed)
- Sediment probe (such as a Sludge Judge[®])
- Vactor truck (flexib e hose recommended)
- First Defense[®] Maintenance Log

Floatables and Sediment Clean Out Procedures

- Set up any necessary safety equipment around the access port or grate of the First Defense[®] as stipulated by ocal ordinances. Safety equipment should not fy passing pedestrian and road traffic that work is being done.
- 2. Remove the grate or I d to the manho e.
- Without entering the vessel, look down into the chamber to nspect the inside. Make note of any rregularities.
- Remove oil and floatables stored on the surface of the water with the vactor hose or with the skimmer or net
- Using a sedIment probe such as a Sludge Judge[®], measure the depth of sed ment that has co lected in the sump of the vessel and record it in the Maintenance Log (page 9).
- Once all floatables have been removed, drop the vactor hose to the base of the sump. Vactor out the sediment and gross debris off the sump floor
- 7. Retract the vactor hose from the vessel.
- 8. On the Ma ntenance Log provided by Hydro International, record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent fregular ties such as damaged components, blockages, or irregularly high or low water levels.
- 9. Securely replace the grate or lid.

Maintenance at a Glance

Inspection	- Regularly during first year of installation - Every ও months after the first year of installation	
Oil and Floatables Removal	- Once per year, with sediment removal - Following a spill in the drainage area	
Sediment Removal	- Once per year or as needed - Following a spill in the drainage area	

NOTE: For most clean outs the entire volume of liquid does not need to be removed from the manhole. Only remove the first few inches of oils and floatables from the water surface to reduce the total volume of liquid removed during a clean out.



First Defense® Installation Log

HYDRO INTERNATIONAL REFERENCE NUMBER:					
SITE NAME:					
SITE LOCATION:					
OWNER:	CONTRACTOR:				
CONTACT NAME:	CONTACT NAME:				
COMPANY NAME:	COMPANY NAME:				
ADDRESS:	ADDRESS:				
TELEPHONE:	TELEPHONE:				
FAX:	FAX:				

INSTALLATION DATE: / /

MODEL SIZE (CIRCLE ONE): [3-FT] [4-FT] [5-FT] [6-FT] [7-FT] [8-FT] [10-FT]
INLET (CIRCLE ALL THAT APPLY): GRATED INLET (CATCH BASIN) INLET PIPE (FLOW THROUGH)



First Defense® Inspection and Maintenance Log

Date	Initials	Depth of Floatables and Oils	Sediment Depth Measured	Volume of Sediment Removed	Site Activity and Comments
			34-10-100		
<u>_</u>					

Attachment C

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form | SAMPLE |

Ho'opili Phase 5, Parcel 18	Date:
Honouliuli, Ewa, Oahu, HI TMK 9-1-017: 004	Date of previous inspection:
11/11/2017:004	Inspector:
	Title:
	Phone:
	Email:

Add more sheets as necessary.

BMP No. (refer to Table 1)	BMP Type	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)
· ·			



STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED

July 2, 2025 8:44 AM Doc No(s) A - 9314000407

Doc 1 of 1 Pkg 12566377 SKC /s/ MIKE H. IMANAKA

REGISTRAR

LAND COURT

REGULAR SYSTEM

Return by pick-up

Case Lombardi (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813

This Declaration of Restrictive Covenant is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

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

<u>Declaration of Restrictive Covenant</u> (Nanaina at Ho'opili (Phase 13/Parcel 102)

The undersigned hereby certifies that D.R. Horton Hawaii LLC, a Delaware limited liability company, is the Declarant ("Declarant") under that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Ho'opili recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii on January 3, 2021, as Document No. T-9864231 recorded in the Land Court of the State of Hawaii ("Land Court"), as amended by that certain Supplemental Declaration of Annexation (Ho'opili) recorded in the Land Court on October 11, 2017 as Document No. T-10145148 and in the Bureau of Conveyances of the State of Hawaii ("Bureau") as Document No. A-64930547, as either or both of the foregoing instruments has been or may be amended, modified and/or supplemented (collectively "Master Declaration"), pursuant to which Declarant has reserved the rights herein exercised.

The land within the Nanaina at Ho'opili community, being Lots 1 through 57, inclusive, as shown on File Plan 2553 ("Land"), was subjected to the provisions of the Master Declaration

pursuant to that certain Supplemental Declaration Designating Land Use Classification and Subdistrict for Phase 13 Parcel 102 of Ho'opili (Nanaina at Ho'opili) ("Community") recorded in the Bureau on June 26, 2023, as Document No. A-85770497, as the same has been or may be amended, modified and/or supplemented.

TAX MAP KEY: (1) 9-1-190-001 through (1) 9-1-190-057, inclusive

ADDRESS: Hikupau Street

Ewa Beach, Hawaii 96706

Pursuant to the Master Declaration, Declarant has the reserved right to enter into any license or permit, including those permits addressing the public storm sewer system, as may be required or permitted by the Department of Planning and Permitting or other government agency, to encumber the Land and the Ho'opili Community Association ("Master Association") with the obligations thereunder arising and transfer to the Master Association any and all obligations arising under or imposed in connection with permits.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for Ho'opili Phase 13/Parcel 102.

ON SAID PROPERTY, THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE:

- 1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", will be installed prior to permit closure;
- That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs shall be maintained and complied with by the Master Association at all times;
- 3. That this covenant and agreement shall run with the land and be binding upon the Master Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu.

Dated this 15+ day of July , 2025.

DECLARANT:

D.R. HORTON HAWAII LLC, a Delaware limited liability company

By Vertical Construction Corporation, a Delaware corporation Its Manager

Tracy Tonaki

Division President, Hawaii Division

STATE OF HAWAII)	
CITY AND COUNTY OF HONOLULU) SS:)	
	, before me personally appeared TRACY TONAKING duly sworn, did say that such person executed the deed of such person, and if applicable in the capacity ecute such instrument in such capacity.	е
Date of Doc:	#Pages: 16	
Name of Notary: Colleen Mae Okashige Commission Expires: 11/14/2027	Notes:	
Doc. Description:		
Declaration Declaration	(stamp or seal)	
Notary Signature First Circuit, State of Hawaii NOTARY CERTIFICATION	JUL 0 1 2025 Date Date Date	

EXHIBIT A Post Construction BMP "Record Drawings"

EXHIBIT B Operation and Maintenance Plan for Storm Water BMPs



City and County of Honolulu

Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name: Ho'opili Phase 13, Parcels 102

Project Location: Honouliuli, Ewa, Oahu, Hawaii

Tax Map Key(s): TMK 9-1-17: Por. of 198

Total Project Size: 13.43 Acres

City MS4 Facilities: New 24" Drain Stub Connected to DMH #16 in Road "K1"

New 24" Drain Stub Connected to DMH #15 in Road "I"

New 24" Drain Stub Connected to CB #36 along Ho'oluana Drive

6'x7' Box Drain in Kamailehope Street

Prepared For: D.R. Horton Hawaii LLC

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

D.R. Horton Hawaii LLC

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

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I. SUMMARY OF PERMANENT STORM WATER BMPS ONSITE

The following permanent storm water best management practices (BMPs) are being installed onsite/offsite to comply with the *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the Rules. Please see **Attachment I** for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	ntrol BMPs		
BMP No.	BMP Type	Size	Location (refer to Attachment I)
1	Landscaped areas	7.29 acres	Onsite
2 Storm Drain Markers on catch basins		Approved 4" stainless steel discs affixed to catch basin	Exposed portion of concrete catch basin
Treatment	t Control BMPs		
BMP No.	BMP Type	Size	Location (refer to Attachment I)
3	Ho'opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)

The following activities and exterior facilities will not be permitted nor provided onsite:

- Automatic Irrigation
- Vehicle and Equipment Fueling Areas
- Vehicle and Equipment Repair
- Vehicle and Equipment Washing and Cleaning
- Loading Docks
- Outdoor Material Storage (may be in the form of raw products, by-products, finished products, and waste products)
- Outdoor Work Areas (may include but are not limited to areas where grinding, painting, coating, sanding, and parts cleaning are performed)
- Outdoor Process Equipment Operations (may include but are not limited to rock grinding or crushing, painting or coating, grinding or sanding, and degreasing or parts cleaning)

II. FINANCIAL RESPONSIBILITIES

Initial costs associated with the project's storm water BMP maintenance will be funded by the developer.

The developer will eventually transfer the storm water BMP maintenance responsibilities to the private homeowners and/or future homeowner association. Upon dedication of the roadway, the storm drain marker BMP's within the City roadway right-of-way will be maintained by the City.

Until such time the permanent BMP's are turned over to the City, private homeowners or future homeowner association, the developer will maintain the landscape, storm drain markers, and offsite basin BMP's.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water source control and treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREAS	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	 Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting 	 Verify if regrading of eroded areas and/or restoration of vegetation are needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
STORM DRAIN MARKERS AFFIXED TO CATCH BASINS	Check markers	Minimum Quarterly	 Faded or unreadable wording Damaged markers Loose mounting 	 Repair or replace markers and/or concrete surfaces Reapply mount adhesive and drive rivet

Treatment Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
Ho'opili Basin 1 (Offsite Storm Water Quality Retention and FLOOD CONTROL DETENTION)	Visual inspection (Inspection of offsite basin to be responsibility of Ho'opili Master HOA)	Minimum quarterly or as needed after heavy rainfall	 Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes 	Remove and properly dispose sediment, trash, and debris as needed Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Maintain landscaping/vegetation as needed Provide erosion protection as needed to prevent future erosion of slopes

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment II**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted the Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) and shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the drainage connection permit (if required) and recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

ATTACHMENTS

Attachment I - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)

Attachment II - Sample Operation and Maintenance (O&M) Inspection Form

Attachment I

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)

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Attachment II

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

Ho'opili Phase 13, Parcel 102 Honouliuli, Ewa, Oahu, HI	Date: Date of previous inspection:
TMK 9-1-017: 198	Inspector:
	Title:
	Phone:
	Email:

Add more sheets as necessary.

BMP No. (refer to Table 1)	ВМР Туре	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)
	and a second sec		



STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED

May 3, 2024 3:18 PM Doc No(s) A - 88890700

Doc 1 of 1 Pkg 12366479 ICL /s/ LESLIE T KOBATA REGISTRAR

LAND COURT

REGULAR SYSTEM

Return by pick-up

Case Lombardi (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813

DOCUMENT CONTAINS 20 PAGES

This Declaration of Restrictive Covenant is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU)

<u>Declaration of Restrictive Covenant</u>

(Ho'opili Phase 6 Backbone Roads)

The undersigned hereby certifies that D.R. Horton Hawaii LLC, a Delaware limited liability company, is the Declarant ("Declarant") under that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Ho'opili recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii on January 3, 2017, as Document No. T-9864231 recorded in the Land Court of the State of Hawaii ("Land Court"), as amended by that certain Supplemental Declaration of Annexation (Ho'opili) recorded in the Land Court on October 11, 2017 as Document No. T-10145148 and in the Bureau of Conveyances of the State of Hawaii ("Bureau") as Document No. A-64930547, as either or both of the foregoing instruments has been or may be amended, modified and/or supplemented (collectively "Master Declaration") affecting the hereinafter described real property located in the City and County of Honolulu, pursuant to which Declarant has reserved the rights herein exercised.

The irrigation and landscaping easements within the following road lots of Ho'opili Phase 6 ("Land"):

Easement No. (File Plan 2526)	Affected Road Lot No. (File Plan 2526)
IR-1	7
IR-2	7
IR-3	7
IR-4	7
IR-5	7
IR-6	7
IR-7	7
IR-8	7
IR-9	8
IR-10	8
IR-11	8
IR-12	8
IR-13	8
IR-14	8
IR-15	8

TAX MAP KEY No(s).: (1) 9-1-017-182 and 9-1-017-183
ADDRESS: 'Onohi'ula Street (por.) and Nana Hope Street (por.)
Ewa Beach, Hawaii 96706

Pursuant to the Master Declaration, Declarant has the reserved right to enter into any license or permit, including those permits addressing the public storm sewer system, as may be required or permitted by the Department of Planning and Permitting or other government agency, to encumber the Land and the Ho'opili Community Association ("Master Association") with the obligations thereunder arising and transfer to the Master Association any and all obligations arising under or imposed in connection with permits.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for Ho'opili Phase 6.

ON SAID PROPERTY, THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE:

- 1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", will be installed prior to permit closure;
- That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs shall be maintained and complied with by the Master Association at all times; and
- That this covenant and agreement shall run with the land and be binding upon the Master Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu.

Dated this 26th day of April , 2024.

D.R. HORTON HAWAII LLC, a Delaware limited liability company

By Vertical Construction Corporation, a Delaware corporation Its Manager

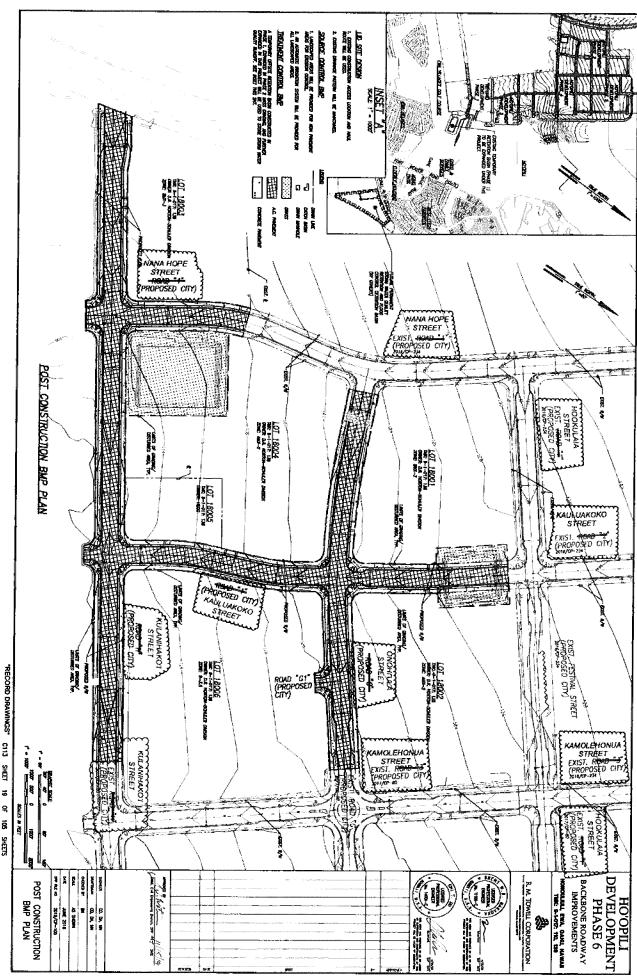
Ву____

Tracy Tonaki

Division President, Hawaii Division

STATE OF HAWAII)) SS:
CITY AND COUNTY OF HONOLULU))
On TONAKI, to me personally known, who, be executed the foregoing instrument as the free the capacity shown, having been duly authors. MAE ON THE PROPERTY OF THE PROPERTY O	, before me personally appeared TRACY eing by me duly sworn, did say that such person ee act and deed of such person, and if applicable in rized to execute such instrument in such capacity. **Death Mal Passage** Notary Public, State of Hawaii Type or print name: Colleen Mae Okashige My commission expires: 11/14/2027
OF HAMILIANIANIANIANIANIANIANIANIANIANIANIANIANI	
Date of Doc: APR 2 6 2024	# Pages: 4 (na count does not
Name of Notary: Colleen Mae Okashige	Notes: include exhibits)
Commission Expires: 11/14/2027	
One Description: BMPs Declaration (Phase 6 Bockbone Roads)	(stamp or seal)
Notary Signature First Circuit, State of Hawaii	2 6 2024 Date 2 6 2024
NOTARY CERTIFICATION	THE OF HAMIL
	WWWWWW.

EXHIBIT A Post Construction BMP "Record Drawings"



105 SHEETS

EXHIBIT B Operation and Maintenance Plan for Permanent Storm Water BMPs



Operation and Maintenance Plan For Permanent Storm Water BMPs

Ho'opili Development Phase 6 Backbone Roadway

Project Name:

Improvements

Project Location:

Honouliuli, Ewa, Oahu, Hawaii

Tax Map Key(s):

9-1-017: 110, 138

Total Project Size:

13.71 acres

City MS4 Facility(ies):

Drain Lines C, C2, C5, C6, and C8

Prepared For:

D.R. Horton Hawaii

130 Merchant Street, Suite 112

Honolulu, Hawaii 96813

(808) 521-5661

Designated Entity for Storm Water Maintenance:

D.R. Horton Hawaii (808) 521-5661

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Tahla	e 2. Inspection and Maintenance Activities	1

I. SUMMARY OF PERMANENT STORM WATER BMPS ONSITE

The following permanent storm water BMPs were installed onsite/ offsite to comply with the Rules Relating to Water Quality and are subject to the operation and maintenance requirements under the Rules. Please see **Attachment A** for a map showing the location of each BMP.

Table 1: Storm Water BMPs

Source Co	ntrol BMPs		
BMP No.	BMP Type	Size	Location
1	Landscaped Areas	0.93 ac	Within City Roads G, H, 1, 2, G1, and H2 landscape areas
2	Automatic Irrigation System	0.93 ac	Within City Roads G, H, 1, 2, G1, and H2 landscape areas
Treatment	Control BMPs		
BMP No.	BMP Type	Size	Location
3	Temporary Retention Basin	86.98 ac-ft	Offsite at end of Keahumoa Parkway (Phase 1)

II. FINANCIAL RESPONSIBILITIES

BMP's within the City roadway right-of-way consist of landscaped areas, automatic irrigation system, asphalt concrete pavement, and concrete pavement. Initial maintenance of these facilities will be the responsibility of the developer.

Upon dedication of the roadway, the asphalt concrete pavement and concrete pavement within the City roadway right-of-way will be maintained by the City using tax dollars. The developer will transfer the maintenance responsibility of the landscaped areas and automatic irrigation system to the homeowners association when one is created. Upon dedication of the roadway, the homeowners association will be obligated to maintain the grass within the landscaped areas and will have the right but not the obligation to maintain the trees within the landscaped areas.

A homeowners association will maintain the temporary retention basin. Until turned over to the homeowners association, the developer will maintain the landscape, irrigation, and temporary retention basin.

III. ROUTINE MAINTENANCE ACTIVITIES

Source control BMPs and treatment control BMPs identified in **Table 1** will be inspected and maintain in accordance with **Table 2**.

Operations and Maintenance recommendations for landscaped areas are the following:

- Do not use pesticides and fertilizers during wet weather or when rain is forecast, and minimize their use during dry weather.
- Do not blow or rake leaves, grass, or garden clippings into the street, gutter, or storm drain.
- Do not apply any chemicals (insecticide, herbicide, or fertilizer) directly to surface waters, unless the application is approved and permitted by the state.
- Dispose of grass clippings, leaves, sticks, or other collected vegetation as garbage, or by composting. Do not dispose of collected vegetation into waterways or storm drainage systems.
- Use mulch or other erosion control measures on exposed soils.
- Check irrigation schedules so pesticides will not be washed away and to minimize nonstorm water discharge.

Operation and Maintenance recommendations for automatic irrigation systems are the following:

- Inspect irrigation system periodically to ensure that the right amount of water is being applied and that excessive runoff is not occurring.
- Minimize excess watering, and repair leaks in the irrigation system as soon as they are observed.

Table 2: Inspection and Maintenance Activities

BMP Type	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
Landscaped Areas	Inspect landscaped areas for bare soil	Every two to four weeks or as needed	When bare soil areas present, landscaped area maintenance is	Mulch or sod bare soil areas.
Automatic Irrigation	Periodically inspect	Every four weeks	Where excessive runoff or leaks	Adjust water amounts
System	the irrigation	(same time as doing	are occurring, maintenance is	and repair leaks.
	system to make	maintenance on	needed.	
	sure excessive	landscaped areas)		
	runoff and leaks are			_
	not occurring.	A A A A A A A A A A A A A A A A A A A		1.
Temporary Retention	Inspect basin for	As needed after storm	When sediment build up is	Clear out sediment as
Basin	sediment build up.	event	present, basin maintenance is	needed.
			needed.	

IV. INSPECTIONS

Inspections shall be conducted according to Table 2 and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment B**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

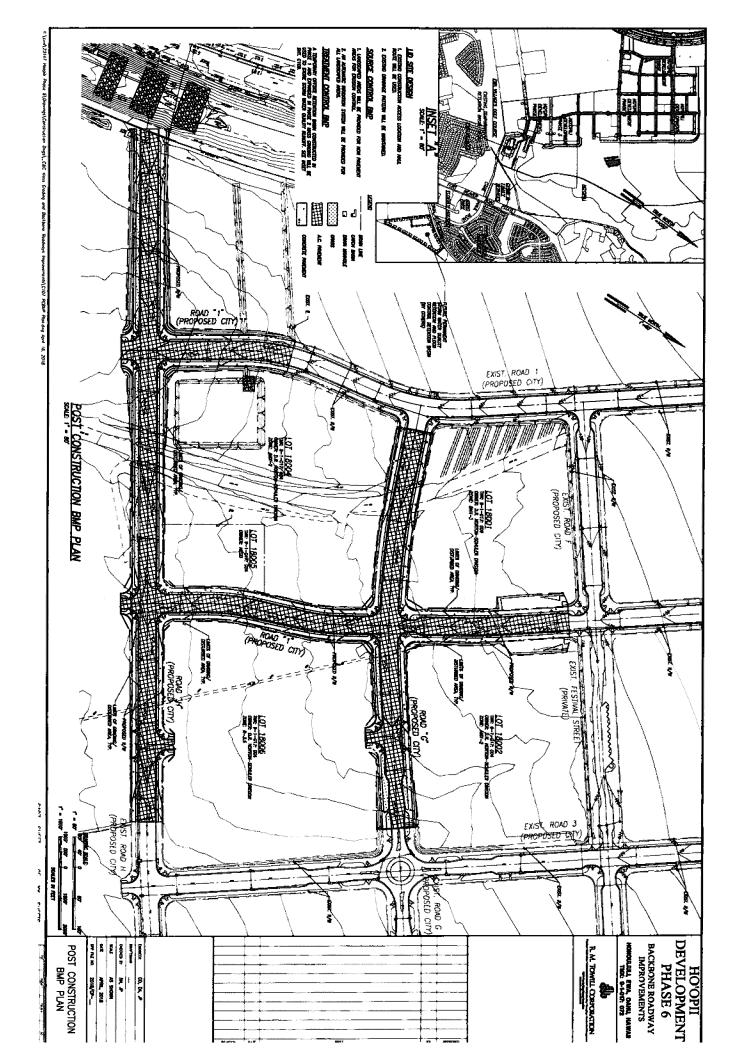
The Ho'opili Development will utilize regional storm water quality infiltration basins to satisfy water quality requirements. The regional basins treat multiple development phases. Until the regional facilities come online, temporary basins, developed per development phase will be utilized. Temporary basins will not be recorded in the State of Hawaii Land Court or Bureau of Conveyances.

Once the permanent regional basins are constructed, the DPP accepted Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the drainage connection permit (if required) and recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility maintenance (DFM).

The property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

	O&M Plan for Permanent Storm Water BMPs
ATTACHMENT	S
Attachment A - Map of Storm Water Treatment Measures	
Attachment B - Operation and Maintenance (O&M) Inspec	etion Form
-	

Attachment A - Post-Construction BMP Plan



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BACKBONE ROADWAY

	O&M Plan for Permanent Storm Water BMPs
Attachment B – Operation and Mainte	nance (O&M) Inspection Form
o'opili Development Phase 6 - 8 -	April 2024

Operation and Maintenance (O&M) Inspection Form

[Insert Project Name]	Date:
[Insert Project Location]	Date of previous inspection:
	Inspector:
	Title:
	Phone:
	Email:

Add more sheets as necessarv.

BMP No. (refer to Table 1)	ВМР Туре	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)
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STATE OF HAWAII OFFICE OF THE ASSISTANT REGISTRAR RECORDED

May 10, 2021 10:27 AM Doc No(s) T - 11452306 on Cert(s) As Listed Herein Issuance of Cert(s)

Pkg 11772648 YH

/s/ LESLIE T KOBATA ASSISTANT REGISTRAR

AFTER RECORDATION MAIL[X] PICKUP[] TO:

City and County of Honolulu
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attn: Director

764513568-P

TITLE OF DOCUMENT:

AGREEMENT REGARDING THE OPERATION AND MAINTENANCE PLAN FOR PERMANENT STORM WATER BMPS

PARTIES TO DOCUMENT:

D.R. HORTON HAWAII LLC 130 Merchant Street, Suite 112, Honolulu, Hawaii 96813

TMK Nos. (1) 9-1-017-140: 0001 through 0076

Total Pages:

AGREEMENT REGARDING THE OPERATION AND MAINTENANCE PLAN FOR PERMANENT STORM WATER BMPS

WITNESSETH

WHEREAS, pursuant to the Declaration, Declarant, on behalf of the Association of Unit Owners of 'Ilima at Ho'opili ("Association"), has the reserved right to seek or obtain certain licenses and permits from the Department of Planning and Permitting, City and County of Honolulu ("DPP") and other governmental agencies relating to the development of the Community, including, but not limited to, items that may include or address the public storm sewer system. Declarant also reserved the right, without the joinder or consent of, or notice to, the Association or any owner or their mortgagees, to (a) enter and/or to amend such license or permit as may be required or issued by DPP or other government agency or in respect of which Declarant has reserved such right in the applicable instrument, and (b) encumber the Land and the Association with the obligations thereunder arising.

WHEREAS, in consideration of the closure by DPP of a grading permit for a multi-family residential project on the Land ("Grading Permit"), and in accordance with Section 20-3-54, City and County of Honolulu Administrative Rules, Department of Planning and Permitting, Rules Relating to Water Quality, Declarant: (a) plans to certify installation of the Post Construction Best Management Practices ("BMPs") and completed on November 9, 2020; and (b) agrees to implement that certain O&M Plan (as defined below) on the Land.

NOW, THEREFORE, in furtherance thereof and in order to provide for and maintain active BMPs on the Land, Declarant agrees and hereby declares the Land is held and shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied and improved subject to the O&M Plan, as may be modified from time to time with the approval of DPP and the Association or Declarant. Any modifications to the O&M Plan shall remain on file with DPP. This Agreement shall be binding on and for the benefit of all owners of units in the Community, and all subsequent owners, lessees or occupants of all or any part of the Land and their respective heirs, executors, administrators, successors, and assigns.

1. Operation and Maintenance Plans for Permanent Storm Water BMPs. At all times during the term of this Agreement, the Land shall be improved, maintained and used in accordance with the: (i) Post Construction BMP "Record Drawings," certified to be completed on

the 9th day of November, 2020, attached hereto as Exhibit A; and (ii) Operation and Maintenance Plan for Permanent Storm Water BMPs, attached hereto as Exhibit B ("**O&M Plan**").

- 2. <u>Term.</u> This Agreement shall run with the land and be binding upon the Association and any subsequent owners of the property unless and until it is released by the Director of DPP, or its successor.
- 3. <u>Exhibits Incorporation by Reference</u>. The exhibits attached hereto are expressly incorporated herein and made a part of this Agreement, and all references to this Agreement shall include the exhibits.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has caused these presents to be duly executed the day and year first above written.

DECLARANT:

D.R. HORTON HAWAII LLC, a Delaware limited liability company

By VERTICAL CONSTRUCTION CORPORATION, a Delaware corporation lts Manager

Robert Q. Bruhl

Division President, Hawaii Division

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU) SS.)
	, before me personally appeared ROBERT Q. eing by me duly sworn or affirmed, did say that such as the free act and deed of such person in the capacity ecute such instrument in such capacity.
O TOTAR SEE	Print name: Notary Public, State of Hawaii My commission expires: 11/14/2023
Date of Doc: APR 2 2 2021 Name of Notary: College Mae Okashige Doc. Description: Agreement Re: Operation + Maintenance Pan for Permane	of title)
Storm Water BMPS (Ilina)	(stamp or seal)
The state of the s	APR 2 2 2021 MAE OR MAE
Notary Signature First Circuit, State of Hawaii	APR 2 2 2021 Date Date Date Date

EXHIBIT A "Record Drawings"

1 'Ilima at Ho'opili

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EXHIBIT B

Operation and Maintenance Plans for Permanent Storm Water BMPs

2



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name:

Ho'opili Phase 4, Parcel 16

Project Location:

Honouliuli, Ewa, Oahu, Hawaii

Tax Map Key(s):

TMK 9-1-17: Por. of 004

Total Project Size:

5.72 Acres

City MS4 Facility:

24-inch Drain Stub (Existing 24" Drain to CB #52 in Road G)

Prepared For:

D.R. Horton

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

D.R. Horton

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

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I. SUMMARY OF PERMANENT STORM WATER BMPS ONSITE

The following permanent storm water best management practices (BMPs) are being installed onsite/offsite to comply with the *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the Rules. Please see **Attachment A** for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	ntrol BMPs		
BMP No.	ВМР Туре	Size	Location (refer to Attachment A)
1	Automatic irrigation system	Refer to Landscaping Plans	Onsite
2	Stenciled storm drain inlets (DUMP NO WASTE - GOES TO OCEAN)	2" high and 1/8" thick lettering	Exposed portion of concrete drain inlet
3	Prohibition of Residential Vehicle and Equipment Washing and Cleaning		Will not be permitted onsite
4 A	Outdoor trash storage on impervious surface	784 SF	Onsite
4B	Trash dumpsters outfitted with lids	12 @ approximately 4.17' x 6.42'	Onsite
Treatment	Control BMPs		I
BMP No.	ВМР Туре	Size	Location (refer to Attachment A)
5	Ho opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)
6	Engineered Biofiltration Cells (refer to Landscaping Plans for tree selection)	9 cells (each with 36" x 36" tree grate)	Onsite

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by D.R. Horton.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water source control and treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREAS	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	Mud, ponding/standing water. mud staining on pavement. erosion/bare soil. moss or algae growth, dry or cracking soil Dead, diseased planting	 Verify if regrading of eroded areas and restoration of vegetation is needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
AUTOMATIC IRRIGATION SYSTEMS	Check for irrigation runoff, overspray and damaged irrigation spray heads Check water pressure	Monthly or as needed after heavy rain or significant foot/vehicle traffic Quarterly or as needed	 Mud, ponding, standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting Low Water Pressure, Irrigation Spray Heads not popping up or not turning on 	 Adjust irrigation spray head nozzles Adjust and track operating time at irrigation controller Repair or replace broken/damaged irrigation valves, laterals/mains, rotor/spray heads, nozzles and rotor/spray head parts Remove foreign objects in irrigation laterals/main/spray heads
STENCILED STORM DRAIN INLETS	Check drain inlets	Monthly or after heavy rain	Faded or unreadable wording Accumulation of trash, sediment, or debris	Repaint stenciled wording Remove and properly dispose sediment trash, and debris
TRASH DUMPSTERS OUTFITTED WITH LIDS	Check that dumpsters are clean and working properly	Weekly	Dumpster should not be overfilled (make sure lids can close)	Repair broken/damaged lids Fix leaks
OUTDOOR TRASH STORAGE ON IMPERVIOUS SURFACE	Check pavement in trash enclosure under dumpster	Quarterly	Cracked or worn out pavement surface	Repair method will vary depending on the nature of the damage

Table 2: Inspection and Maintenance Activities (cont.)

Treatment Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
HO'OPILI BASIN 1 (OFFSITE STORM WATER QUALITY RETENTION AND FLOOD CONTROL DETENTION)	Visual inspection	Monthly or after heavy rainfall	 Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes 	Remove and properly dispose sediment and trash, and debris Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Remove weeds, debris and trash; dispose properly Provide erosion protection to prevent future erosion of slopes
ENGINEERED BIOFILTRATION CELL	Routine visual inspection of plants, grates, mulch, vault, etc.	Monthly or as needed after heavy rainfall	 Sediment, trash, and debris accumulation Ponding of water on mulch cover Plants not growing Excessive plant growth Cracks in structure 	Remove sediment. trash and debris Replace mulch Contact landscaper or manufacturer Trim/prune plants Repair vault

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment C**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

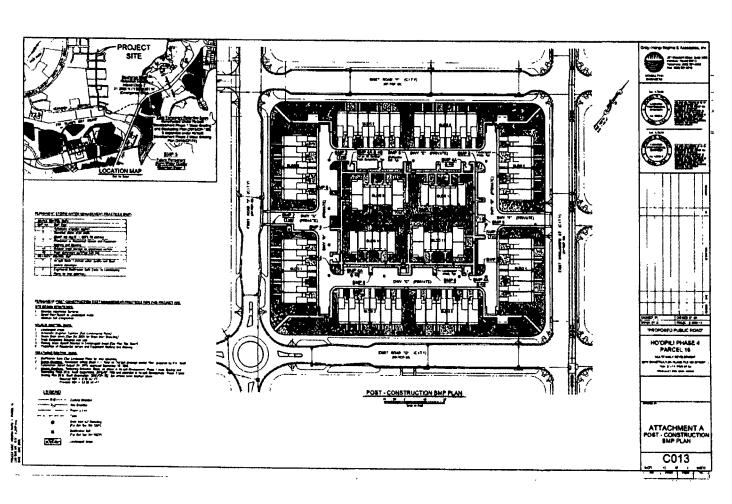
V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted the Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the drainage connection permit (if required) and recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

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	ATTACHMENTS	
Attachment A	- Map of Storm Water Treatment Measures (Post-Construction B	MP Plan)
	- Manufacturer's Maintenance Guidelines	
Attachment C -	- Sample Operation and Maintenance (O&M) Inspection Form	
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wich	O&M Plan for Permanent Storm Water BMPs
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	Attachment A
	Map of Storm Water Treatment Measures
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Attachment B

Manufacturer's Maintenance Guidelines

AUTOMATIC IRRIGATION SYSTEM

https://www.hunterindustries.com/videos/hunter-spray-adjustments-and-maintenance

ENGINEERED BIOFILTRATION SYSTEM

(Filterra Bioretention System)
http://www.conteches.com/Products/Stormwater-Management/Biofiltration-Bioretention/Filterra#8830658-technical-info

Filterra Owner's Manual







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Routine Maintenance Guidelines	
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Enclosed

Local Area Filterra Plant List



Introduction

Thank you for your purchase of the Filterra` Bioretention System. Filterra is a specially engineered stormwater treatment system incorporating high performance biofiltration media to remove pollutants from stormwater runoff. The system's biota (vegetation and soil microorganisms) then further breakdown and absorb captured pollutants. All components of the system work together to provide a sustainable long-term solution for treating stormwater runoff.

The Filterra system has been delivered to you with protection in place to resist intrusion of construction related sediment which can contaminate the biofiltration media and result in inadequate system performance. These protection devices are intended as a best practice and cannot fully prevent contamination. It is the purchaser's responsibility to provide adequate measures to prevent construction related runoff from entering the Filterra system.

Included with your purchase is Activation of the Filterra system by the manufacturer as well as a 1-year warranty from delivery of the system and 1-year of routine maintenance (mulch replacement, debris removal, and pruning of vegetation) up to twice during the first year after activation.

Design and Installation

Each project presents different scopes for the use of Filterra systems. Information and help may be provided to the design engineer during the planning process. Correct Filterra box sizing (by rainfall region) is essential to predict pollutant removal rates for a given area. The engineer shall submit calculations for approval by the local jurisdiction. The contractor is responsible for the correct installation of Filterra units as shown in approved plans. A comprehensive installation manual is available at www.ContechES.com

Activation Overview

Activation of the Filterra system is a procedure completed by the manufacturer to place the system into working condition. This involves the following items:

- Removal of construction runoff protection devices
- Planting of the system's vegetation
- Placement of pretreatment mulch layer using mulch certified for use in Filterra systems

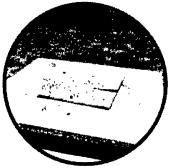
Activation MUST be provided by the manufacturer to ensure proper site conditions are met for Activation, proper installation of the vegetation, and use of pretreatment mulch certified for use in Filterra systems



Minimum Requirements

The minimum requirements for Filterra Activation are as follows:

1. The site landscaping must be fully stabilized, i.e. full landscaping installed and some grass cover (not just straw and seed) is required to reduce sediment transport. Construction debris and materials should be removed from surrounding area.



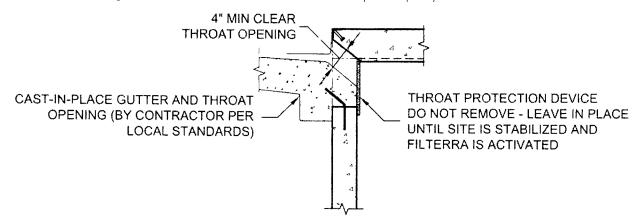


2. Final paving must be completed. Final paving ensures that paving materials will not enter and contaminate the Filterra system during the paving process, and that the plant will receive runoff from the drainage area, assisting with plant survival for the Filterra system





3 Filterra throat opening should be at least 4" in order to ensure adequate capacity for inflow and debris.



An Activation Checklist is included on page 12 to ensure proper conditions are met for Contech to perform the Activation services. A charge of \$500.00 will be invoiced for each Activation visit requested by Customer where Contech determines that the site does not meet the conditions required for Activation.

Filterra Plant Selection Overview

A Plant List has been enclosed with this packet highlighting recommended plants for Filterra systems in your area. Keep in mind that plants are subject to availability due to seasonality and required minimum size for the Filterra system. Plants installed in the Filterra system are container plants (max 15 gallon) from nursery stock and will be immature in height and spread at Activation.

It is the responsibility of the owner to provide adequate irrigation when necessary to the plant of the Filterra system.

The "Planting Requirements for Filterra Systems" document is included as an appendix and discusses proper selection and care of the plants within Filterra systems.

Warranty Overview

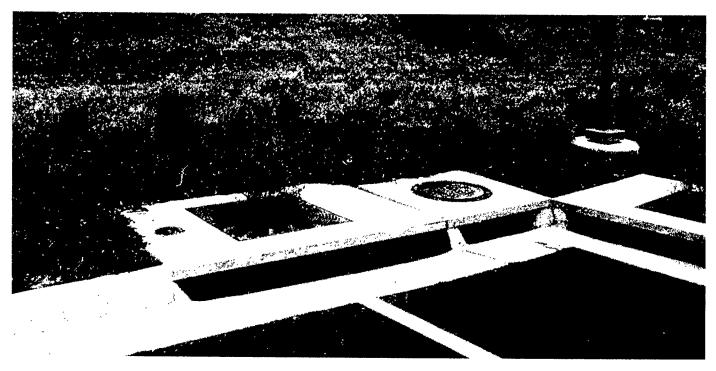
Refer to the Contech Engineered Solutions LLC Stormwater Treatment System LIMITED WARRANTY for further information. The following conditions may void the Filterra system's warranty and waive the manufacturer provided Activation and Maintenance services:

- Unauthorized activation or performance of any of the items listed in the activation overview
- Any tampering, modifications or damage to the Filterra system or runoff protection devices
- Removal of any Filterra system components
- Failure to prevent construction related runoff from entering the Filterra system
- Failure to properly store and protect any Filterra components (including media and underdrain stone) that may be shipped separately from the vault

Routine Maintenance Guidelines

With proper routine maintenance, the biofiltration media within the Filterra system should last as long as traditional bioretention media. Routine maintenance is included by the manufacturer on all Filterra systems for the first year after activation. This includes a maximum of 2 visits to remove debris, replace pretreatment mulch, and prune the vegetation. More information is provided in the Operations and Maintenance Guidelines. Some Filterra systems also contain pretreatment or outlet bays. Depending on site pollutant loading, these bays may require periodic removal of debris, however this is not included in the first year of maintenance, and would likely not be required within the first year of operation.

These services, as well as routine maintenance outside of the included first year, can be provided by certified maintenance providers listed on the Contech website. Training can also be provided to other stormwater maintenance or landscape providers.



Why Maintain?

All stormwater treatment systems require maintenance for effective operation. This necessity is often incorporated in your property's permitting process as a legally binding BMP maintenance agreement. Other reasons to maintain are:

- Avoiding legal challenges from your jurisdiction's maintenance enforcement program
- Prolonging the expected lifespan of your Filterra media.
- · Avoiding more costly media replacement
- Helping reduce pollutant loads leaving your property.

Simple maintenance of the Filterra is required to continue effective pollutant removal from stormwater runoff before discharge into downstream waters. This procedure will also extend the longevity of the living biofilter system. The unit will recycle and accumulate pollutants within the biomass, but is also subjected to other materials entering the inlet. This may include trash, silt and leaves etc. which will be contained above the mulch layer. Too much silt may inhibit the Filterra's flow rate, which is the reason for site stabilization before activation. Regular replacement of the mulch stops accumulation of such sediment.

When to Maintain?

Contech includes a 1-year maintenance plan with each system purchase. Annual included maintenance consists of a maximum of Iwo (2) scheduled visits. Additional maintenance may be necessary depending on sediment and trash loading (by Owner or at additional cost). The start of the maintenance plan begins when the system is activated.

Maintenance visits are scheduled seasonally; the spring visit aims to clean up after winter loads including salts and sands while the fall visit helps the system by removing excessive leaf litter.

It has been found that in regions which receive between 30-50 inches of annual rainfall, (2) two visits are generally required, regions with less rainfall often only require (1) one visit per annum. Varying land uses can affect maintenance frequency; e.g. some fast food restaurants require more frequent trash removal. Contributing drainage areas which are subject to new development wherein the recommended erosion and sediment control measures have not been implemented may require additional maintenance visits.

Some sites may be subjected to extreme sediment or trash loads, requiring more frequent maintenance visits. This is the reason for detailed notes of maintenance actions per unit, helping the Supplier and Owner predict future maintenance frequencies, reflecting individual site conditions.

Owners must promptly notify the (maintenance) Supplier of any damage to the plant(s), which constitute(s) an integral part of the bioretention technology. Owners should also advise other landscape or maintenance contractors to leave all maintenance to the Supplier (i.e. no pruning or fertilizing) during the first year.



Exclusion of Services

Clean up due to major contamination such as oils, chemicals, toxic spills, etc. will result in additional costs and are not covered under the Supplier maintenance contract. Should a major contamination event occur the Owner must block off the outlet pipe of the Filterra (where the cleaned runoff drains to, such as drop inlet) and block off the throat of the Filterra. The Supplier should be informed immediately.

Maintenance Visit Summary

Each maintenance visit consists of the following simple tasks (detailed instructions below).

- 1. Inspection of Filterra and surrounding area
- 2. Removal of tree grate and erosion control stones
- 3. Removal of debris, trash and mulch
- 4. Mulch replacement
- 5. Plant health evaluation and pruning or replacement as necessary
- 6. Clean area around Filterra
- 7. Complete paperwork

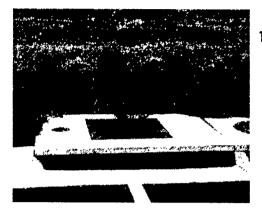
Maintenance Tools, Safety Equipment and Supplies

Ideal tools include: camera, bucket, shovel, broom, pruners, hoe/rake, and tape measure. Appropriate Personal Protective Equipment (PPE) should be used in accordance with local or company procedures. This may include impervious gloves where the type of trash is unknown, high visibility clothing and barricades when working in close proximity to traffic and also safety hats and shoes. A T-Bar or crowbar should be used for moving the tree grates (up to 170 lbs ea.). Most visits require minor trash removal and a full replacement of mulch. See below for actual number of bagged mulch that is required in each media bay size. Mulch should be a double shredded, hardwood variety. Some visits may require additional Filterra engineered soil media available from the Supplier.

Box Length	Box Width	Filter Surface Area (ft.)	Volume at 3" (lt-)	# of 2 ft: Mulch Bugs
4	4	16	4	2
6	4	24	6	3
8	4	32	8	4
6	6	36	9	5
8	6	48	12	6
10	6	60	15	8
12	6	72	18	9
13	7	91	23	12

Maintenance Visit Procedure

Keep sufficient documentation of maintenance actions to predict location specific maintenance frequencies and needs. An example Maintenance Report is included in this manual



1. Inspection of Filterra and surrounding area

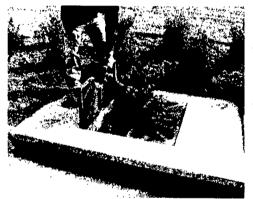
• Record individual unit before maintenance with photograph (numbered).

Record on Maintenance Report (see example in this document) the following:

Record on Maintenance Report the following:

Standing Water	yes no
Damage to Box Structure	yes no
Damage to Grate	yes no
ls Bypass Clear	yes no

If yes answered to any of these observations, record with close-up photograph (numbered).



2. Removal of tree grate and erosion control stones

- Remove cast Iron grates for access into Filterra box
- Dig out silt (if any) and mulch and remove trash & foreign items.

3. Removal of debris, trash and mulch

Record on Maintenance Report the following:

Silt/Clay	yes no
Cups/ Bags	yes no
Leaves	yes no
Buckets Removed	



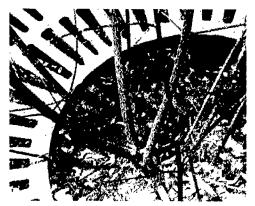
After removal of mulch and debris, measure distance from the top of the
Filterra engineered media soil to the top of the top slab. Compare the
measured distance to the distance shown on the approved Contract Drawings
for the system. Add Filterra media (not top soil or other) to bring media up as
needed to distance indicated on drawings.

Record on Maintenance Report the following.	
Distance to Top of Top Slab (inches) Inches of Media Added	



4. Mulch replacement

- Add double shredded mulch evenly across the entire unit to a depth of 3".
- Refer to Filterra Mulch Specifications for information on acceptable sources.
- Ensure correct repositioning of erosion control stones by the Filterra inlet to allow for entry of trash during a storm event.
- Replace Filterra grates correctly using appropriate lifting or moving tools, taking care not to damage the plant.

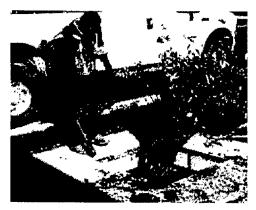


5. Plant health evaluation and pruning or replacement as necessary

- Examine the plant's health and replace if necessary.
- Prune as necessary to encourage growth in the correct directions

Record on Maintenance Report the following:

Height above Grate	(ft)
Width at Widest Point	(ft)
Health	healthy unhealthy
Damage to Plant	yes no
Plant Replaced	yes no



6. Clean area around Filterra

• Clean area around unit and remove all refuse to be disposed of appropriately



7. Complete paperwork

- Deliver Maintenance Report and photographs to appropriate location (normally Contech during maintenance contract period).
- Some jurisdictions may require submission of maintenance reports in accordance with approvals. It is the responsibility of the Owner to comply with local regulations.

Maintenance Checklist

Drainage System Failure	Problem	Conditions to Check	Condition that Should Exist	Actions
Inlet	Excessive sediment or trash accumulation.	Accumulated sediments or trash impair free flow of water into Filterra.	Inlet should be free of obstructions allowing free distributed flow of water into Filterra.	Sediments and/or trash should be removed.
Mulch Cover	Trash and floatable debris accumulation.	Excessive trash and/or debris accumulation.	Minimal trash or other debris on mulch cover.	Trash and debris should be removed and mulch cover raked level. Ensure bark nugget mulch is not used.
Mulch Cover	"Ponding" of water on mulch cover.	"Ponding" in unit could be indicative of clogging due to excessive fine sediment accumulation or spill of petroleum oils.	Stormwater should drain freely and evenly through mulch cover.	Recommend contact manufacturer and replace mulch as a minimum.
Vegetation	Plants not growing or in poor condition.	Soil/mulch too wet, evidence of spill. Incorrect plant selection. Pest infestation. Vandalism to plants.	Plants should be healthy and pest free.	Contact manufacturer for advice
Vegetation	Plant growth excessive.	Plants should be appropriate to the species and location of Filterra.		Trim/prune plants in accordance with typical landscaping and safety needs.
Structure	Structure has visible cracks.	Cracks wider than 1/2 inch or evidence of soil particles entering the structure through the cracks.		Vault should be repaired.

Filterra Inspection & Maintenance Log

Filterra System Size/Model: ______Location: ______

Date	Mulch & Debus Removed	Depth of Mulch Added	Mul-h Brand	Height of Vegetation Above Grate	Vegetation Species	Issues with System	Comments
1/1/17	5 – 5 gal Buckets	3″	Lowe's Premium Brown Mulch	4'	Galaxy Magnolia	- Standing water in downstream structure	- Removed blockage in downstream structure
							· · · · · · · · · · · · · · · · · · ·
							· · · · · · · · · · · · · · · · · · ·

Appendix 1 - Filterra® Activation Checklist



none/Em	mum from The Ope Mease Min.	date this roat ening ures 4" Height Yes No Yes No	Plant Specie. Requested
ruction rials / Debris roved Yes No Yes No Yes No Yes No Yes	Meas Min.	roat ening ures 4" Height Yes No Yes No	form is submitted
ruction rials / Debris roved Yes No Yes No Yes	Meas Min.	roat ening ures 4" Height Yes No Yes No	Plant Specie
Yes No Yes No Yes No Yes No Yes No Yes	Meas Min.	yes No Yes No Yes	
No Yes No Yes No Yes		Yes No Yes	
Yes No Yes No Yes		Yes No Yes	
No Yes No Yes		No Yes	
Yes No Yes		Yes	
No Yes			
Yes		No	
	_		1
No	1	Yes	
		No	
Yes		Yes	
No		No	
Yes		Yes	
No		No	
Yes		Yes	
No		No	
Yes		Yes	
No		No	
Yes		Yes	
No		l No	
	Yes No Yes No Yes No Custon	Yes	Yes Yes No No Yes Yes No No Yes Yes

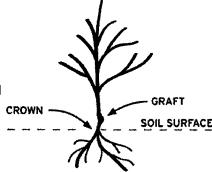
Appendix 2 – Planting Requirements for Filterra® Systems

Plant Material Selection

- Select plant(s) as specified in the engineering plans and specifications.
- Select plant(s) with full root development but not to the point where root bound.
- Use local nursery container plants only. Ball and burlapped plants are not permitted.
- For precast Filterra systems with a tree grate, plant(s) must not have scaffold limbs at least 14 inches from the crown due to spacing between the top of the mulch and the tree grate. Lower branches can be pruned away provided there are sufficient scaffold branches for tree or shrub development.
- For precast Filterra systems with a tree grate, at the time of installation, it is required that plant(s) must be at least 6" above the tree grate opening at installation for all Filterra configurations. This DOES NOT apply to Full Grate Cover designs.
- Plant(s) shall not have a mature height greater than 25 feet.
- For standard 21" media depth, a 7 15 gallon container size shall be used. Media less than 21" (Filterra boxes only) will require smaller container plants.
- For precast Filterra systems, plant(s) should have a single trunk at installation, and pruning may be necessary at activation and maintenance for some of the faster growing species, or species known to produce basal sprouts.

Plant Installation

- During transport protect the plant leaves from wind and excessive jostling.
- Prior to removing the plant(s) from the container, ensure the soil moisture is sufficient to maintain the integrity of the root ball. If needed, pre-wet the container plant.
- Cut away any roots which are growing out of the container drain holes. Plants with excessive root growth from the drain holes should be rejected.
- Plant(s) should be carefully removed from the pot by gently pounding on the sides of the container with the fist to loosen root ball. Then carefully slide out. Do not lift plant(s) by trunk as this can break roots and cause soil to fall off. Extract the root ball in a horizontal position and support it to prevent it from breaking apart. Alternatively the pot can be cut away to minimize root ball disturbance.
- Remove any excess soil from above the root flare after removing plant(s) from container.
- Excavate a hole with a diameter 4" greater than the root ball, gently place the plant(s).
- If plant(s) have any circling roots from being pot bound, gently tease them loose without breaking them.
- If root ball has a root mat on the bottom, it should be shaved off with a knife just above the mat line.
- Plant the tree/shrub/grass with the top of the root ball 1" above surrounding media to allow for settling.
- All plants should have the main stem centered in the tree grate (where applicable) upon completion of installation.
- With all trees/shrubs, remove dead, diseased, crossed/rubbing, sharply crotched branches or branches growing excessively
 long or in wrong direction compared to majority of branches.
- To prevent transplant shock (especially if planting takes place in the hot season), it may be necessary to prune some of the foliage to compensate for reduced root uptake capacity. This is accomplished by pruning away some of the smaller secondary branches or a main scaffold branch if there are too many. Too much foliage relative to the root ball can dehydrate and damage the plant.
- Plant staking may be required.



Mulch Installation

- Only mulch that has been meeting Contech Engineered Solutions' mulch specifications can be used in the Filterra system.
- Mulch must be applied to a depth of 3" evenly over the surface of the media.

Irrigation Requirements

- Each Filterra system must receive adequate irrigation to ensure survival of the living system during periods of drier weather
- Irrigation sources include rainfall runoff from downspouts and/or gutter flow, applied water through the tree grate or in some cases from an irrigation system with emitters installed during construction.
- At Activation: Apply about one (cool climates) to two (warm climates) gallons of water per inch of trunk diameter over the
 root ball.
- During Establishment: In common with all plants, each Filterra plant will require more frequent watering during the establishment period. One inch of applied water per week for the first three months is recommended for cooler climates (2 to 3 inches for warmer climates). If the system is receiving rainfall runoff from the drainage area, then irrigation may not be needed. Inspection of the soil moisture content can be evaluated by gently brushing aside the mulch layer and feeling the soil. Be sure to replace the mulch when the assessment is complete. Irrigate as needed**.
- Established Plants: Established plants have fully developed root systems and can access the entire water column in the media. Therefore irrigation is less frequent but requires more applied water when performed. For a mature system assume 3.5 inches of available water within the media matrix. Irrigation demand can be estimated as 1" of irrigation demand per week. Therefore if dry periods exceed 3 weeks, irrigation may be required. It is also important to recognize that plants which are exposed to windy areas and reflected heat from paved surfaces may need more frequent irrigation. Long term care should develop a history which is more site specific.

** Five gallons per square yard approximates 1 inch of water Therefore for a 6' by 6' Filterra approximately 20-60 gallons of water is needed. To ensure even distribution of water it needs to be evenly sprinkled over the entire surface of the filter bed, with special attention to make sure the root ball is completely wetted. NOTE: if needed, measure the time it takes to fill a five gallon bucket to estimate the applied water flow rate then calculate the time needed to irrigate the Filterra. For example, if the flow rate of the sprinkler is 5 gallons/minute then it would take 12 minutes to irrigate a 6' by 6' filter.



A 0. 1.	Diam	fan Da		C+	Water BMP	
OXIV.	ırını	IOI P	manent	200LW	Water BMP	s

Attachment C

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

Ho'opili Phase 4, Parcel 16 Honouliuli, Ewa, Oahu, HI TMK 9-1-017: Por. of 004	Date: Date of previous inspection:
TWIR 9-1-017. 1 01. 01 004	Inspector: Title:
	Phone:
	Email:

Add more sheets as necessary,

BMP No. (refer to Table 1)	ВМР Туре	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)
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			. W. at 1000 - 2000 - 2000
		<u>L</u>	•

SCHEDULE OF CERTIFICATES OF TITLE

SCHEDULE OF CERTIFICATES OF TITLE

Ilima at Ho'opili Land Court Condominium Map No. 2444

List of Current Transfer Certificate of Title Numbers

<u>Unit No.</u>	TCT No.
101	1,195,010
102	1,193,564
103	1,193,325
104	1,192,678
105	1,192,689
106	1,192,771
201	1,190,568
202	1,192,336
203	1,192,172
204	1,195,468
205	1,192,154
206	1,190,902
301	1,188,807
302	1,188,804
303	1,189,121
304	1,189,027
305	1,188,974
306	1,200,208
401	1,188,686
402	1,212,833
403	1,188,302
404	1,212,159
405	1,188,498
406	1,188,805
501	1,196,932
502	1,193,891

<u>Unit No.</u>	TCT No.
503	1,194,125
504	1,194,115
505	1,194,119
506	1,201,155
601	1,196,338
602	1,197,023
603	1,200,220
604	1,198,018
605	1,200,209
606	1,196,222
701	1,198,224
702	1,199,386
703	1,198,749
704	1,199,385
705	1,198,654
706	1,198,422
801	1,198,644
802	1,200,361
803	1,199,326
804	1,203,602
805	1,198,425
806	1,198,645
901	1,197,007
902	1,196,974
903	1,197,520
904	1,199,312

Unit No.	TCT No.
905	1,198,118
906	1,198,133
907	1,199,242
908	1,197,016
1001	1,202,518
1002	1,194,055
1003	1,192,249
1004	1,191,380
1005	1,191,523
1006	1,191,517
1101	1,189,360
1102	1,191,823
1103	1,189,835
1104	1,189,930
1105	1,189,608
1106	1,189,275
1107	1,190,967
1108	1,189,276
1201	1,193,805
1202	1,193,841
1203	1,195,556
1204	1,193,327
1205	1,193,291
1206	1,195,549



STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED

February 25, 2022 8:01 AM Doc No(s) A - 80910435

Doc 1 of 1 Pkg 11971785 TAW /s/ LESLIE T KOBATA REGISTRAR

Return by Mail (x) Pickup () to:

Case Lombardi & Pettit (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813

6511000363

TMK Nos. (1) 9-1-017-179 (CPR Nos. 1 – 88, incl.)

Total Pages: <u>3</u> 2

AFFIDAVIT

(Hinahina at Ho'opili Phase 6/Parcel 12 – Storm Water Plan)

This affidavit is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

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

AFFIDAVIT (Hinahina at Ho'opili Phase 6/Parcel 12 – Storm Water Plan)

A. The undersigned hereby certifies that I am the City Manager, Hawaii Division of Vertical Construction Corporation, Manager of D.R. Horton Hawaii LLC, the Declarant ("**Declarant**") under that certain Amended and Restated Declaration of Condominium Property Regime of Hinahina at Ho'opili Condominium Map No. 6088 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-75850652 ("**Declaration**").

TAX MAP KEY:

(1) 9-1-017-179 (CPR Nos. 1 – 88, incl.)

ADDRESS:

Nana Hope Street

Ewa Beach, Hawaii 96706

B. Pursuant to the Declaration, Declarant, on behalf of the Association of Unit Owners of Hinahina at Ho'opili ("Association"), has the reserved right to seek or obtain certain licenses and permits from the Department of Planning and Permitting, City and County of Honolulu ("DPP") and other governmental agencies relating to the development of the Community, including, but not limited to, items that may include or address the public storm sewer system. Declarant also reserved the right, without the joinder or consent of, or notice to, the Association or any owner or their mortgagees, to (a) enter and/or to amend such license or permit as may be required or issued by DPP or other government agency or in respect of which Declarant has reserved such right in the applicable instrument, and (b) encumber the Land and the Association with the obligations thereunder arising.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for a(n) Ho'opili Phase 6/Parcel 12.

ON SAID PROPERTY, THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE:

- 1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", was certified to be completed on the 25th day of October, 2021;
- 2. That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs, shall be maintained and complied with by the Association at all times:

3. That this covenant and agreement shall run. Association and any subsequent owners of the pro- Director of the Department of Planning and Permittir	pperty unless and until it is released by the
4. The terms of this instrument shall automatic within the Community to the State of Hawaii or any o	
Executed and dated this 16th day individually, but solely as City Manager, Hawaii Di Manager of D.R. Horton Hawaii LLC, Declarant.	of <u>February</u> , 20 <u>11</u> , not vision of Vertical Construction Corporation,
Tracy T	dnaki
	WIND WAE OF THE
Subscribed to and sworn before me this 16th day of February , 2022.	
Notary Public, State of Hawaii College Mag Okashing	TO STANISH
Type or print name: My commission expires: 11/14/2023	
Date of Doc: FEB 1 6 2022	#Pages: 2 / na Aquat does
Name of Notary: Colleen Mae Okashige	Notes: not include whibits)
Doc. Description: Affidavit (Hirahing	1101 Trecode Milinia
Storm water plan)	MAE OF THE
	(stamp or seal)
Collen Mac Oposhye	
Notary Signature Date	The second of th
First Circuit, State of Hawaii	OF THE PERSON OF
NOTARY CERTIFICATION	

EXHIBIT A (Post Construction BMP "Record Drawings")

RECORD DRAWINGS

EXHIBIT B (Operation and Maintenance Plan for Permanent Storm Water BMPs)



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name:

Ho'opili Phase 6, Parcel 12

Project Location:

Honouliuli, Ewa, Oahu, Hawaii

Tax Map Key(s):

TMK 9-1-017: 138

Total Project Size:

6.4 Acres

City MS4 Facility:

30-inch Drain Stub (Existing 30" Drain to CB #12 in Road H)

Prepared For:

D.R. Horton

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

D.R. Horton

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Table of Contents

I.	Summary of Permanent Storm Water BMPs Onsite	2
II.	Financial Responsibilities	2
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v.	Recordation of the O&M Plan and Revisions	
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	Attachment B	
	Attachment C	. 9
	List of Tables	
Table	1: Storm Water BMPs	. 2
	2: Inspection and Maintenance Activities	

I. SUMMARY OF PERMANENT STORM WATER BMPS ONSITE

The following permanent storm water best management practices (BMPs) are being installed onsite/offsite to comply with the *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the Rules. Please see **Attachment A** for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	Source Control BMPs						
BMP No.	BMP Type	Size	Location (refer to Attachment A)				
1	Landscaped areas	3.4 acres	Onsite				
2	Automatic irrigation system	Refer to Landscaping Plans	Onsite				
3	Stenciled storm drain inlets (DUMP NO WASTE - GOES TO OCEAN) and storm drain marker	Stencil is 2" high and 1/8" thick lettering. Storm drain marker is approved 4" stainless steel discs.	Stencil is located on the exposed portion of concrete drain inlet. Storm drain marker is affixed on drain inlet.				
4	Prohibition of Residential Vehicle and Equipment Washing and Cleaning		Will not be permitted onsite				
5A	Outdoor trash storage on impervious surface	1,175 SF	Onsite				
5B	Trash dumpsters outfitted with lids	15 @ approximately 4.17' x 6.42'	Onsite				
Treatment	Control BMPs						
BMP No.	BMP Type	Size	Location (refer to Attachment A)				
6	Ho'opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)				
7	Hydrodynamic Separator (1)	6-foot diameter (Hydro International FD-6HC)	Onsite				

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by D.R. Horton.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water source control and treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREAS	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting	 Verify if regrading of eroded areas and/or restoration of vegetation are needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
AUTOMATIC IRRIGATION SYSTEMS	Check for irrigation runoff, overspray and damaged irrigation spray heads Check water pressure	Monthly or as needed after heavy rain or significant foot/vehicle traffic Quarterly or as needed	 Mud, ponding, standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting Low Water Pressure, Irrigation Spray Heads not popping up or not turning on 	 Adjust irrigation spray head nozzles Adjust and track operating time at irrigation controller Repair or replace broken/damaged irrigation valves, laterals/mains, rotor/spray heads, nozzles and rotor/spray head parts Remove foreign objects in irrigation laterals/main/spray heads
STENCILED STORM DRAIN INLETS AND STORM DRAIN MARKERS	Check drain inlets	Monthly or after heavy rain	 Faded or unreadable wording Accumulation of trash, sediment, or debris Damaged markers Loose mounting 	 Repaint stenciled wording Repair or replace storm drain marker Remove and properly dispose sediment, trash, and debris
TRASH DUMPSTERS OUTFITTED WITH LIDS	Check that dumpsters are clean and working properly	Weekly	Dumpster should not be overfilled (confirm that lids can be closed)	Repair broken/damaged lids Repair leaks
OUTDOOR TRASH STORAGE ON IMPERVIOUS SURFACE	Check pavement in trash enclosure under dumpster	Quarterly	Cracked or worn out pavement surface	Repair method will vary depending on the nature of the damage

Table 2: Inspection and Maintenance Activities (cont.)

Treatment Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
Ho'opili Basin 1 (Offsite Storm Water Quality Retention and Flood Control DETENTION)	Visual inspection	Monthly or after heavy rainfall	 Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes 	Remove and properly dispose sediment and, trash, and debris Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Remove weeds, debris, and trash; dispose properly Provide erosion protection to prevent future erosion of slopes
HYDRODYNAMIC SEPARATOR	Routine visual inspection of inlet, screen, separation chamber, etc.	Minimum Quarterly Or as needed after heavy rainfall Annual maintenance	 Blockages or obstructions in inlet and separation screen Accumulation of hydrocarbons, trash and sediment Clean when level of sediment reaches 75% capacity 	Remove sediment, trash and debris Refer to manufacturer's cleaning instructions

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment C**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted the Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) and shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the drainage connection permit (if required) and recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

ATTACHMENTS

Attachment A - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)

Attachment B - Manufacturer's Maintenance Guidelines

Attachment C - Sample Operation and Maintenance (O&M) Inspection Form

Attachment A

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)

Attachment B

Manufacturer's Maintenance Guidelines

AUTOMATIC IRRIGATION SYSTEM https://www.hunterindustries.com/videos/hunter-spray-adjustments-and-maintenance

HYDRODYNAMIC SEPARATOR https://www.hydro-int.com/en/products/first-defense

IRRIGATION MAINTENANCE GUIDELINES

Brownlie & Lee Landscape Architects 201 Merchant Street, Suite 1930 Honolulu, Hawaii

August, 2019

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INTRODUCTION

A regular program of irrigation maintenance is vital to the short- and long-term health and appearance of the landscaped areas. Such a program must be tailored to the specific requirements of the landscaping. The foundation for a solid maintenance program is built upon an understanding of the original design intent, knowledge of the physical requirements of the plant materials installed, as well as any limitations of the site. These guidelines are only intended to provide the landscape maintenance contractor with a general working knowledge of typical irrigation program elements and common landscape maintenance issues.

Please refer to the irrigation plans and project specifications for the specific types and locations of plants and other landscape materials.

WATERING

It is generally better to irrigate deeply and evenly to encourage deep, hardy root growth and to assist in the establishment of the planting. The frequency and duration of irrigation should take into consideration the amount of natural rainfall, the type of plants and underlying soil, and the usual levels of sunlight, wind, temperature and humidity. Irrigation should be limited to 2 to 3 days per week for established planting with multiple applications on those nights if required to prevent runoff and ponding. New planting or plants with high irrigation requirements may require more frequent or even daily irrigation. To minimize water loss due to evaporation and wind drift, irrigation systems should be operated at night or in the early morning, approximately 2:00 a.m. to 8:00 a.m.

The irrigation system includes an irrigation controller. Refer to original construction documents for specific locations. The systems were designed to thoroughly irrigate the plants from their installation through full maturity. Generally, the irrigation controllers require adjustment as the plants mature. Well established plants typically require less watering than newly planted plant materials. The irrigation controllers also need periodic adjustment to accommodate the changing growing conditions and seasons. Currently, several areas must be watered by hand or manually operated irrigation systems. If possible, these areas should be converted to automatic irrigation coverage.

Irrigation heads should be checked regularly, cleaned, adjusted and replaced if necessary. The direction of spray can be adjusted by merely turning the irrigation head slightly. On rotor heads, adjust the arc pattern set screw. If the arc pattern on a spray head is unsatisfactory, check the nozzle to ensure that it is clean and that the correct nozzle is installed. The radius can be regulated by turning the small screw at the top of the irrigation head.

High pop-up irrigation heads shall be installed in all ground cover areas unless otherwise directed or indicated on the construction drawings. If the ground covers are maintained at a consistent height of 6-inches or lower, then 6-inch pop-up irrigation heads may be used. In high ground cover areas, shrub heads on fixed risers or high pop-up heads will be required. Irrigation heads shall be kept to the minimum necessary height to minimize wind drift. All lawn areas shall be watered with 4-inch pop-up irrigation heads.

APPENDIX "A"

IRRIGATION MAINTENANCE SPECIFICATION

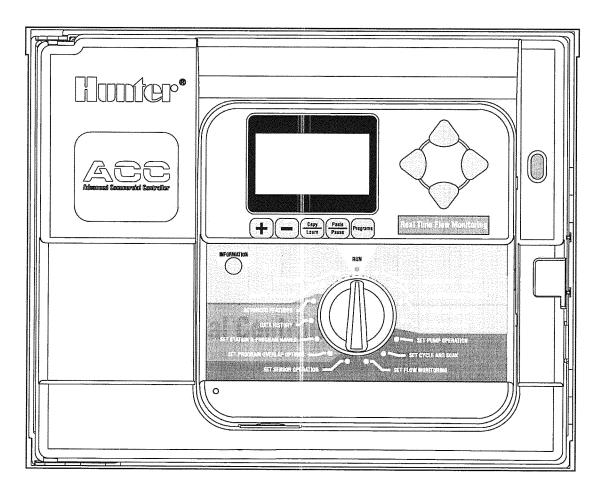
MAINTENANCE OF IRRIGATION SYSTEM

- A. Provide a weekly irrigation maintenance inspection to ensure adequate coverage and even distribution of water in planting areas. Clean and adjust equipment as necessary.
- B. Adjust the location, arc and radius of irrigation heads as required to eliminate dry areas and to minimize overspray.
- C. All replacement equipment shall be the same manufacturer and model number as original equipment, unless otherwise approved or directed by the management office.
- D. Check seals in irrigation head assemblies for water leakage weekly.
- E. Repair or replace defective or vandalized equipment immediately. Any damage to irrigation system resulting from Contractor's operations shall be repaired at Contractor's expense. All other repair or replacement work shall be at the Owner's expense unless covered by Warranty. Obtain approval from the management office prior to proceeding with any work involving additional expense to the Owner.
- F. Installation of the materials and workmanship shall conform to the manufacturer's recommendations.
- G. Maintain irrigation heads and valve boxes plumb and at the proper and uniform height above finish grade.
- H. Clean and inspect all valves and valve boxes weekly for leaks.
 - 1. Remove all debris from within valve box.
 - 2. Check control wires and connectors for any breaks or other signs of damage. Neatly coil wires within valve box.
 - 3. Broadcast an insecticide (granular) within bottom of each box to prevent nesting of insects. Apply as recommended by manufacturer.
 - 4. Inspect electric valve solenoids for signs of corrosion and replace if defective. Verify solenoid operation by activating valve from irrigation controller.
 - 5. Set electric valve flow control stem to provide proper flow to irrigation heads downstream of valve.

- I. Adjust riser heights as necessary to clear foliage. Trim planting to minimize obstruction of spray pattern without defacing planting or compromising landscape aesthetics.
- J. Adjust irrigation controller program weekly as required due to existing environmental conditions.
- K. Inspect each irrigation controller at least once per month to ensure proper operation. Maintenance personnel to inspect and verify the following:
 - 1. Irrigation Controller is on the proper program, showing the proper day of the week, time of day.
 - 2. All stations are activated and that the time per station is appropriate to the plant material and growing conditions. Wherever possible, valves should not operate more than 2 or 3 days per week to encourage deep root systems and drought tolerant planting. Operating time for spray heads should not exceed 45 minutes per week during spring and fall; and 60 minutes per week in summer. Operating time shall not exceed 3½ hours per week for full circle rotor heads and 1¾ hours per week for part circle pattern rotor heads.
 - 3. Operate in manual or semi-automatic mode and verify that each station activates and shuts off on command from the controller.
 - 4. Return controller to automatic mode after verification of proper operation of controller.

ACC

Advanced Commercial Controller

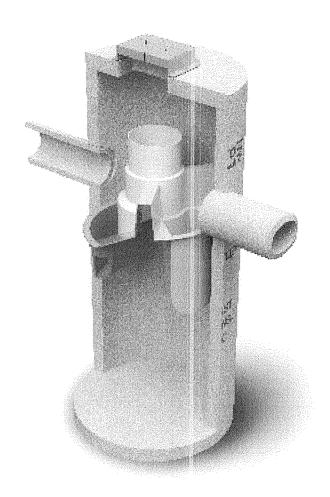


Owner's Manual, Installation, and Programming Instructions for ACC and ACC Decoder Controllers

- ACC-1200 12 Station Controller, 42 Station Capacity, Metal Cabinet
- ACC-1200-PP 12 Station Controller, 42 Station Capacity, Plastic Pedestal
- ACC-99D 2-Wire Decoder Controller with 99 Station Capacity, Metal Cabinet
- ACC-99D-PP 2-Wire Decoder Controller with 99 Station Capacity, Plastic Pedestal







Operation and Maintenance Manual

First Defense® High Capacity and First Defense® Optimum

Vortex Separator for Stormwater Treatment

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- 8 FIRST DEFENSE® INSTALLATION LOG
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COPYRIGHT STATEMENT: The contents of this manual, including the graphics contained herein, are intended for the use of the recipient to whom the document and all associated information are directed. Hydro International plc owns the copyright of this document, which is supplied in confidence. It must not be used for any purpose other than that for which it is supplied and must not be reproduced, in whole or in part stored in a retrieval system or transmitted in any form or by any means without prior permission in writing from Hydro International plc. First Defense® is a trademarked hydrodynamic vortex separation device of Hydro International plc. A patent covering the First Defense® has been granted.

DISCLAIMER: Information and data contained in this manual is exclusively for the purpose of assisting in the operation and maintenance of Hydro International plc's First Defense. No warranty is given nor can liability be accepted for use of this information for any other purpose. Hydro International plc has a policy of continuous product development and reserves the right to amend specifications without notice.

I. First Defense® by Hydro International

Introduction

The First Defense® is an enhanced vortex separator that combines an effective and economical stormwater treatment chamber with an integral peak flow bypass. It efficiently removes total suspended solids (TSS), trash and hydrocarbons from stormwater runoff without washing out previously captured pollutants. The First Defense® is available in several model configurations to accommodate a wide range of pipe sizes, peak flows and depth constraints.

The two product models described in this guide are the First Defense® High Capacity and the First Defense® Optimum; they are inspected and maintained identically.

Operation

The First Defense® operates on simple fluid hydraulics. It is self-activating, has no moving parts, no external power requirement and is fabricated with durable non-corrosive components. No manual procedures are required to operate the unit and maintenance is limited to monitoring accumulations of stored pollutants and periodic clean-outs. The First Defense® has been designed to allow for easy and safe access for inspection, monitoring and clean-out procedures. Neither entry into the unit nor removal of the internal components is necessary for maintenance, thus safety concerns related to confined-space-entry are avoided.

Pollutant Capture and Retention

The internal components of the First Defense® have been designed to optimize pollutant capture. Sediment is captured and retained in the base of the unit, while oil and floatables are stored on the water surface in the inner volume (Fig.1).

The pollutant storage volumes are isolated from the built-in bypass chamber to prevent washout during high-flow storm events. The sump of the First Defense® retains a standing water level between storm events. This ensures a quiescent flow regime at the onset of a storm, preventing resuspension and washout of pollutants captured during previous events.

Accessories such as oil absorbent pads are available for enhanced oil removal and storage. Due to the separation of the oil and floatable storage volume from the outlet, the potential for washout of stored pollutants between clean-outs is minimized.

Applications

- · Stormwater treatment at the point of entry into the drainage line
- Sites constrained by space, topography or drainage profiles with limited slope and depth of cover
- Retrofit installations where stormwater treatment is placed on or tied into an existing storm drain line
- Pretreatment for filters, infiltration and storage

Advantages

- · Inlet options include surface grate or multiple inlet pipes
- Integral high capacity bypass conveys large peak flows without the need for "offline" arrangements using separate junction manholes
- Long flow path through the device ensures a long residence time within the treatment chamber, enhancing pollutant settling
- · Delivered to site pre-assembled and ready for installation

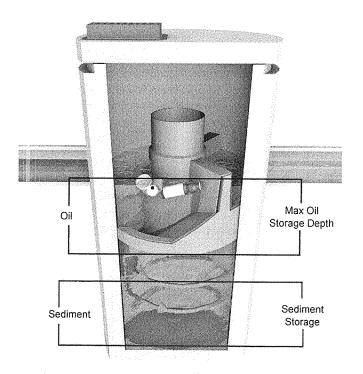


Fig.1 Pollutant storage volumes in the First Defense®.

II. Model Sizes & Configurations

The First Defense® inlet and internal bypass arrangements are available in several model sizes and configurations. The components have modified geometries allowing greater design flexibility to accommodate various site constraints.

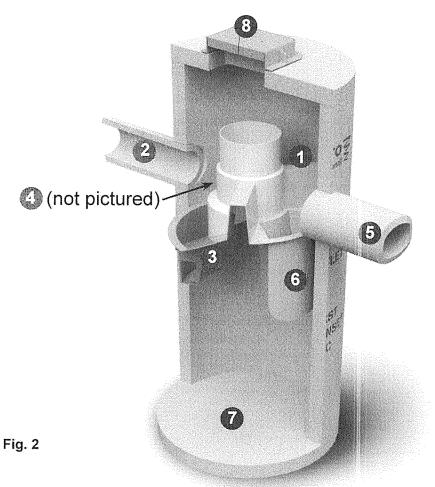
All First Defense® models include the internal components that are designed to remove and retain total suspended solids (TSS), gross solids, floatable trash and hydrocarbons (Fig.2). First Defense® model sizes (diameter) are shown in Table 1.

III. Maintenance

First Defense® Components

- 1. Built-In Bypass
- 2. Inlet Pipe
- 3. Inlet Chute
- 4. Floatables Draw-off Port
- 5. Outlet Pipe
- 6. Floatables Storage
- 7. Sediment Storage
- 8. Inlet Grate or Cover

Table 1



First Defense® Model Sizes
(ft / m) diameter
3 / 0.9
4 / 1.2
5 / 1.5
6 / 1.8
7/2.1
8 / 2.4
10/3.0

Hydro International (Stormwater), 94 Hutchins Drive, Portland ME 04102 Tel: (207) 756-6200 Fax: (207) 756-6212 Web: www.hydro-int.com

Overview

The First Defense® protects the environment by removing a wide range of pollutants from stormwater runoff. Periodic removal of these captured pollutants is essential to the continuous, long-term functioning of the First Defense®. The First Defense® will capture and retain sediment and oil until the sediment and oil storage volumes are full to capacity. When sediment and oil storage capacities are reached, the First Defense® will no longer be able to store removed sediment and oil.

The First Defense® allows for easy and safe inspection, monitoring and clean-out procedures. A commercially or municipally owned sump-vac is used to remove captured sediment and floatables. Access ports are located in the top of the manhole.

Maintenance events may include Inspection, Oil & Floatables Removal, and Sediment Removal. Maintenance events do not require entry into the First Defense®, nor do they require the internal components of the First Defense® to be removed. In the case of inspection and floatables removal, a vactor truck is not required. However, a vactor truck is required if the maintenance event is to include oil removal and/or sediment removal.

Maintenance Equipment Considerations

The internal components of the First Defense® have a centrally located circular shaft through which the sediment storage sump can be accessed with a sump vac hose. The open diameter of this access shaft is 15 inches in diameter (Fig.3). Therefore, the nozzle fitting of any vactor hose used for maintenance should be less than 15 inches in diameter.

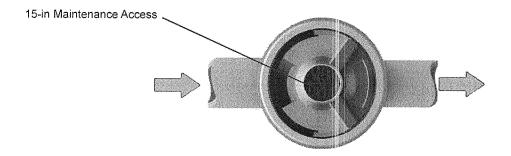


Fig.3 The central opening to the sump of the First Defense®is 15 inches in diameter.

Determining Your Maintenance Schedule

The frequency of clean out is determined in the field after installation. During the first year of operation, the unit should be inspected every six months to determine the rate of sediment and floatables accumulation. A simple probe such as a Sludge-Judge® can be used to determine the level of accumulated solids stored in the sump. This information can be recorded in the maintenance log (see page 9) to establish a routine maintenance schedule.

The vactor procedure, including both sediment and oil / flotables removal, for First Defense® typically takes less than 30 minutes and removes a combined water/oil volume of about 765 gallons.

Inspection Procedures

- Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
- 2. Remove the grate or lid to the manhole.
- Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities. Fig.4 shows the standing water level that should be observed.
- Without entering the vessel, use the pole with the skimmer net to remove floatables and loose debris from the components and water surface.
- Using a sediment probe such as a Sludge Judge[®], measure the depth of sediment that has collected in the sump of the vessel.
- 6. On the Maintenance Log (see page 9), record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components or blockages.
- 7. Securely replace the grate or lid.
- 8. Take down safety equipment.
- Notify Hydro International of any irregularities noted during inspection.

Floatables and Sediment Clean Out

Floatables clean out is typically done in conjunction with sediment removal. A commercially or municipally owned sumpvac is used to remove captured sediment and floatables (Fig.4).

Floatables and loose debris can also be netted with a skimmer and pole. The access port located at the top of the manhole provides unobstructed access for a vactor hose to be lowered to the base of the sump.

Scheduling

- Floatables and sump clean out are typically conducted once a year during any season.
- Floatables and sump clean out should occur as soon as possible following a spill in the contributing drainage area.

First Defense® Operation and Maintenance Manual

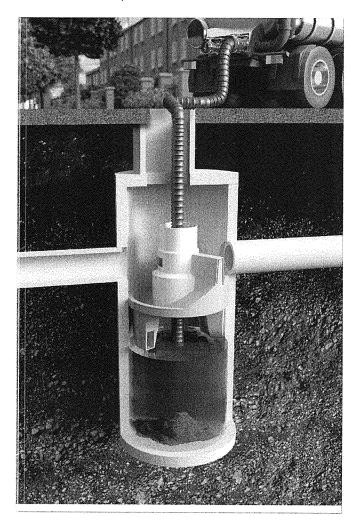


Fig.4 Floatables are removed with a vactor hose

Recommended Equipment

- · Safety Equipment (traffic cones, etc)
- · Crow bar or other tool to remove grate or lid
- · Pole with skimmer or net (if only floatables are being removed)
- Sediment probe (such as a Sludge Judge®)
- Vactor truck (flexible hose recommended)
- First Defense® Maintenance Log

Floatables and Sediment Clean Out Procedures

- Set up any necessary safety equipment around the access port or grate of the First Defense® as stipulated by local ordinances. Safety equipment should notify passing pedestrian and road traffic that work is being done.
- 2. Remove the grate or lid to the manhole.
- Without entering the vessel, look down into the chamber to inspect the inside. Make note of any irregularities.
- Remove oil and floatables stored on the surface of the water with the vactor hose or with the skimmer or net
- Using a sediment probe such as a Sludge Judge®, measure the depth of sediment that has collected in the sump of the vessel and record it in the Maintenance Log (page 9).
- Once all floatables have been removed, drop the vactor hose to the base of the sump. Vactor out the sediment and gross debris off the sump floor
- 7. Retract the vactor hose from the vessel.
- 8. On the Maintenance Log provided by Hydro International, record the date, unit location, estimated volume of floatables and gross debris removed, and the depth of sediment measured. Also note any apparent irregularities such as damaged components, blockages, or irregularly high or low water levels.
- 9. Securely replace the grate or lid.

Maintenance at a Glance

services and the service services and the services and the services are services as the services are services are services as the services are services are services are services as the services are se	
Inspection	- Regularly during first year of installation - Every 6 months after the first year of installation
Oil and Floatables Removal	 Once per year, with sediment removal Following a spill in the drainage area
Sediment Removal	 Once per year or as needed Following a spill in the drainage area

NOTE: For most clean outs the entire volume of liquid does not need to be removed from the manhole. Only remove the first few inches of oils and floatables from the water surface to reduce the total volume of liquid removed during a clean out.



First Defense® Installation Log

HYDRO INTERNATIONAL REFERENCE NUMBER:				
SITE NAME:				
SITE LOCATION:				
OWNER:	CONTRACTOR:			
CONTACT NAME:	CONTACT NAME:			
COMPANY NAME:	COMPANY NAME:			
ADDRESS:	ADDRESS:			
TELEPHONE:	TELEPHONE:			
FAX:	FAX:			

INSTALLATION DATE: / /

MODEL SIZE (CIRCLE ONE): [3-FT] [4-FT] [5-FT] [6-FT] [7-FT] [8-FT] [10-FT]

INLET (CIRCLE ALL THAT APPLY): GRATED INLET (CATCH BASIN) INLET PIPE (FLOW THROUGH)



First Defense® Inspection and Maintenance Log

Date	Initials	Depth of Floatables and Oils	Sediment Depth Measured	Volume of Sediment Removed	Site Activity and Comments
Control of the Contro			Western Land Land Land Land Land Land Land Lan	and the state of t	
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Attachment C

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

Date: Date of previous inspection:
Inspector: Title:
Phone: Email:

Add more sheets as necessary.

BMP No. (refer to Table 1)	BMP Type	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)
	· .		



STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED

December 17, 2021 8:01 AM Doc No(s) A - 80210175

Doc 1 of 1 Pkg 11926348 SKC /s/ LESLIE T KOBATA REGISTRAR

Return by Mail (X) Pickup () to:	RS
Case Lombardi & Pettit (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813	TG ACCOM: A527054P
TMK Nos. (1) 9-1-186-001 through (1) 9-1-186-047	Total Pages: 16

AFFIDAVIT (Lehua Phase 2 at Ho'opili Phase 10A/Parcel 106 – Storm Water Plan)

This affidavit is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

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

AFFIDAVIT (Lehua Phase 2 at Ho'opili Phase 10A/Parcel 106 – Storm Water Plan)

A. The undersigned hereby certifies that I am the City Manager, Hawaii Division of Vertical Construction Corporation, Manager of D.R. Horton Hawaii LLC, the Declarant ("Declarant") under that certain Master Declaration of Covenants, Conditions, Restrictions and Easements recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. T-9864231, as the same may be amended, modified and/or supplemented ("Master Declaration"). The land within the Lehua Phase 2 at Ho'opili community ("Land"), was subjected to the provisions of the Master Declaration pursuant to that certain Supplemental Declaration Regarding Subdistrict and Designating Land Use Classification for Phase 10A Parcel 106 of Ho'opili (Lehua Phase 2 at Ho'opili) recorded in the Bureau of Conveyances of the State of Hawaii on December 8, 2020 as Document No. A-76470059, being Lots 1 through 47, inclusive, shown on File Plan 2530.

TAX MAP KEY: (1) 9-1-186-001 through (1) 9-1-186-047 ADDRESS: Ula`ula Loop and Pu`epu`e Street Ewa Beach, Hawaii 96706

B. Pursuant to the Master Declaration, Declarant has the reserved right to enter into any license or permit, including those permits addressing the public storm sewer system, as may be required or permitted by the Department of Planning and Permitting or other government agency, to encumber the Land and the Ho'opili Community Association ("Master Association") with the obligations thereunder arising and transfer to the Master Association any and all obligations arising under or imposed in connection with permits.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for a(n) Ho'opili Phase 10A/Parcel 106.

ON SAID PROPERTY, THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE:

- 1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", was certified to be completed on the 25th day of October, 2021;
- 2. That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs, shall be maintained and complied with by the Master Association at all times;

Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu.
4. The terms of this instrument shall automatically terminate upon dedication of any lot(s) within the Community to the State of Hawaii or any other governmental authority.
Executed and dated this 13th day of 10cm ber, 20 14, not individually, but solely as City Manager, Hawaii Division of Vertical Construction Corporation, Manager of D.R. Horton Hawaii LLC, Declarant.
Tracy Tomak
Subscribed to and sworn before me this 13 th day of December, 2021. When the Drowge Notary Public, State of Hawaii Colleen Moe Okashige Type or print name: My commission expires: 11/14/2023
Date of Doc: DEC 13 2021 #Pages: 3 (page count does not
Name of Notary: Colleen Mae Okashige Notes:
Doc. Description: Affidavit (Jehua 2
Storm Wanter Plan)
(stamp or seal)
Colleen Mar Okshyr DEC 1 3 2021
Notary Signature Date
First Circuit, State of Hawaii comm. exp. 11/14/23
NOTARY CERTIFICATION

EXHIBIT A (Post Construction BMP "Record Drawings")

EXHIBIT B (Operation and Maintenance Plan for Permanent Storm Water BMPs)



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name: Ho'opili Phase 10A, Parcel 106

Project Location:

Honouliuli, Ewa, Oahu, Hawaii

Tax Map Key(s):

TMK 9-1-017: 151

Total Project Size:

7.17 Acres

City MS4 Facility:

Catch Basin #A-1 Drain (Existing 24" Drain to CB #D-3 in Ho'oluana Drive)

Prepared For:

D.R. Horton

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

D.R. Horton

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Table of Contents

I.	Summary of Permanent Storm Water BMPs Onsite	2
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V.	Recordation of the O&M Plan and Revisions	
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	Attachment B	7
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	e 2. Inspection and Maintanance Activities	

I. SUMMARY OF PERMANENT STORM WATER BMPs ONSITE

The following permanent storm water best management practices (BMPs) are being installed onsite/offsite to comply with the *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the Rules. Please see **Attachment A** for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	ntrol BMPs		
BMP No.	BMP Type	Size	Location (refer to Attachment A)
1	Landscaped areas	3.15 acres	Onsite
2	Storm Drain Markers on Catch Basins (approved 4" SS Discs affixed to catch basins)	Approved 4" stainless steel discs affixed to catch basin	Exposed portion of concrete catch basin
Treatment	t Control BMPs	•	
BMP No.	BMP Type	Size	Location (refer to Attachment A)
4	Ho'opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)

The following activities are prohibited or not applicable to the project:

- Automatic Irrigation
- Vehicle and Equipment Fueling Areas
- Vehicle and Equipment Repair
- Vehicle and Equipment Washing and Cleaning
- Loading Docks
- Outdoor Material Storage (may be in the form of raw products, by-products, finished products, and waste products)
- Outdoor Work Areas (may include but are not limited to areas where grinding, painting, coating, sanding, and parts cleaning are performed)
- Outdoor Process Equipment Operations (may include but are not limited to rock grinding or crushing, painting or coating, grinding or sanding, and degreasing or parts cleaning)

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by D.R. Horton.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water source control and treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

Source Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREAS	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting	 Verify if regrading of eroded areas and/or restoration of vegetation are needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
STORM DRAIN MARKERS AFFIXED TO CATCH BASINS	Check markers	Minimum Quarterly	 Faded or unreadable wording Damaged markers Loose mounting 	 Repair or replace markers and/or concrete surfaces Reapply mount adhesive and drive rivet

Treatment Control BMP	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
HO'OPILI BASIN 1 (OFFSITE STORM WATER QUALITY RETENTION AND FLOOD CONTROL DETENTION)	Visual inspection	Monthly or after heavy rainfall	 Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes 	 Remove and properly dispose sediment and, trash, and debris Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Remove weeds, debris, and trash; dispose properly Provide erosion protection to prevent future erosion of slopes

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment B**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted the Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) and shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the drainage connection permit (if required) and recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

- 4 -

ATTACHMENTS

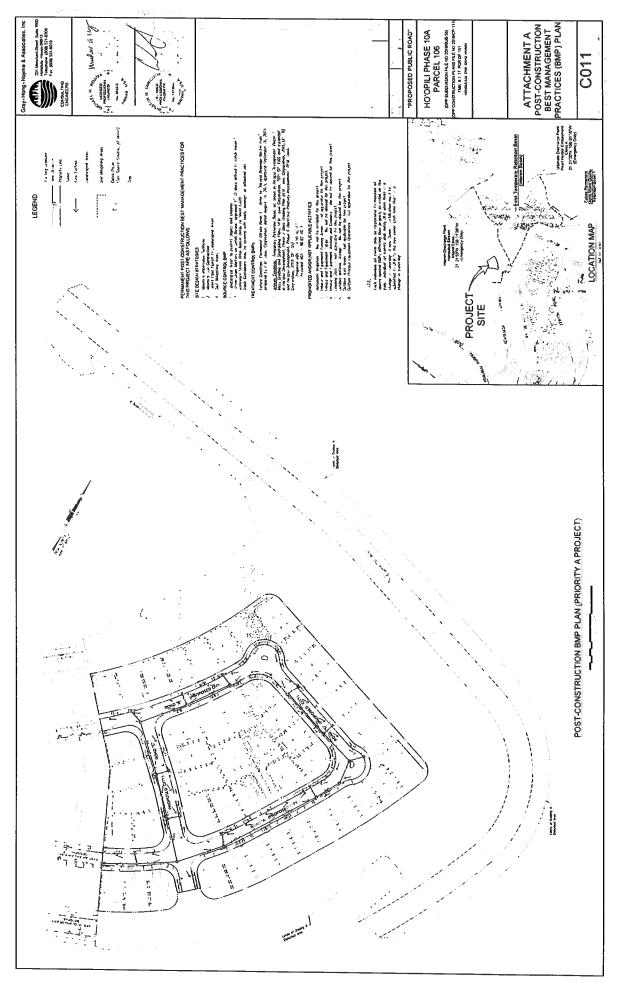
Attachment A - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)

Attachment B - Sample Operation and Maintenance (O&M) Inspection Form

Attachment A

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)



Attachment B

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

Ho'opili Phase 10A, Parcel 106 Honouliuli, Ewa, Oahu, HI TMK 9-1-017: 151	Date: Date of previous inspection: Inspector: Title: Phone:
	Email:

Add more sheets as necessary.

BMP No. (refer to Table 1)	ВМР Туре	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)
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STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED

June 14, 2021 8:01 AM Doc No(s) A - 78350565

Doc 1 of 2 Pkg 11797103 SKC /s/ LESLIE T KOBATA REGISTRAR

Return by Mail (X) Pickup () to:

RS/1

Case Lombardi & Pettit (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813

TG ACCOM: A524383P

TMK Nos. (1) 9-1-180-001 through (1) 9-1-180-069, incl.

Total Pages: __15

AFFIDAVIT

(Ho'oulu at Ho'opili Phase 4/Parcel 8 – Storm Water Plan)

This affidavit is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

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

AFFIDAVIT

(Ho'oulu at Ho'opili Phase 4/Parcel 8 – Storm Water Plan)

A. The undersigned hereby certifies that I am the Division President, Hawaii Division of Vertical Construction Corporation, Manager of D.R. Horton Hawaii LLC, the Declarant ("Declarant") under that certain Master Declaration of Covenants, Conditions, Restrictions and Easements recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii ("Land Court") as Document No. T-9864231, as the same may be amended, modified and/or supplemented ("Master Declaration"). The land within the Ho'oulu at Ho'opili community ("Land") was subjected to the provisions of the Master Declaration pursuant to that certain Supplemental Declaration of Annexation (Ho'opili) recorded in the Land Court on October 11, 2017 as Document No. T-10145148 and is described in that certain Declaration of Subdivision (Ho'oulu at Ho'opili -- Phase 4/Parcel 8), recorded in the Bureau of Conveyances of the State of Hawaii ("Bureau") as Document No. A-71990786, and in that certain Affidavit of Wilfred Y.K. Chin (Ho'opili Phase 4/Parcel 8 – Ho'oulu at Ho'opili) recorded in the Bureau as Doc. No. A-75420339, being Lots 1 through 70, inclusive

TAX MAP KEY: (1) 9-1-180-001 through (1) 9-1-180-069, incl. ADDRESS: Uluahewa Street, Lupalupa Street, Kakiwi Street

Uluahewa Street, Lupalupa Street, Kakiwi Street, Uluahewa

Street, 'Api'api Street, Ho'omahua Street, Kiki Street

Ewa Beach, Hawaii 96706

B. Pursuant to the Master Declaration, Declarant has the reserved right to enter into any license or permit, including those permits addressing the public storm sewer system, as may be required or permitted by the Department of Planning and Permitting or other government agency, to encumber the Land and the Ho'opili Community Association ("Master Association") with the obligations thereunder arising and transfer to the Master Association any and all obligations arising under or imposed in connection with permits.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for a(n) Ho'opili Phase 4, Parcel 8.

ON SAID PROPERTY, THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE:

1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", was certified to be completed on the 26th day of December, 2018;

- That the Operation and Maintenance of the Permanent Post Construction BMPs, as 2. described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs, shall be maintained and complied with by the Master Association at all times;
- 3. That this covenant and agreement shall run with the land and be binding upon the Master

Association and any subsequent owners of the prop Director of the Department of Planning and Permitting	perty unless and until it is released by the g, City and County of Honolulu.
4. The terms of this instrument shall automatica within the Community to the State of Hawaii or any ot	ally terminate upon dedication of any lot(s) her governmental authority.
Executed and dated this <a href<="" td=""><td>f <u>June</u>, 20<u>2/</u>, not ivision of Vertical Construction Corporation,</td>	f <u>June</u> , 20 <u>2/</u> , not ivision of Vertical Construction Corporation,
ROBERT	T Q. BRUHL
Subscribed to and sworn before me this 8th day of June, 2021. When Mae Okashiga	MAE OXAGE OX
Notary Public, State of Hawaii Type or print name: My commission expires: 11/14/2023 Modern Mac Okashige	THE OF HAMIN
Date of Doc: JUN 0 8 2021	# Pages:
Name of Notary: Doc. Description: Collean Mae Okashige Afficiant - Holand	Notes:
	1111111.

(stamp or seal) JUN 0 8 2021 **Notary Signature** Date First Circuit, State of Hawaii NOTARY CERTIFICATION

EXHIBIT A (Post Construction BMP "Record Drawings")

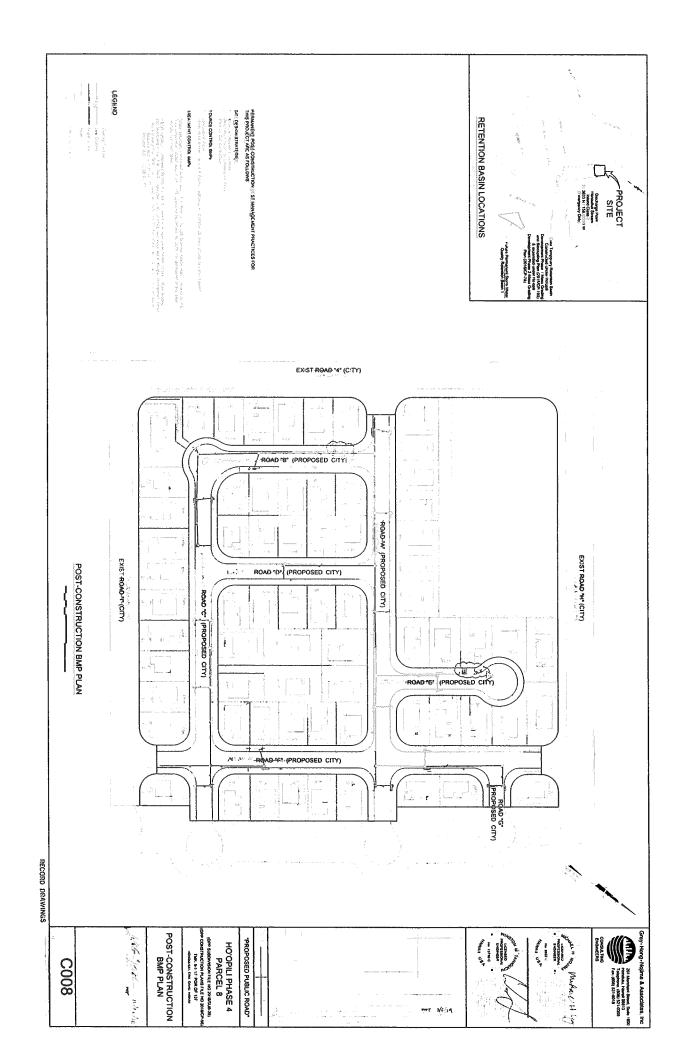


EXHIBIT B (Operation and Maintenance Plan for Permanent Storm Water BMPs)



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name:

Ho'opili Phase 4, Parcel 8

Project Location:

Honouliuli, Ewa, Oahu, Hawaii

Tax Map Key(s):

TMK 9-1-17:072 por

Total Project Size:

10.28 Acres

30-inch Drain Stub in Road E (to 6' x 7' box culvert in Road 4)

City MS4 Facility(ies):

18-inch Drain Stub in Road F (to 18-inch drain in Road I)

Prepared For:

D.R. Horton

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

D.R. Horton

Alan Labbe, Sr. Vice President

Ph. (808) 521-5661

Table of Contents

I.	Summary of Permanent Storm Water BMPs Onsite	2
II.	Financial Responsibilities	2
III.	Routine Maintenance Activities	2
IV.	Inspections	4
v.	Recordation of the O&M Plan and Revisions	4
Attac	hments	5
	Attachment A – Post-Construction BMP Plan	6
	Attachment B – Operation and Maintenance (O&M) Inspection Form	7
	List of Tables	
	1: Storm Water BMPs	
Table	2: Inspection and Maintenance Activities	3

I. SUMMARY OF PERMANENT STORM WATER BMPs ONSITE

The following permanent storm water BMPs were installed onsite/ offsite to comply with the Rules Relating to Water Quality and are subject to the operation and maintenance requirements under the Rules. Please see Attachment A for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	ntrol BMPs		
BMP No.	BMP Type	Size	Location (refer to Attachment A)
1	Landscaped areas	180,800 SF	Onsite
2	Storm drain markers affixed to catch basins (NO DUMPING, DRAINS TO OCEAN)	4" diameter stainless steel discs	Exposed portion of concrete catch basin
Roof runoff directed from gutter downspouts discharging onto landscaped areas		152,700 SF	Onsite
Treatment	Control BMPs		
BMP No.	BMP Type	Size	Location (refer to Attachment A)
4	Ho'opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by D.R. Horton.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

BMP Type	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
STORM DRAIN MARKERS AFFIXED TO CATCH BASINS	Check markers	Part of routine catch basin inspection	 Faded or unreadable wording Damaged markers Loose mounting 	 Repair or replace markers and/or concrete surfaces Reapply mount adhesive and drive rivet
ROOF RUNOFF FROM GUTTER DOWNSPOUTS DISCHARGING ONTO LAND- SCAPED AREAS	Check opening at downspouts and landscaped areas in the vicinity of downspouts	Monthly or as needed after heavy rainfall	 Clogged downspout Accumulation of debris Erosion/bare soil Standing water Dead, diseased, or overgrown vegetation 	 Repair downspout Remove debris and trash Regrade eroded areas Restore vegetation
LANDSCAPED AREAS	Check for irrigation or downspout runoff	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	 Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting 	 Verify if regrading of eroded areas and restoration of vegetation is needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
HO'OPILI BASIN 1 (STORM WATER QUALITY RETENTION AND FLOOD CONTROL DETENTION)	Visual inspection	Monthly or after heavy rainfall	Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes	 Remove and properly dispose sediment and, trash, and debris Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Remove weeds, debris, and trash; dispose properly Provide erosion protection to prevent future erosion of slopes

IV. INSPECTIONS

Inspections shall be conduct at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment B**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

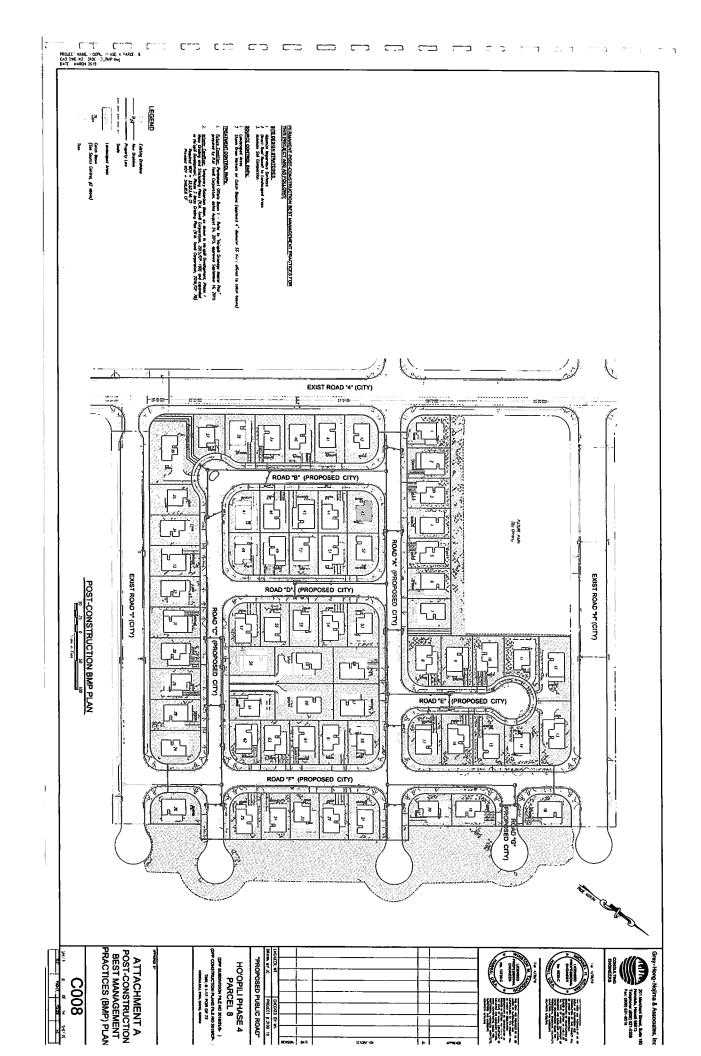
V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the drainage connection permit (if required) and recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

	O&M Plan for Permanent Storm
	·
	ATTACHMENTS
Attachment A - Map	o of Storm Water Treatment Measures (Post-Construction BMP Pla
Attachment B - Oper	ration and Maintenance (O&M) Inspection Form
•	

	O&M Plan for Perman	nent Storm Water BMPs
	Attachment A – Post-Construction BMP Plan	
Ho'opili Phase 4, Parcel	18 -6-	March 27, 2018
	- 	1v1a1C11 2/, 2010



Operation and Maintenance (O&M) Inspection Form

[SAMPLE]

Ho'opili Phase 4, Parcel 8		100	Date:			
Honouliuli, Ewa, Oahu, HI TMK 9-1-017:072 por.			Date of previous inspection:			
11VIK 9-1-0	017.072 por.		Inspector:			
			Title:			
	Phone:					
	The second secon		Email:			
Add more si	heets as necessai	<i>'</i> V.				
BMP No. (refer to Table 1)	BMP Type	Maintenance on Ind (Yes/No a	Needed Based icators? nd Describe itions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)		
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STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED

June 14, 2021 8:01 AM Doc No(s) A - 78350566

Doc 2 of 2 Pkg 11797103 SKC /s/ LESLIE T KOBATA REGISTRAR

Return by Mail (X) Pickup () to:	RS/2
Case Lombardi & Pettit (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813	TG ACCOM: A524383P
TMK Nos. (1) 9-1-179-001 through 9-1-179-086, incl.	Total Pages: 21

<u>AFFIDAVIT</u> (Aulu at Ho'opili Phase 4/Parcel 9 – Storm Water Plan) This affidavit is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

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

AFFIDAVIT

(Aulu at Ho'opili Phase 4/Parcel 9 – Storm Water Plan)

A. The undersigned hereby certifies that I am the Division President, Hawaii Division of Vertical Construction Corporation, Manager of D.R. Horton Hawaii LLC, the Declarant ("Declarant") under that certain Master Declaration of Covenants, Conditions, Restrictions and Easements recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii ("Land Court") as Document No. T-9864231, as the same may be amended, modified and/or supplemented ("Master Declaration"). The land within the Aulu at Ho'opili community ("Land"), was subjected to the provisions of the Master Declaration pursuant to that certain Supplemental Declaration of Annexation (Ho'opili) recorded in the Land Court on October 11, 2017 as Document No. T-10145148, being Lots 1 through 86, inclusive, shown on File Plan 2523

TAX MAP KEY: (1) 9-1-179-001 through 9-1-179-086, incl.
ADDRESS: Ohulu Street, Uluahewa Street, Maohiohi Loop

Ewa Beach. Hawaii 96706

B. Pursuant to the Master Declaration, Declarant has the reserved right to enter into any license or permit, including those permits addressing the public storm sewer system, as may be required or permitted by the Department of Planning and Permitting or other government agency, to encumber the Land and the Ho'opili Community Association ("Master Association") with the obligations thereunder arising and transfer to the Master Association any and all obligations arising under or imposed in connection with permits.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for a(n) Ho'opili Phase 4, Parcel 9.

ON SAID PROPERTY, THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE:

- 1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", was certified to be completed on the 8th day of February, 2019;
- 2. That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs, shall be maintained and complied with by the Master Association at all times;

3. That this covenant and agreement shall run wit Association and any subsequent owners of the proportion of the Department of Planning and Permitting.	erty unless and until it is released by the
4. The terms of this instrument shall automatical within the Community to the State of Hawaii or any other.	ly terminate upon dedication of any lot(s) er governmental authority.
Executed and dated this 	June, 20_2/, not vision of Vertical Construction Corporation,
ROBERT	Q. BRUHL
Subscribed to and sworn before me this	MAE OA SOLLING MAE OA
Date of Doc: JUN 0 8 2021	#Pages: 2
Name of Notary: Colleen Mae Okashige	Notes: Comm. expires: 11/14/23
Doc. Description: Affidguit - Auly	·
	(stamp or seal)
Collen Mare Okrahya JUN 0 8 202	(stamp or seal) WAE O TAR SEAL TO THE SEAL THE
Notary Signature Date	O DLIC X
First Circuit, State of Hawaii	TO SUN THE OF LAND WILL
NOTARY CERTIFICATION	OF HY

EXHIBIT A (Post Construction BMP "Record Drawings")

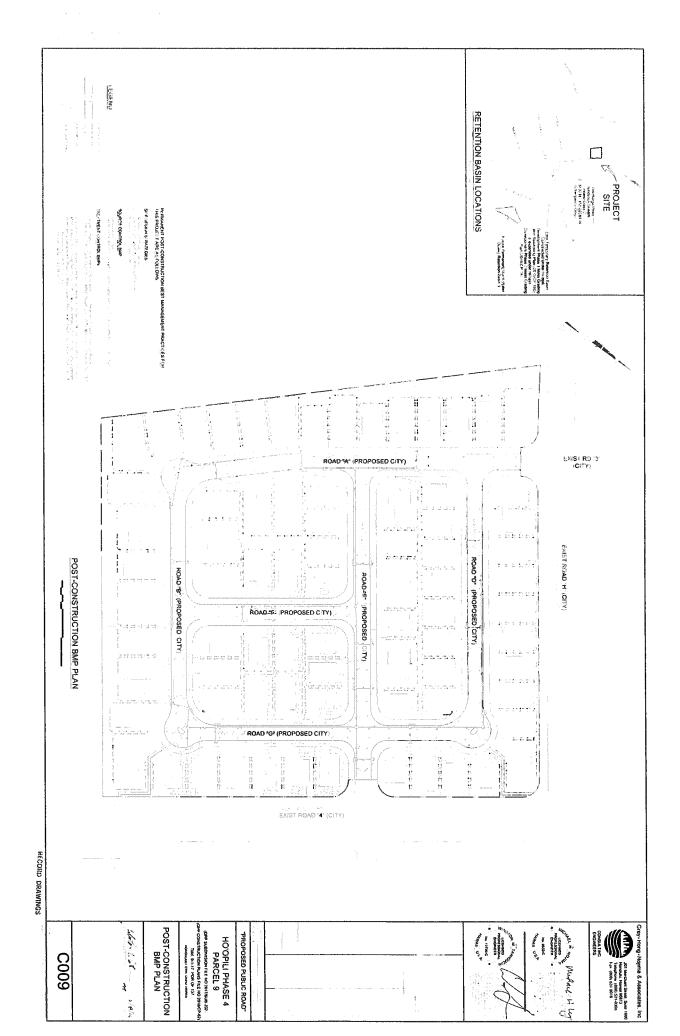


EXHIBIT B (Operation and Maintenance Plan for Permanent Storm Water BMPs)



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name:

Ho'opili Phase 4, Parcel 9

Project Location:

Honouliuli, Ewa, Oahu, Hawaii

Tax Map Key(s):

TMK 9-1-17:072 por

Total Project Size:

12.3 Acres

City MS4 Facility(ies):

30-inch Drain Stub in Road E (to 6' x 7' box culvert in Road 4)

Prepared For:

D.R. Horton

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

D.R. Horton

Alan Labbe, Sr. Vice President

Ph. (808) 521-5661

Table of Contents

I.	Summary of Permanent Storm Water BMPs Onsite	
II.	Financial Responsibilities	
III.	Routine Maintenance Activities	
IV.	Inspections	4
V.	Recordation of the O&M Plan and Revisions	4
Atta	chments	5
	Attachment A – Post-Construction BMP Plan	<i>(</i>
	Attachment B - Operation and Maintenance (O&M) Inspection Form	
	List of Tables	
Table	e 1: Storm Water BMPs	2
	e 2. Inspection and Maintenance Activities	

I. SUMMARY OF PERMANENT STORM WATER BMPS ONSITE

The following permanent storm water BMPs were installed onsite/ offsite to comply with the Rules Relating to Water Quality and are subject to the operation and maintenance requirements under the Rules. Please see Attachment A for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Sance Ca	mugi EMOPs		
BMP No.	BMP-type	Size	Location (refer to Attachment A)
1	Landscaped areas	238,000 SF	Onsite
2	Storm drain markers affixed to catch basins (NO DUMPING, DRAINS TO OCEAN)	4" diameter stainless steel discs	Exposed portion of concrete catch basin
3	Roof runoff directed from gutter downspouts discharging onto landscaped areas	175,000 SF	Onsite
Trædingri	Control BMPs		
BMP No.	BMR Type	Šize	Location (refer to Attachment A)
4	Ho'opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by D.R. Horton.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

BMP Type	lispionen Achety	Bucdivinida	lintheoker of when Manufanasce is madfal	Mlednionemus Avojivšky
STORM DRAIN MARKERS AFFIXED TO CATCH BASINS	Check markers	Part of routine catch basin inspection	 Faded or unreadable wording Damaged markers Loose mounting 	 Repair or replace markers and/or concrete surfaces Reapply mount adhesive and drive rivet
ROOF RUNOFF FROM GUTTER DOWNSPOUTS DISCHARGING ONTO LAND- SCAPED AREAS	Check opening at downspouts and landscaped areas in the vicinity of downspouts	Monthly or as needed after heavy rainfall	 Clogged downspout Accumulation of debris Erosion/bare soil Standing water Dead, diseased, or overgrown vegetation 	 Repair downspout Remove debris and trash Regrade eroded areas Restore vegetation
LANDSCAPED AREAS	Check for irrigation or downspout runoff	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	 Mud, ponding/standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased planting 	 Verify if regrading of eroded areas and restoration of vegetation is needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather
Ho'opili Basin 1 (STORM WATER QUALITY RETENTION AND FLOOD CONTROL DETENTION)	Visual inspection	Monthly or after heavy rainfall	 Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes 	 Remove and properly dispose sediment and, trash, and debris Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Remove weeds, debris, and trash; dispose properly Provide erosion protection to prevent future erosion of slopes

IV. INSPECTIONS

Inspections shall be conducted at least once a year and recorded on the Operation and Maintenance (O&M) Inspection Checklist, in **Attachment B**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted Operations and Maintenance Plan (including the Post-Construction BMP Plan drawing) shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the recorded Operations and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

O&M Plan for Permanent Storm Water BMF
ATTACHMENTS
Attachment A - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)
Attachment B - Operation and Maintenance (O&M) Inspection Form

\cap	R-NA	Dlan	for l	Permanent	Storm	Water	DM/Da
U	OC IVI	ı Pian	IOF .	rermanent	Niorm	water	RIVIPS

Attachment A - Post-Construction BMP Plan

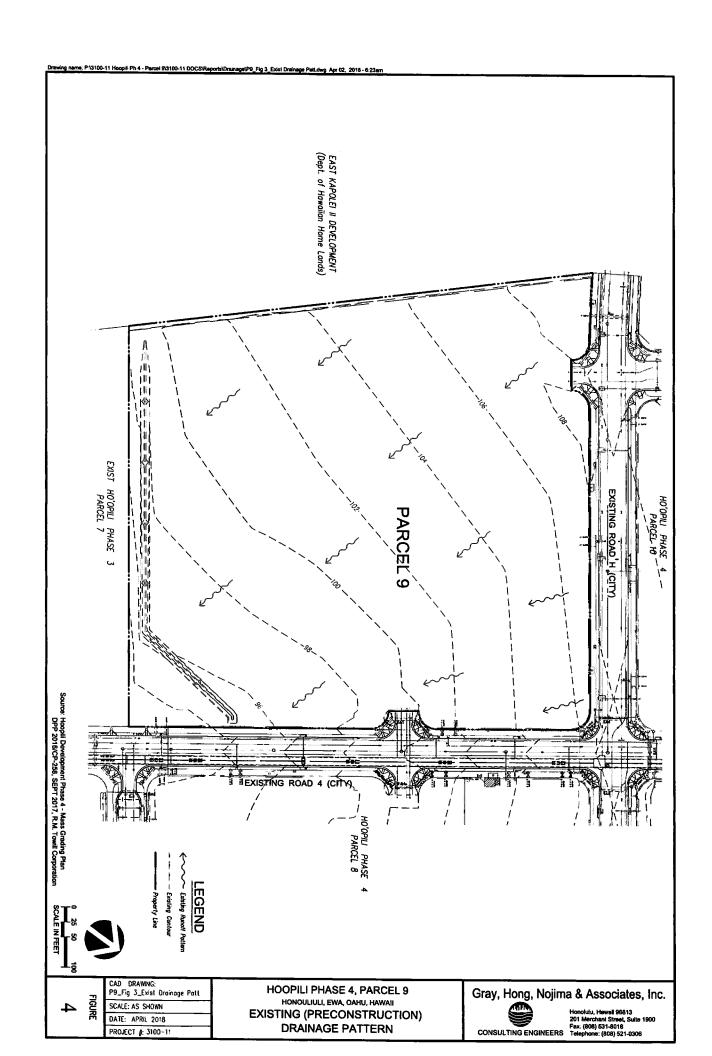
		O&M Plan for Permanent	Storm Water BMPs
			-
Attachment B – Operati	ion and Maintana	nao (O&M) Inspaa	tion Form
Attachment B - Operati	ion and Maintena	nce (O&M) Inspec	non Form
Io`opili Phase 4, Parcel 9	-7-		April 6, 2018

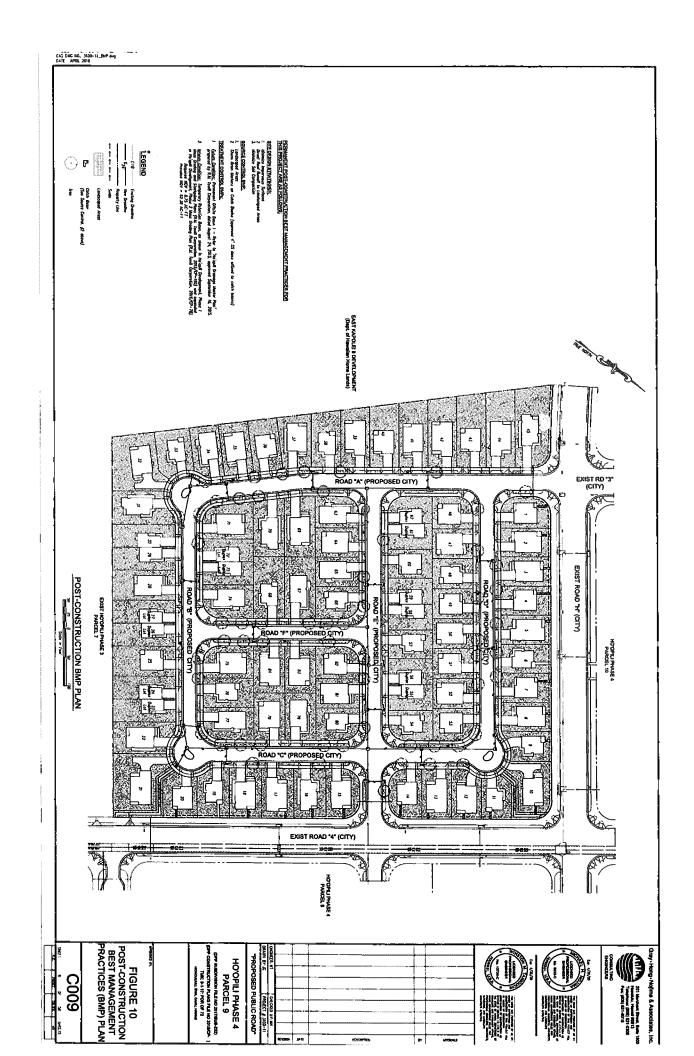
Operation and Maintenance (O&M) Inspection Form [SAMPLE]

Ho apili Phase 4, Paucil 9	Date:
Ikonoututi, Beza, Ozkia, Fti TMK 9-1-017:072 por	Date of previous inspection:
TEXES Service And Assistance	Inspector:
	Title:
	Phone:
	Email:

Add more sheets as necessary.

(SMIP No. (Telerto Habbell)	EWCP Typs	Mating mance Readed Recod on Intheotors? (Yes/Ro and Descabe econfidens)	Date and Drawfollow of Mahamme Conducted (Attach photos, copies of mahamme contracts end/or mahamme necods)







STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED

June 18, 2021 8:01 AM Doc No(s) A - 78390033

Total Pages: __16

Doc 1 of 1 Pkg 11801512 SKC /s/ LESLIE T KOBATA REGISTRAR

Return by Mail () Pickup (X) to:

Case Lombardi & Pettit (DML)
737 Bishop Street, Suite 2600
Honolulu, HI 96813

TMK Nos. (1) 9-1-183-001 thru 032, incl.

AFFIDAVIT
(Olena at Ho'opili Phase 4/Parcel 17 – Storm Water Plan)

This affidavit is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

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

AFFIDAVIT

(Olena at Ho'opili Phase 4/Parcel 17 – Storm Water Plan)

A. The undersigned hereby certifies that I am the Division President, Hawaii Division of Vertical Construction Corporation, Manager of D.R. Horton Hawaii LLC, the Declarant ("Declarant") under that certain Master Declaration of Covenants, Conditions, Restrictions and Easements recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. T-9864231, as the same may be amended, modified and/or supplemented ("Master Declaration"). The land within the Olena at Ho'opili community ("Land"), was subjected to the provisions of the Master Declaration pursuant to that certain Supplemental Declaration Regarding Subdistrict and Designating Land Use Classification for Phase 4 Parcel 17 of Ho'opili (Olena at Ho'opili) recorded in the Bureau of Conveyances of the State of Hawaii on May 18, 2020 as Document No. A-74430366, being Lots 1 through 32, inclusive, shown on File Plan 2524

TAX MAP KEY: (1) 9-1-183-001 thru 032, incl.

ADDRESS: Ipuolono Street

Ewa Beach, Hawaii 96706

B. Pursuant to the Master Declaration, Declarant has the reserved right to enter into any license or permit, including those permits addressing the public storm sewer system, as may be required or permitted by the Department of Planning and Permitting or other government agency, to encumber the Land and the Ho'opili Community Association ("Master Association") with the obligations thereunder arising and transfer to the Master Association any and all obligations arising under or imposed in connection with permits.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for a(n) Ho'opili Phase 4, Parcel 17.

ON SAID PROPERTY, THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE:

- 1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", was certified to be completed on the 7th day of June, 2019;
- 2. That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs, shall be maintained and complied with by the Master Association at all times;

That this covenant and agreement shall run with the land and be binding upon the Master Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu.
4. The terms of this instrument shall automatically terminate upon dedication of any lot(s) within the Community to the State of Hawaii or any other governmental authority.
Executed and dated this 15th day of June, 20 1, not individually, but solely as Division President, Hawaii Division of Vertical Construction Corporation, Manager of D.R. Horton Hawaii LLC, Declarant.
ROBERT Q. BRUHL
Subscribed to and sworn before me this 15th day of Jury , 2021. Collen Mae Phastige Notary Public, State of Hawaii colleen Mae Okushige Type or print name: My commission expires: 11/14/2023
Date of Doc: JUN 1 5 2021 # Pages: 16
Name of Notary: Colleen Mae Okashige Notes: Comm. expire: 11/14/2023
Storm Water Plan (stamp or sealth in the control of the control o
Notary Signature First Circuit, State of Hawaii NOTARY CERTIFICATION
First Circuit, State of Hawaii NOTARY CERTIFICATION

EXHIBIT A (Post Construction BMP "Record Drawings")

EXHIBIT B (Operation and Maintenance Plan for Permanent Storm Water BMPs)



Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name:

Ho'opili Phase 4, Parcel 17

Project Location:

Honouliuli, Ewa, Oahu, Hawaii

Tax Map Key(s):

TMK 9-1-17: 140

Total Project Size:

5.63 Acres

City MS4 Facility(ies):

30-inch Drain Stub in Road 4C (to 5'x6' double box culverts in Road 4)

Prepared For:

D.R. Horton

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

D.R. Horton

Alan Labbe, Sr. Vice President

Ph. (808) 521-5661

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	List of Tables	
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Tabl	e 2: Inspection and Maintenance Activities	3

I. SUMMARY OF PERMANENT STORM WATER BMPs ONSITE

The following permanent storm water BMPs were installed onsite/ offsite to comply with the *Rules Relating to Water Quality* and are subject to the operation and maintenance requirements under the Rules. Please see **Attachment A** for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	ntrol BMPs		
BMP No.	BMP Type	Size	Location (refer to Attachment A)
1	Limit flows from landscaped to impervious areas	2.80 acres of landscaped/vegetated area	Onsite
2	Storm drain markers affixed to catch basins (NO DUMPING, DRAINS TO OCEAN)	4" diameter stainless steel discs	Exposed portion of concrete catch basin
Treatmen	t Control BMPs		
BMP No.	BMP Type	Size	Location (refer to Attachment A)
3	Ho'opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by D.R. Horton.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

BMP Type	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREAS	Check for general conditions including, irrigation and downspout runoff areas	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	 Mud, ponding/standing water, mud staining on pavement Erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased or overgrown planting Standing water Accumulation of debris 	 Regrading of eroded areas and restoration of vegetation as needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather Removal of debris
STORM DRAIN MARKERS AFFIXED TO CATCH BASINS	Check markers	Part of routine catch basin inspection	Faded or unreadable wording Damaged markers Loose mounting	Repair or replace markers and/or concrete surfaces Reapply mount adhesive and drive rivet
Ho'opili Basin 1 (STORM WATER QUALITY RETENTION AND FLOOD CONTROL DETENTION)	inspection after heavy rainfall • Presence of obstructions • Damaged areas		 Remove and properly dispose of sediment, trash, and debris Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Remove weeds, debris, and trash; dispose properly Provide erosion protection to prevent future erosion of slopes 	

IV. INSPECTIONS

Inspections shall be conducted at least quarterly and recorded on the Operation and Maintenance (O&M) Inspection Form, in **Attachment B**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted Operation and Maintenance Plan (including the Post-Construction BMP Plan drawing) shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the drainage connection permit (if required) and recorded Operation and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

O&M Plan for Permanent Storm Water BMPs
ATTACHMENTS
Attachment A - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)
Attachment B - Operation and Maintenance (O&M) Inspection Form
Attachment B - Operation and Maintenance (Octivi) hispection Form

N&M	Plan	for	Permanent	Storm	Water	RMPs
COCIVI	I lall	101	1 CHIMAIICH	SIGILII	vv atti	DIAIL

Attachment A - Post-Construction BMP Plan

	O&M Plan for Permanent Storm Water BMPs
Attachment B - Operation and Maintena	ance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

[SAMPLE]

Ho'opili Phase 4, Parcel 17	Date:
Honouliuli, Ewa, Oahu, HI TMK 9-1-017: 140	Date of previous inspection:
TIVIK 9-1-017. 140	Inspector:
Adds.	Title:
	Phone:
	Email:

Add more sheets as necessary.

BMP No. (refer to Table 1)	BMP Type	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)
			records)
		† 	



STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED

July 14, 2021 8:01 AM Doc No(s) A - 78650315

Doc 1 of 1 Pkg 11820093 TAW /s/ LESLIE T KOBATA REGISTRAR

Return by Mail (x) Pickup () to:

RS

Case Lombardi & Pettit (DML) 737 Bishop Street, Suite 2600 Honolulu, HI 96813

TG ACCOM: A524848P

TMK Nos. (1) 9-1-187-1 through (1) 9-1-187-47

Total Pages: 39

<u>AFFIDAVIT</u>

(Liko at Ho'opili Phase 6/Parcel 11 – Storm Water Plan)

This affidavit is presented for recordation pursuant to the provisions of the "Rules Relating to Water Quality" Chapter 3, Title 20 of the Administrative Rules for the Department of Planning and Permitting, City and County of Honolulu.

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

AFFIDAVIT

(Liko at Ho'opili Phase 6/Parcel 11 – Storm Water Plan)

A. The undersigned hereby certifies that I am the Division President, Hawaii Division of Vertical Construction Corporation, Manager of D.R. Horton Hawaii LLC, the Declarant ("Declarant") under that certain Master Declaration of Covenants, Conditions, Restrictions and Easements recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. T-9864231, as the same may be amended, modified and/or supplemented ("Master Declaration"). The land within the Liko at Ho'opili community ("Land"), was subjected to the provisions of the Master Declaration pursuant to that certain Supplemental Declaration Regarding Subdistrict and Designating Land Use Classification for Phase 6 Parcel 11 of Ho'opili (Liko at Ho'opili) recorded in the Bureau of Conveyances of the State of Hawaii on October 20, 2020 as Document No. A-75980189, being Lots 1 through 47, inclusive, shown on File Plan 2528.

TAX MAP KEY: (1) 9-1-187-1 through (1) 9-1-187-47

ADDRESS: Likolehua Loop

Ewa Beach, Hawaii 96706

B. Pursuant to the Master Declaration, Declarant has the reserved right to enter into any license or permit, including those permits addressing the public storm sewer system, as may be required or permitted by the Department of Planning and Permitting or other government agency, to encumber the Land and the Ho'opili Community Association ("Master Association") with the obligations thereunder arising and transfer to the Master Association any and all obligations arising under or imposed in connection with permits.

And, in consideration of the closure by the Department of Planning and Permitting, City and County of Honolulu, of a building or grading permit for a(n) Ho'opili Phase 6/Parcel 11.

ON SAID PROPERTY, THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE:

- 1. That the installation of the Post Construction Best Management Practices (BMPs) described in the attached EXHIBIT A, Post Construction BMP "Record Drawings", was certified to be completed on the 25th day of June, 2019:
- 2. That the Operation and Maintenance of the Permanent Post Construction BMPs, as described in the attached EXHIBIT B, Operation and Maintenance Plan for Permanent Storm Water BMPs, shall be maintained and complied with by the Master Association at all times;

3. That this covenant and agreement shall run with the land and be binding upon the Master Association and any subsequent owners of the property unless and until it is released by the Director of the Department of Planning and Permitting, City and County of Honolulu.				
4. The terms of this instrument shall automatically terminate upon dedication of any lot(s) within the Community to the State of Hawaii or any other governmental authority.				
Executed and dated this Sth day of July , 20 21 , not individually, but solely as Division President, Hawaii Division of Vertical Construction Corporation, Manager of D.R. Horton Hawaii LLC, Declarant.				
ROBERT Q. BRUHL				
Subscribed to and sworn before me this				
Date of Doc: JUL 0 8 2021 # Pages: 39				
Name of Notary: Colleen Mae Okashige Notes: Comm. Exp. 11/14/23				
Doc. Description: Storm Water Plan (stamp or seal) Water Mae Okashye JUL 0 8 2021 Notary Signature First Circuit, State of Hawaii NOTARY CERTIFICATION				
NOTARY CERTIFICATION				

EXHIBIT A (Post Construction BMP "Record Drawings")

PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE AS FOLLOWS AME TOLLINGS 336/108 HEATHEN CONTROL BAPA LOCATION MAP PROJECT LEGEND Future Permanent Storm Water Quality Refention Beach 1 EXIST ROAD (C(TY) POST-CONSTRUCTION BMP PLAN W. Gaba EXIST ROAD "G" (CITY) SOND- C EXIST ROAD "H" (CITY) (PROPOSED CITY) ROAD 'B' PROPOSED CITY) CALLING DRAWINGS HO'OPILI PHASE 6
PARCEL 11
(DPF SUBDINSION FLL NO 20 SELES-129)
(DPF CONSTICUTION FLANT FLE NO 2018CF-12)
(DPF CONSTICUTION FLANT FLE NO 2018CF-12)
(DPF CONSTITUTION FLANT FL POST-CONSTRUCTION BMP PLAN Monthall US "PROPOSED PUBLIC ROAD" C009

EXHIBIT B (Operation and Maintenance Plan for Permanent Storm Water BMPs)



Storm Water Quality Report

Project Name:

Ho'opili Phase 6, Parcel 11

Project Location:

Honouliuli, Ewa, Oahu, Hawaii

Tax Map Key(s):

TMK 9-1-17: Por of 138

Total Project Size:

7.64 Acres

City MS4 Facility(ies):

30-inch Drain Stub in Mail Lot (to existing CB #4 in Road H)

Prepared For:

D.R. Horton

130 Merchant Street, Suite 112

Honolulu, Hawaii 96813

Phone: (808) 521-5661

AGGRETED (FILE COPY)
DEFARMING AND PERMITTING

City and County of Heaville 1 Site Provely, ment Division

Civil Englishering Greach

Prepared By:

Gray, Hong, Nojima & Associates, Inc.

201 Merchant Street, Suite 1900

Honolulu, Hawaii 96813 Phone: (808) 521-0306

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		CERTIFICATIon		
		ts		

Attachments (check all those applicable)

- □ Location Map and Site Plans
 - Existing and Proposed Runoff or Drainage Management Area Maps
 - Permanent BMP Plan
- ☐ Hydrology Calculations for WQV and/or WQF
- ☐ Treatment Control BMP Sizing Spreadsheets
- ☐ Infiltration Testing Results from Geotechnical Report
- ☐ Feasibility Screening Worksheet for LID Exemptions
- ☐ Documentation for Propriety Treatment Devices TAPE Certification or NJCAT Verification
- ☐ Operation and Maintenance Plan

I. PROJECT DESCRIPTION

Ho'opili Phase 6, Parcel 11, herein to be referred to as Parcel 11, is part of D.R. Horton's proposed "Ho'opili" development located in Honouliuli, Ewa, Oahu. The overall Ho'opili development includes residential housing, business areas, industrial areas, parks, open spaces, schools and agricultural land.

Parcel 11 is zoned Residential (R-3.5) under the Honolulu Land Use Ordinance. The 7.64 acre parcel is being developed by D.R. Horton and is situated in the western half of Ho'opili (refer to Attachment 1 - Figure 1) with the following adjacent developments:

- Phase 4, Parcel 10 affordable multifamily development across Road 3 (east)
- Future Phase 6 Parcel 15 commercial development across Road G (north)
- Future Phase 6, Parcel 12 multifamily development across Road 2 (west)
- Department of Hawaiian Home Lands, East Kapolei II Development across Road H (south)

The adjacent off-site roadways and utilities will also be constructed by D.R. Horton as part of the "Ho'opili Development Phase 6, Backbone Roadway Improvements". Construction plans for the backbone improvement project (DPP 2018/CP-105), as well as the Phase 6 mass grading plans (DPP 2018/CP-165) have been prepared by R.M. Towill Corporation (RMTC). Upon completion of construction, these roads will be dedicated and turned over to the City and County of Honolulu.

At the full buildout of Parcel 11, there will be 47 single family homes. Upon completion of the project, onsite improvements will include grading, a roadway, utilities, and landscaping (refer to Attachment 1 - Figures 2 and 3).

II. SITE DESCRIPTION

II.1 Existing Site Description

Prior to land disturbance associated with the Ho'opili Development, the Parcel 11 site was used for commercial farming of various vegetable and herb crops with unpaved access roads which traverse the property generally covered with coralline sand and gravel (Geolabs, 2018). As part of the overall Ho'opili Development, the site will be mass graded in accordance with the "Ho'opili Development Phase 6, Mass Grading Plan" (DPP 2018/CP-165) followed by construction of the surrounding offsite infrastructure under the "Ho'opili Development Phase 6, Backbone Roadway Improvements" (DPP 2018/CP-105). The mass graded Parcel 11 site will be sloped at approximately 1.7%, generally north to south, from about 109 to 119 feet mean sea level (refer to Figure 4).

II.2 Proposed Site Grading

As part of the Parcel 11 construction, the previously mass graded areas will be fine graded to provide positive drainage away from the building pads (refer to Attachment 1 - Figure 3). Swales within lots will be designed for a minimum 1% slope to convey runoff towards the roadways. Roadway grades will range from 0.5% to 1.0% in the longitudinal direction and 2% (typical) in the transverse direction.

As previously described, upon completion of the project, the site will include 47 single family dwelling units, a paved roadway, sidewalks, and utility infrastructure comprised of drainage, water, sewer, gas and electrical.

II.3 Subsurface Conditions

A geotechnical engineering exploration for the Ho'opili Development – Phase 6 was conducted in 2018 by Geolabs (refer to Figure 5). A log of the boring taken in Parcel 11 (B-102) may be found in Figure 6. Groundwater was not encountered in any of the borings within Phase 6.

In general, the site is underlain by surficial fills and cultivated soils roughly 1 to 3 feet deep. The surficial soils below the access roads generally consist of medium to very dense coralline sand and gravel and very stiff clayey silt. Whereas the cultivated soils were found to consist of clayey and silty soils with organics and agricultural debris varying from soft in the areas near the surface to very stiff below a depth of 1 foot. In addition, shrinkage cracks were observed at the existing ground surface of the undeveloped vacant land. Based on laboratory testing conducted by Geolabs (2018), the near-surface clayey soils exhibit low to very high shrink/swell characteristics when subjected to fluctuations in soil moisture content.

Alluvial soils encountered beneath the surficial fills and cultivated soils consisted of stiff to hard silts and clays extending throughout the maximum depth explored of about 21.5 feet below the ground surface (Geolabs, 2018).

II.4 Proposed Drainage Improvements

Onsite improvements will include a paved roadway, utilities, and driveways (refer to Attachment 1 - Figure 2). The proposed onsite drainage system will consist of swales and catch basins which will intercept the onsite runoff as shown in Figure 3. The majority of this runoff will be conveyed via an underground piped system which will direct the project's runoff towards an existing 30-inch drain stub within the mail lot, constructed as part of "Ho'opili Development Phase 6, Backbone Roadway Improvements" (DPP 2018/CP-105). A 30-inch drainline from the stub will connect to existing Catch Basin (CB) #4 in Road H.

During the interim, the backbone drainage system will discharge into a temporary retention basin constructed as part of the "Ho'opili Development, Phase 1, Mass Grading Plan" (DPP 2015/CP-190) and expanded under the "Ho'opili Development, Phase 2, Mass Grading Plan" (DPP 2016/CP-78). Upon completion of Ho'opili's permanent Basin 1 and the necessary conveyance infrastructure in Drain System "A", the temporary retention basin will be removed (refer to Attachment 1 - Figure 7). In accordance with the approved Ho'opili Drainage Master Plan (RMTC, 2015), runoff from Parcel 11 will be conveyed to Basin 1 for storm water quality retention.

III. POLLUTANTS OF CONCERN

In accordance with the requirements of §20-3-50 of the *Rules Relating to Water Quality* (effective August 16, 2017), the expected activities for Parcel 11, which are typical of common single family developments, include but not limited to the following:

- Recreation (community activities, dog walking, exercise, picnics/parties, etc.)
- Daily living activities (cooking, cleaning, laundry, personal hygiene, etc.)

Possible pollutants and sources from the expected activities include:

- Nutrients Fertilizer, eroded soil, animal waste, detergents, etc.
- Sediment Eroded surface material deposited on the development from on and/or off-site activities
- Trash General waste products from trash (such as paper, plastic, packing foam, aluminum cans, etc.) and biodegradable organic matter (such as leaves, grass cuttings, and food waste)

According to the Water Quality Standards Map for the Island of Oahu, the receiving inland water in the vicinity of the project area (Honouliuli Stream) is designated Class 2. The objective of Class 2 waters is to protect their use for recreational purposes, the support and propagation of aquatic life, agricultural and industrial water supplies, shipping, and navigation (Hawaii Administrative Rules, Title 11, Chapter 54 – Water Quality Standards). Through the application of proposed management practices (refer to Section V), runoff will be treated to the maximum extent practical to meet the City's Quality criteria and by extension the State of Hawaii's discharge criteria for Class 2 inland waters.

IV. MANAGEMENT PRACTICES TO MEET CRITERIA

This section describes the management practices that will be taken to meet the Water Quality criteria specified in the Rules Relating to Water Quality. The proposed project site's offsite storm water quality and drainage system has been master planned as part of the *Ho'opili Drainage Master Plan* prepared by RMTC and approved by the City and County of Honolulu in September 2015. The master plan describes the major offsite infrastructure including the underground conveyance system and regional water quality basins, which are being designed to accommodate storm water runoff from Parcel 11. According to the master plan, regional water quality basins will provide both retention capacity for storm runoff treatment and detention capacity for flood control.

Refer to Attachment 1 - Figure 8 for the locations of the permanent best management practices.

IV.1 LID Site Design

The design for Parcel 11 was developed with consideration of the five recommended LID strategies; however, due to the nature of the project, incorporation of all strategies were not practical or possible. To the maximum extent practicable, strategies to minimize impervious surfaces, minimize soil compaction, and direct runoff to landscaped areas were incorporated into the site plan.

- Minimize Impervious Surfaces Based on the proposed site plan for Parcel 11, roughly half of the developed area (55%) will be impervious. These impervious surfaces will be limited to a paved roadway, driveways, building footprints, and concrete walkways/sidewalks.
- Minimize Soil Compaction In general, compaction within landscaped or vegetated areas
 (which comprises approximately 45% of the site) will be reduced to facilitate planting of
 landscaping plant material. Compaction of the soil subgrade will be necessary for
 construction of the paved roadway, sidewalks, driveways, walkways, and foundations.
- <u>Direct Runoff to Landscaped Areas</u> Where practicable, runoff from impervious areas will
 be directed to landscaped or vegetated areas within the project site. For example, runoff
 from roofs will be directed from gutter downspouts and discharged onto landscaped areas.

Other LID strategies were considered but, for the most part, could not be incorporated which included strategies to conserve natural areas, soils, and vegetation; and minimize disturbances to natural drainages.

- Conserve Natural Areas, Soils, and Vegetation: The nature of the development results in a significant change in the character of the site changing the site from a farming operation to a residential development. Removal of 12 inches of near surface cultivated soils will be performed for the entire project site as recommended by the project geotechnical engineer. Therefore, conservation of existing conditions was not practical.
- <u>Minimize Disturbances to Natural Drainages</u>: Not applicable. The site was previously disturbed and used for agricultural purposes.

IV.2 Source Control

Parcel 11 source control strategies includes the following which incorporate design guidelines and O&M recommendations provided in the BMP Guide to the maximum extent possible.

- <u>Landscaped Areas</u>: Limit runoff from landscaped areas to impervious areas. Approximately 45% of the Parcel 11 site contains landscaped or vegetated surfaces.
- <u>Storm Drain Markers</u>: Provide 4" diameter stainless steel storm drain markers (approved by the City and County of Honolulu) affixed to catch basins within the project site.

The following facilities will not be included as part of the development, thus the following Source Control BMPs are *not applicable* to this project:

- Automatic Irrigation
- Vehicle and Equipment Fueling Areas
- Vehicle and Equipment Repair
- Vehicle and Equipment Washing and Cleaning
- Loading Docks
- Outdoor Material Storage
- Outdoor Work Areas
- Outdoor Process Equipment Operations
- Residential Vehicle and Equipment Washing and Cleaning for Condominiums and Apartment Buildings
- Outdoor Trash Storage
- Parking Areas

IV.3 Retention

The entire storm water generated within the project site will be collected via a series of swales, underground drain pipes/culverts, and catch basins and conveyed to a regional offsite basin (referred to as Basin 1). Basin 1 will be designed to meet the water quality design volume retention requirements for the subject development and will also act as a flood detention basin to attenuate the peak flow rate as described in the Ho'opili Drainage Master Plan (RMTC, 2015). Basin 1, located east of the development, will be owned and managed by D.R. Horton Division (refer to Attachment 1 - Figure 7).

Since this project is one of the earlier developments of the multiple phase Ho'opili development, Basin 1 and its supporting drainage infrastructure will not be completed in time to receive the onsite runoff. In the interim, a temporary basin has been constructed east of the project site (refer to Figure 7) as part of RMTC's Ho'opili Development Phase 1 and Phase 2 mass grading plans. Upon completion of Basin 1 and its connection to the affected upstream portions of the Drain System "A", the temporary basin will be removed.

IV.4 Biofiltration

The project's water quality volume is to be retained; therefore, biofiltration treatment control BMPs are not necessary for this project.

IV.5 Alternative Compliance

The project's water quality volume is to be retained; therefore, alternative compliance methods are not necessary for this project.

V. OPERATION AND MAINTENANCE

Refer to Attachment 2 for the Operation and Maintenance Plan.

CERTIFIED WATER POLLUTION PLAN PREPARER STATEMENT

This work was prepared by me or under my supervision. To the best of my knowledge, the information submitted is true, accurate and complete.

Gray Hong Nojima & Assoc., Inc.

Jordan Sakumoto, PE

10-26-18

Date

OWNER'S CERTIFICATION

The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this Storm Water Quality Report (SWQR) and will ensure that this report is amended as appropriate to reflect up-to-date conditions on the site.

This SWQR will be reviewed with the facility operator, facility supervisors, employees, maintenance and service contractors, or any other party having responsibility for implementing specific portions of this SWQR. A copy of the certified SWQR shall be available on the subject property indefinitely.

I will be responsible for the maintenance of the Source Control and Treatment Control BMPs identified herein.

Once the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement and amend the SWQR. The Department of Facility Maintenance will be notified of the change of ownership and the new owner will submit a new certification.

I am aware that there are significant penalties for discharging polluted runoff into the City MS4.

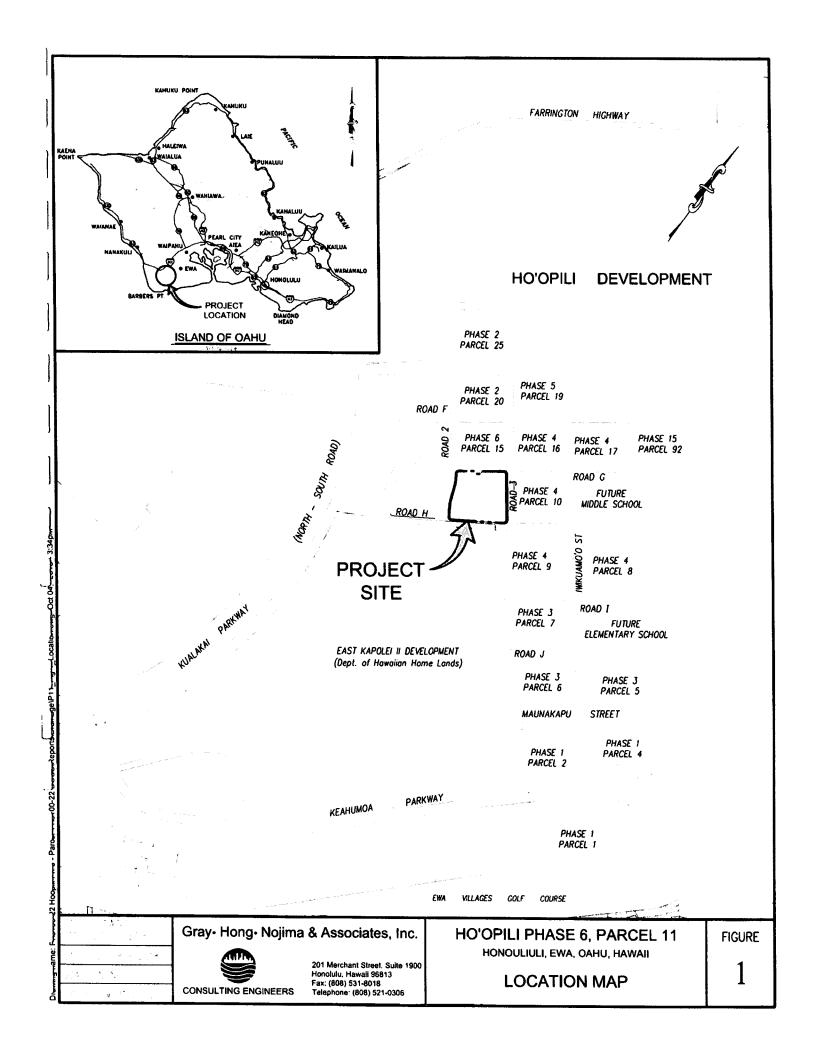
Signature:	A Lill
Print Name:	Alan Labbe
Title:	Sr. Vice President
Company:	D.R. Horton
Address:	130 Merchant Street, Suite 112 / Honolulu, HI 96813
Telephone No.:	(808) 521-5661
Date:	October 10, 2018

ATTACHMENTS

Attachment # (or indicate if not applicable)	Attachment
1	 Figures Location Map (Figure 1) General Plan (Figure 2) Existing (Pre-Construction) Drainage Pattern (Figure 3) Grading Plan (Figure 4) Boring Logs (Figures 5 - 6) Ho'opili Drainage Master Plan - Proposed Drain Systems Improvements Plan (Figure 7) Post-Construction BMP Plan (Figure 8)
N/A	Hydrology Calculations for WQV and/or WQF
N/A	Treatment Control BMP Sizing Spreadsheets
N/A	Feasibility Screening Worksheet for LID Exemptions
N/A	Documentation for Proprietary Treatment Devices TAPE Certification or NJCAT Verification
N/A	Infiltration Testing Results
2	Operation and Maintenance Plan

Attachment 1

FIGURES





Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name:

Ho'opili Phase 6, Parcel 11

Project Location:

Honouliuli, Ewa, Oahu, Hawaii

Tax Map Key(s):

TMK 9-1-17: Por of 138

Total Project Size:

7.64 Acres

City MS4 Facility(ies):

30-inch Drain Stub in Mail Lot (to existing CB #4 in Road H)

Prepared For:

D.R. Horton

130 Merchant Street, Suite 112

Honolulu, HI 96813 Phone: (808) 521-5661

Designated Entity for Storm Water Maintenance:

D.R. Horton

Alan Labbe, Sr. Vice President

Ph. (808) 521-5661

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Tabl	le 1: Storm Water BMPs	
	le 2: Inspection and Maintenance Activities	

I. SUMMARY OF PERMANENT STORM WATER BMPS ONSITE

The following permanent storm water BMPs were installed onsite/ offsite to comply with the Rules Relating to Water Quality and are subject to the operation and maintenance requirements under the Rules. Please see Attachment A for a map showing the location of BMPs.

Table 1: Storm Water BMPs

Source Co	ntrol BMPs				
BMP No.	ВМР Туре	Size	Location (refer to Attachment A)		
1	Limit flows from landscaped to impervious areas	3.4 acres of landscaped/vegetated area	Onsite		
2	Storm drain markers affixed to catch basins (NO DUMPING, DRAINS TO OCEAN)	4" diameter stainless steel discs	Exposed portion of concrete catch basin		
Treatmen	t Control BMPs				
BMP No.	BMP Type	Size	Location (refer to Attachment A)		
3	Ho'opili Basin 1 (storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)		

II. FINANCIAL RESPONSIBILITIES

Costs associated with the project's storm water maintenance will be funded by D.R. Horton.

III. ROUTINE MAINTENANCE ACTIVITIES

Each storm water treatment measure identified in **Table 1** will be inspected and maintained in accordance with **Table 2**.

Table 2: Inspection and Maintenance Activities

ВМР Туре	Inspection Activity	Frequency	Indicator of when Maintenance is needed	Maintenance Activity
LANDSCAPED AREAS	Check for general conditions including, irrigation and downspout runoff areas	Monthly or as needed after heavy rainfall or significant foot/vehicle traffic	 Mud, ponding/standin g water, mud staining on pavement Erosion/bare soil, moss or algae growth, dry or cracking soil Dead, diseased or overgrown planting Standing water Accumulation of debris 	Re-grading of eroded areas and restoration of vegetation as needed No raking or blowing of leaves into storm drain system Do not apply pesticides or fertilizers during wet weather Removal of debris
STORM DRAIN MARKERS AFFIXED TO CATCH BASINS	Check markers	Part of routine catch basin inspection	 Faded or unreadable wording Damaged markers Loose mounting 	Repair or replace markers and/or concrete surfaces Reapply mount adhesive and drive rivet
HO'OPILI BASIN 1 (STORM WATER QUALITY RETENTION AND FLOOD CONTROL DETENTION)	Visual inspection	Monthly or after heavy rainfall	Sediment build up Presence of obstructions Damaged areas Overgrown vegetation Presence of oil, grease, or trash Erosion of slopes	Remove and properly dispose of sediment, trash, and debris Remove obstructions and repair inlet/outlet as needed Repair all damaged areas Remove weeds, debris, and trash; dispose properly Provide erosion protection to prevent future erosion of slopes

IV. INSPECTIONS

Inspections shall be conducted at least once a year and recorded on the Operation and Maintenance (O&M) Inspection Form, in **Attachment B**. All O&M inspection forms, work orders, invoices, and receipts shall be kept on file and provided to the City upon request.

The City will conduct inspections of the storm water treatment measures, as identified in **Table 1**, to verify that the property owner is operating and maintaining the storm water treatment measures in accordance with this O&M Plan. Access must be given to the City inspector to enter the property to conduct inspections.

V. RECORDATION OF THE O&M PLAN AND REVISIONS

Prior to closing any building, grading, grubbing, stockpiling, or trenching permits with the DPP, the DPP accepted Operation and Maintenance Plan (including the Post-Construction BMP Plan drawing) shall be recorded in the State of Hawaii Land Court or Bureau of Conveyances, as appropriate. One copy of the recorded Operation and Maintenance Plan shall be submitted to the Department of Planning and Permitting (DPP) and Department of Facility Maintenance (DFM) prior to closing the building and/or grading, grubbing, stockpiling or trenching permits.

After permit closure, the property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

	O&M Plan for Permanent Storm Water BMPs
	•
A TOTAL CHARACTER	ENTE
ATTACHM	EN15
ttachment A - Map of Storm Water Treatment Mea	asures (Post-Construction BMP Plan)
ttachment B - Operation and Maintenance (O&M)	Inspection Form

	O&M Plan	for	Permanent	Storm	Water	BMP
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Attachment A - Post-Construction BMP Plan

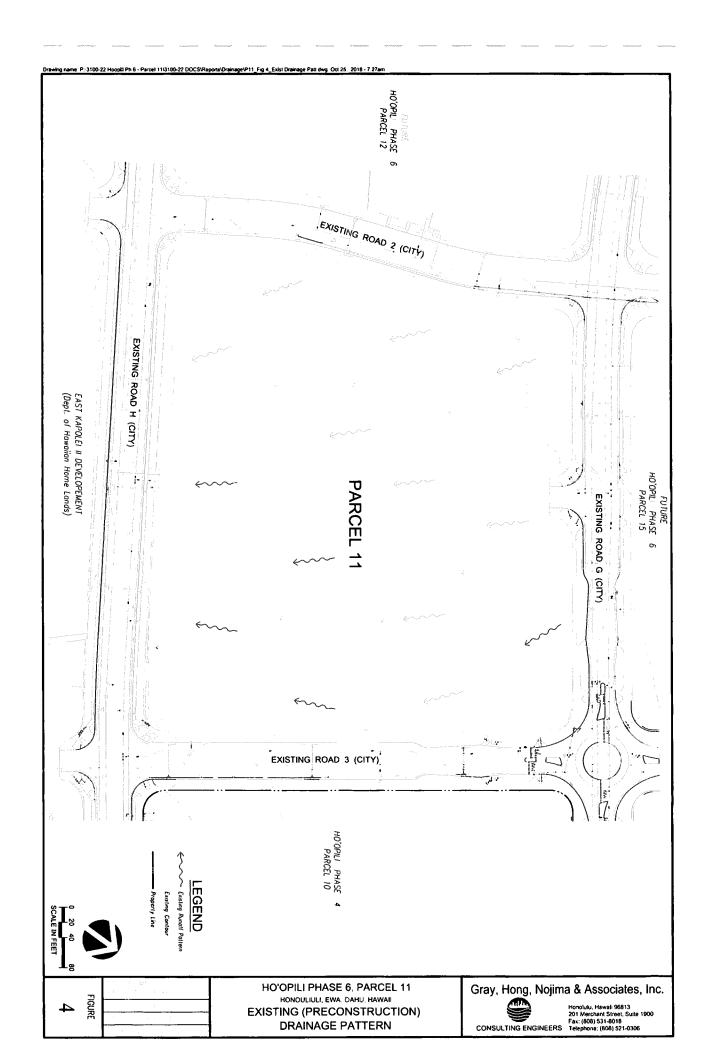
	O&M Plan for Permanent Storm Water BMPs
44 1 47 0 4 17 17	(0.000)
Attachment B - Operation and Maintens	ance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

Ho'opili Phase 6, Parcel 11	Date:
Honouliuli, Ewa, Oahu, HI TMK 9-1-017: Por of 138	Date of previous inspection:
1	Inspector:
	Title:
	Phone:
	Email:

Add more sheets as necessary.

BMP No. (refer to Table 1)	ВМР Туре	Maintenance Needed Based on Indicators? (Yes/No and Describe conditions)	Date and Description of Maintenance Conducted (Attach photos, copies of maintenance contracts and/or maintenance records)
	740000000000000000000000000000000000000		
20-20-20-20-20-20-20-20-20-20-20-20-20-2			



Attachment 2

OPERATION AND MAINTENANCE PLAN

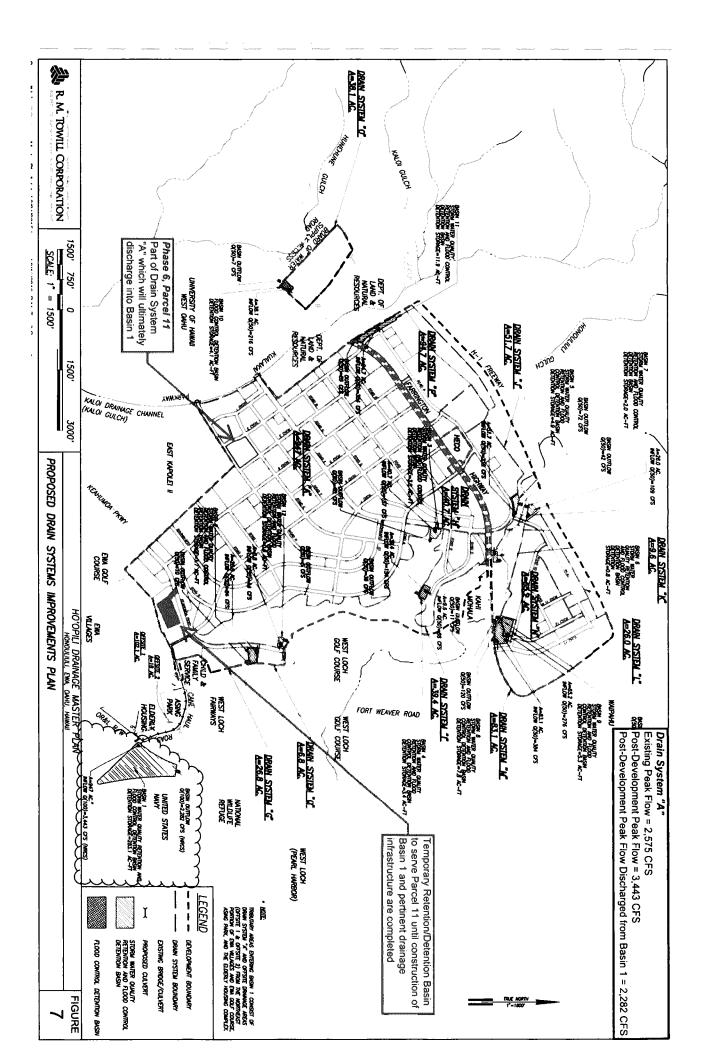
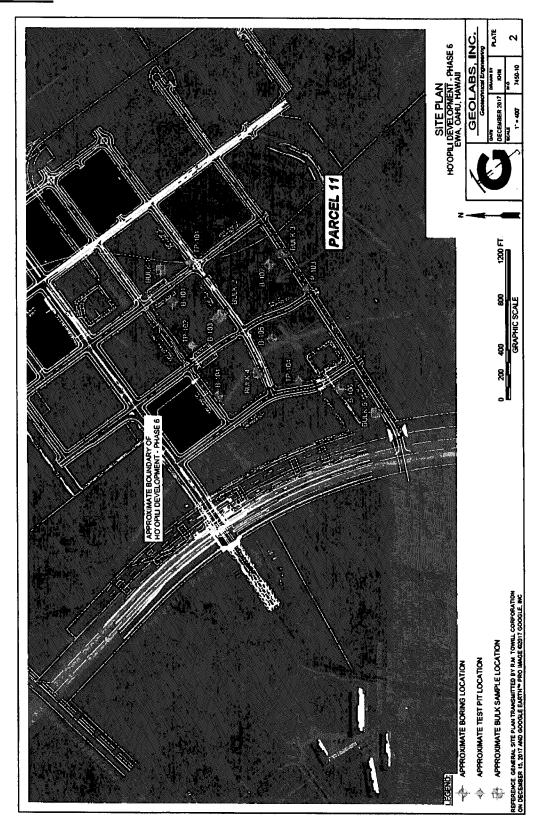


FIGURE 6

E To				·	INC.			H	10°C		DEVELOPMENT - PHASE 6 WA, OAHU, HAWAII	Log of Boring
Labo	ratory			F	ield							
Other Tests	Moisture Content (%)	Dry Density (pcf)	Core Recovery (%)	RQD (%)	Penetration Resistance (blows/foot)	Pocket Pen. (tsf)	Depth (feet)	9	hic		Approximate Ground Sur Elevation (feet MSL): 11	face 1 *
훍	Mots Ont	pcf)	Seco	Ş	P S S	S C S	T	Sample	Graphic	SSN	Description	
 _		0.0	0.2		144	LE.	-	100		<u>ਲ</u>	Brown SILTY CLAY with organic ma	tter, soft
	19	104			37	>4.5	•	V	ou	ĊL	 (tilled), dry to moist (cultivation zor 	ne) -
							.	Λ	И		Brown SANDY CLAY, very stiff, mois	st (alluvium)
	20				27		.	N				-
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TXUU	22	101			31	2.5	5-	L	М	ŀ		
S _u =1.3 ksf	22.	101			31	2.5	Ι.	N	Ж			
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								-	W	SC	Brown SANDY Of AV Int Its	The same of the sa
1					ļ			4	Υ.		Brown SANDY CLAY with a little silt. (alluvium)	. nard, moist
	24	102			60.45		15-	L				
	24	102		İ	50/4"	>4.5		M			grades with more sand	
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			24, 20			Water	LBVE	əl: .	∠	Not E	incountered	
Date Con Logged B			24, 20 akimote		- -	Dall Di	a·			C) /E	76DD (Face Total Ed	Plate
Total Dep			feet			Drill Ri Drilling		ho			-75DR (Energy Transfer Ratio = 74.1%) did Stem Auger	۱ , ,
Work Ord		7450				Driving					b. wt., 30 in. drop	A-2

FIGURE 5



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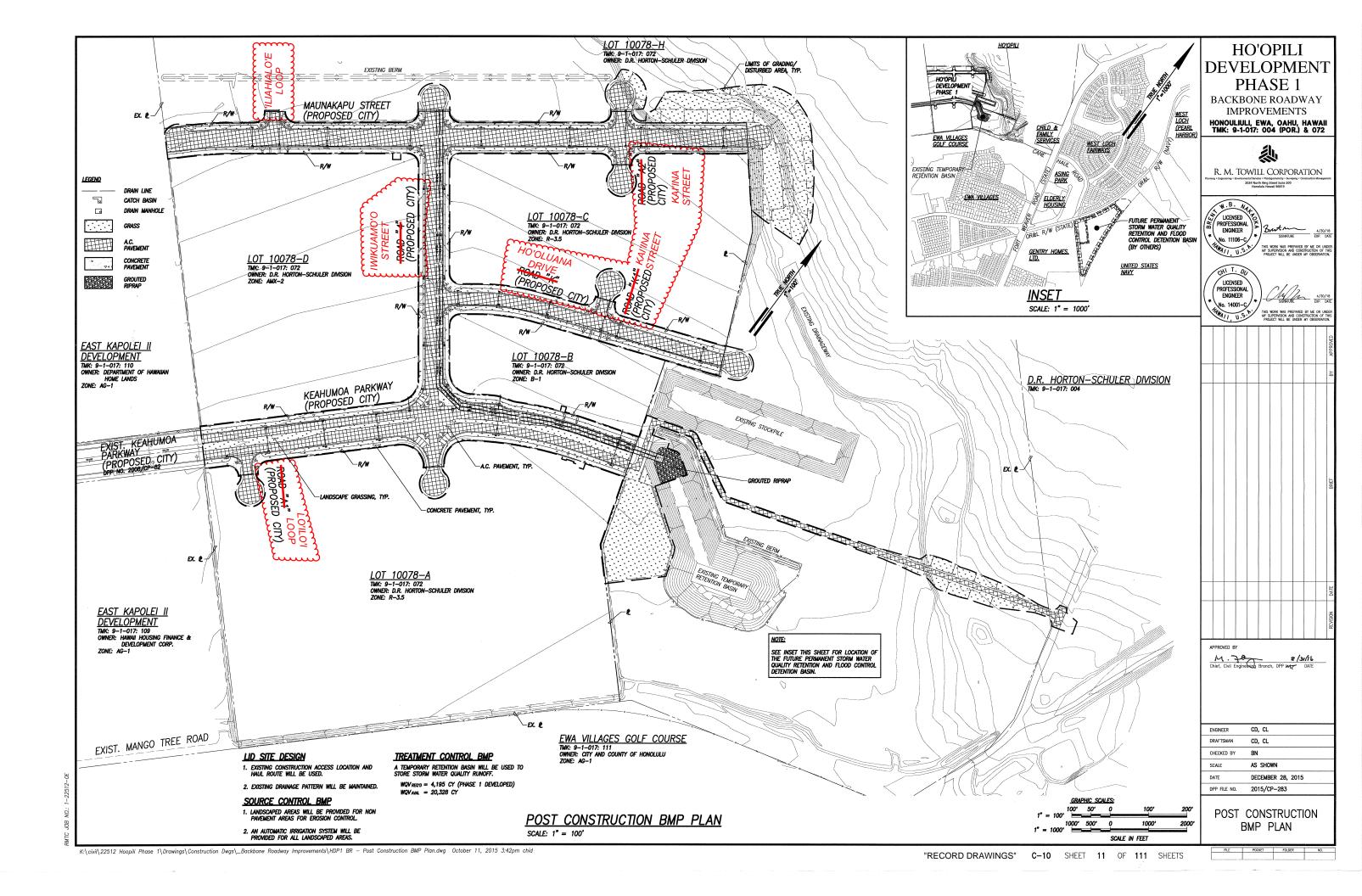
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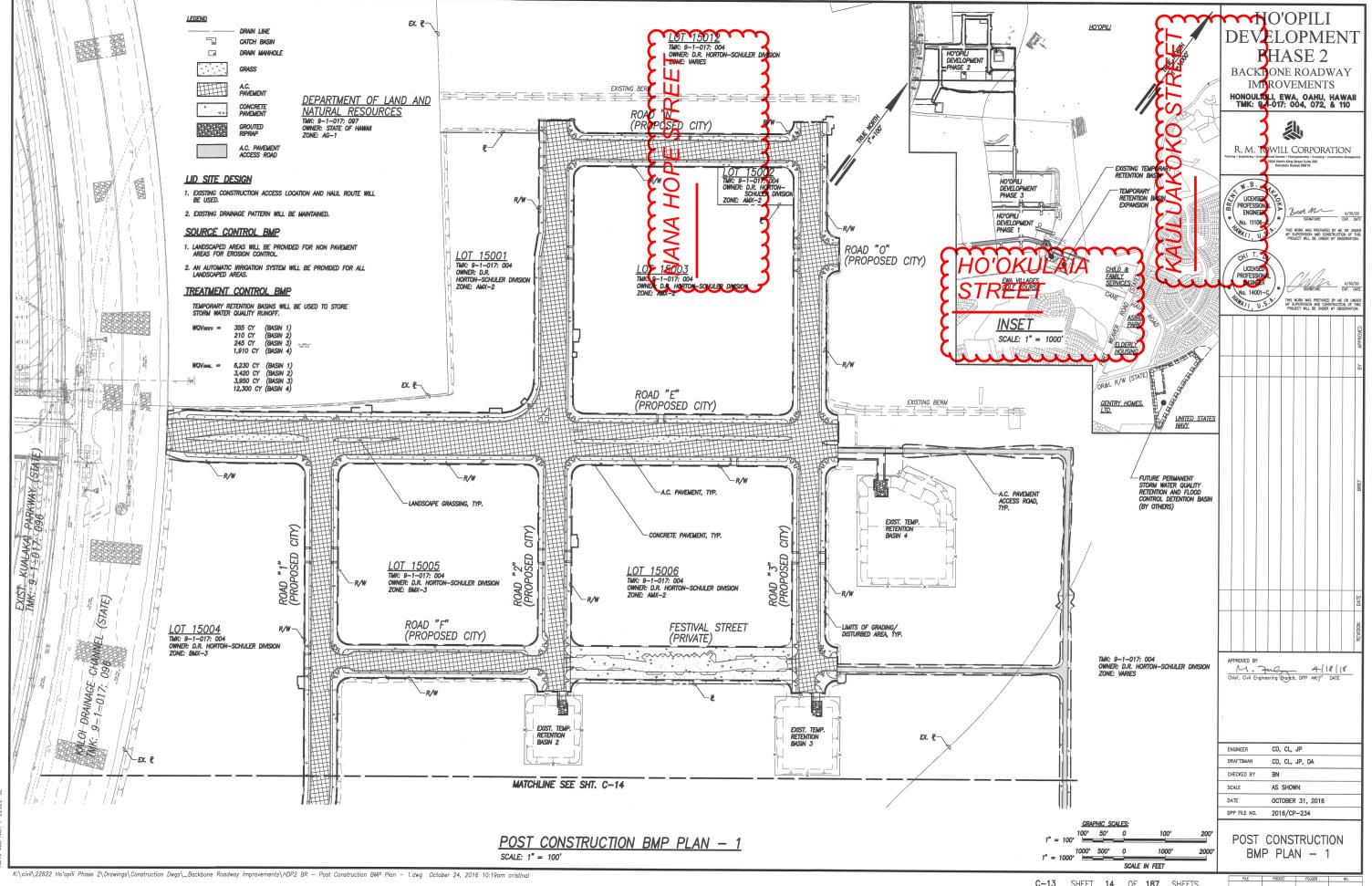
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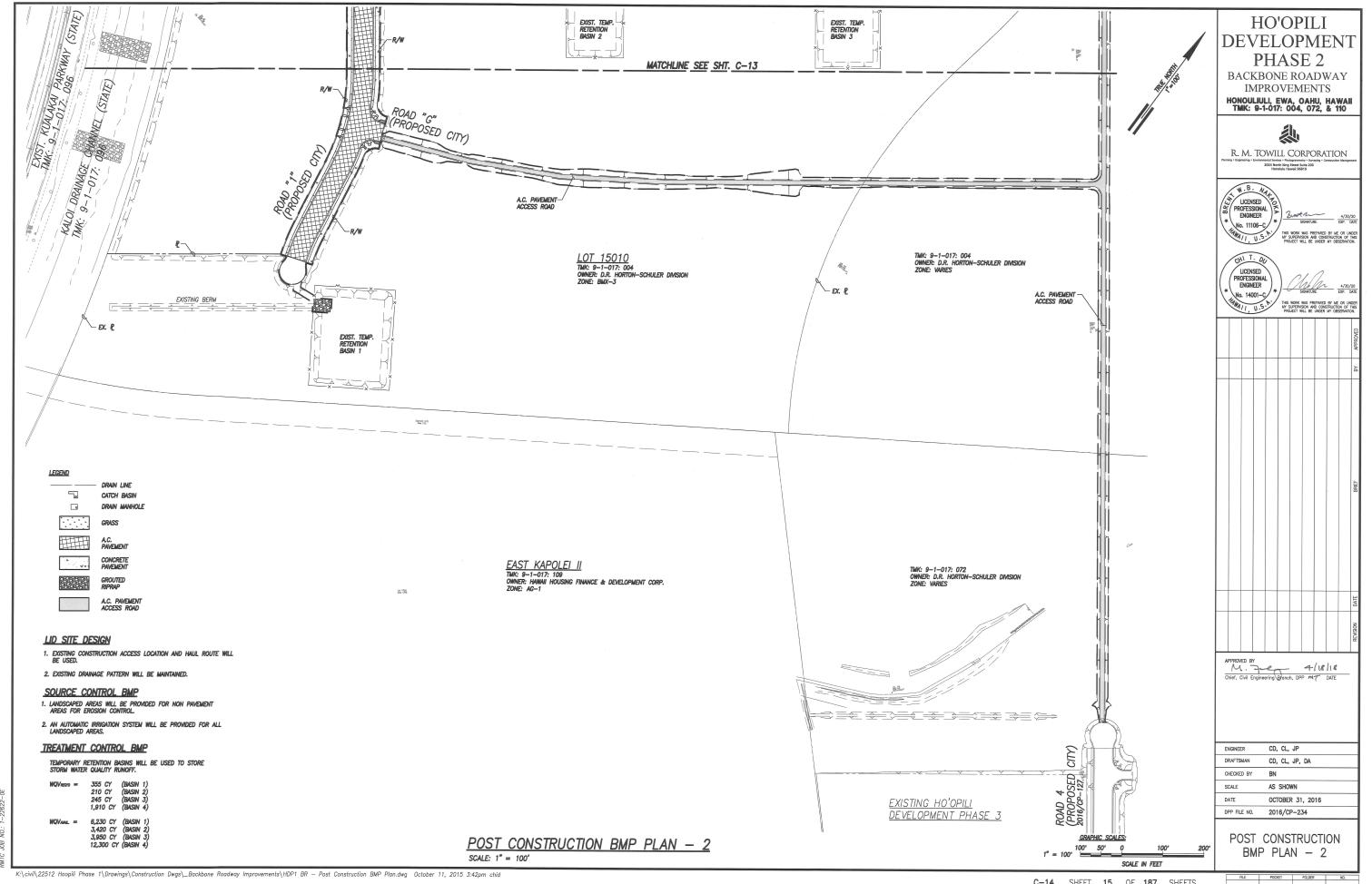
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PORTOLATI STAN ENTA AMBIE 100 MB To the state of th PROPOSED PUBLIC ROAD: FIGURE 2 GENERAL PLAN C002 251 Marchand (2008) (2008) (9 Prophers (2008) (27 OSUS) (27 OSUS) (20 OSUS) (27 OSUS) ORCHE & 1900-15

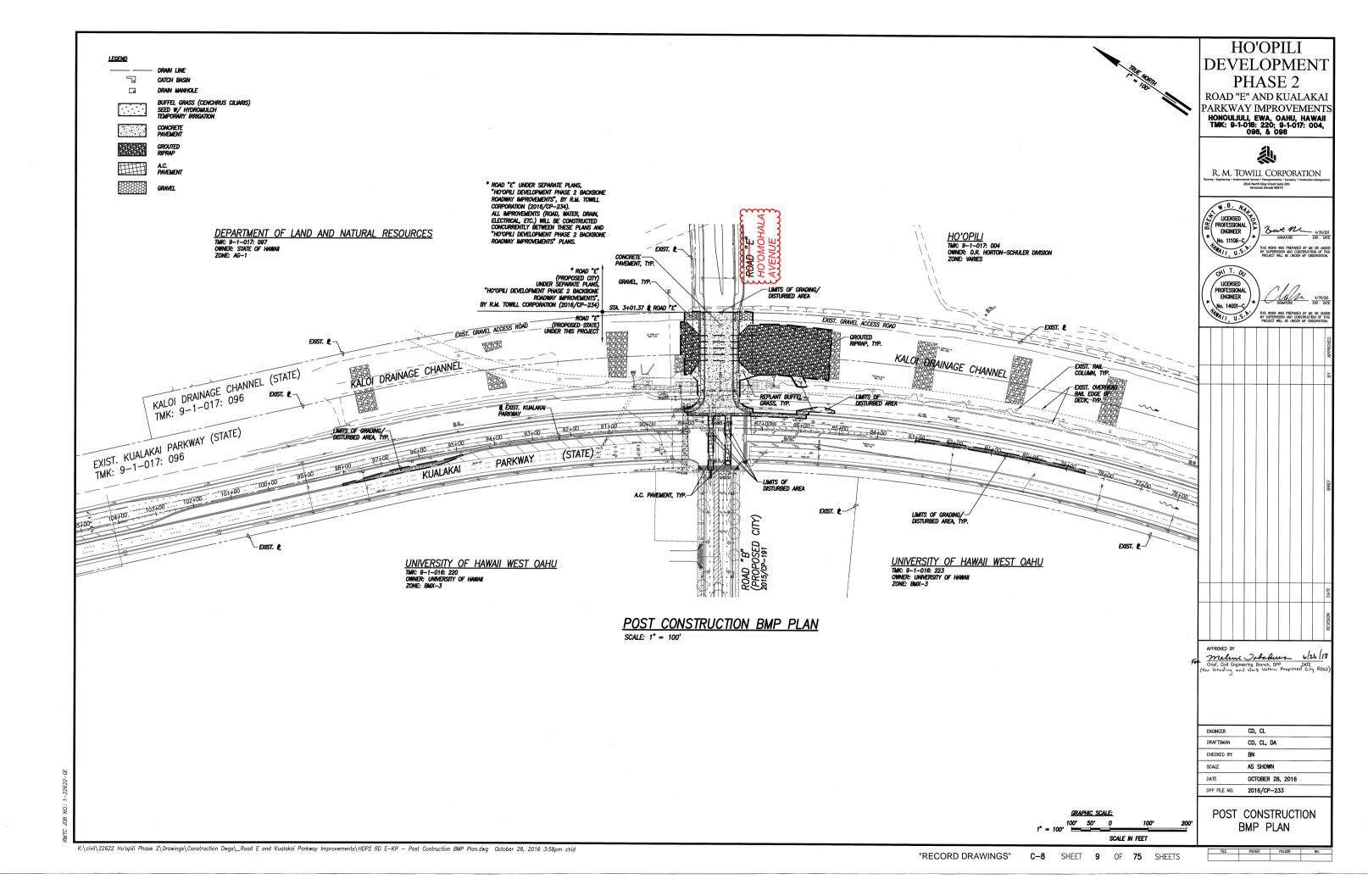
PROJECT HASE MODERN PHASE & PARCOL TO CAS ESC NO. 3803-77, Greeny Planting DATE OCTOBER 2018 EXIST ROAD "2" (CITY)
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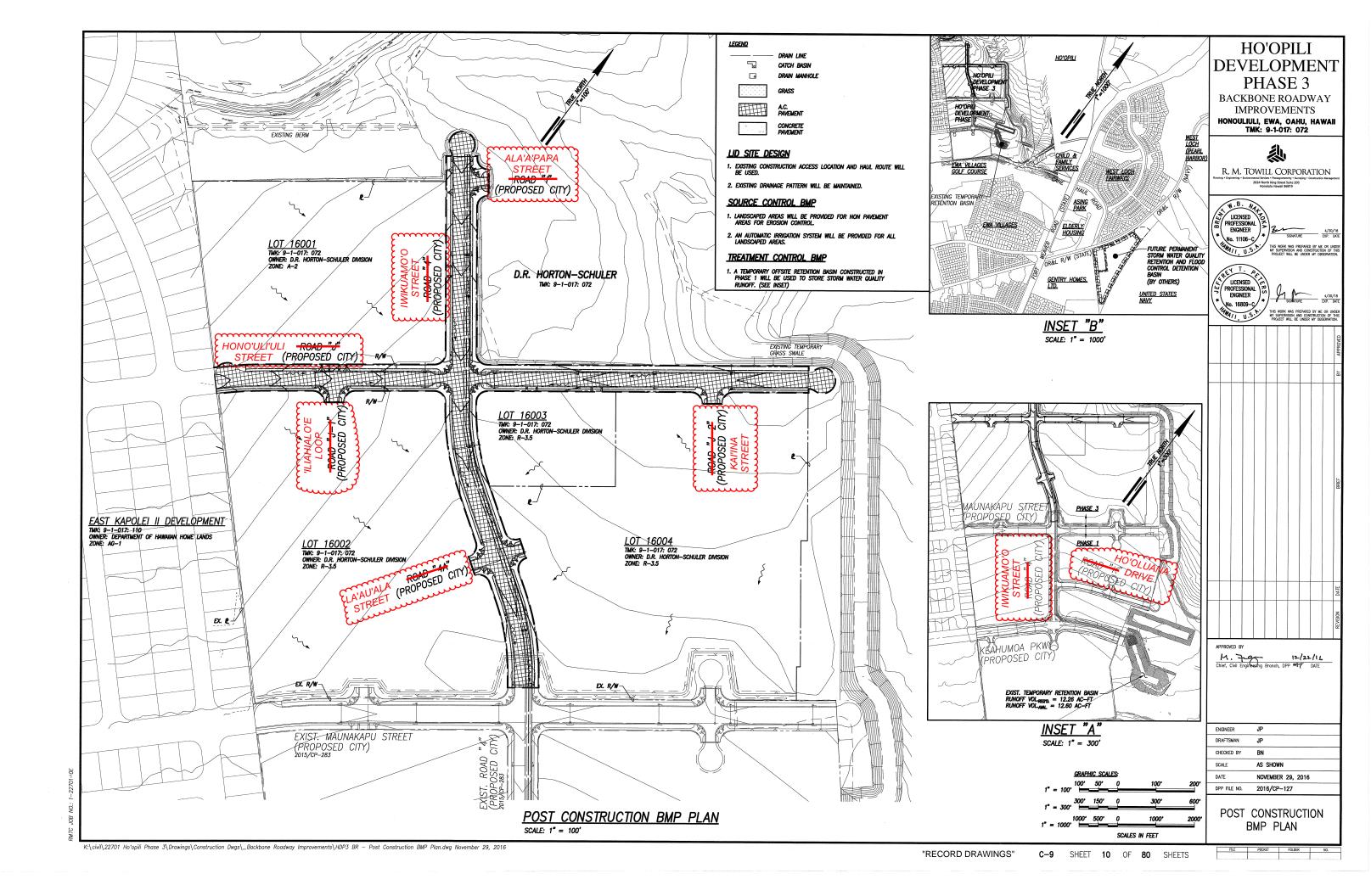


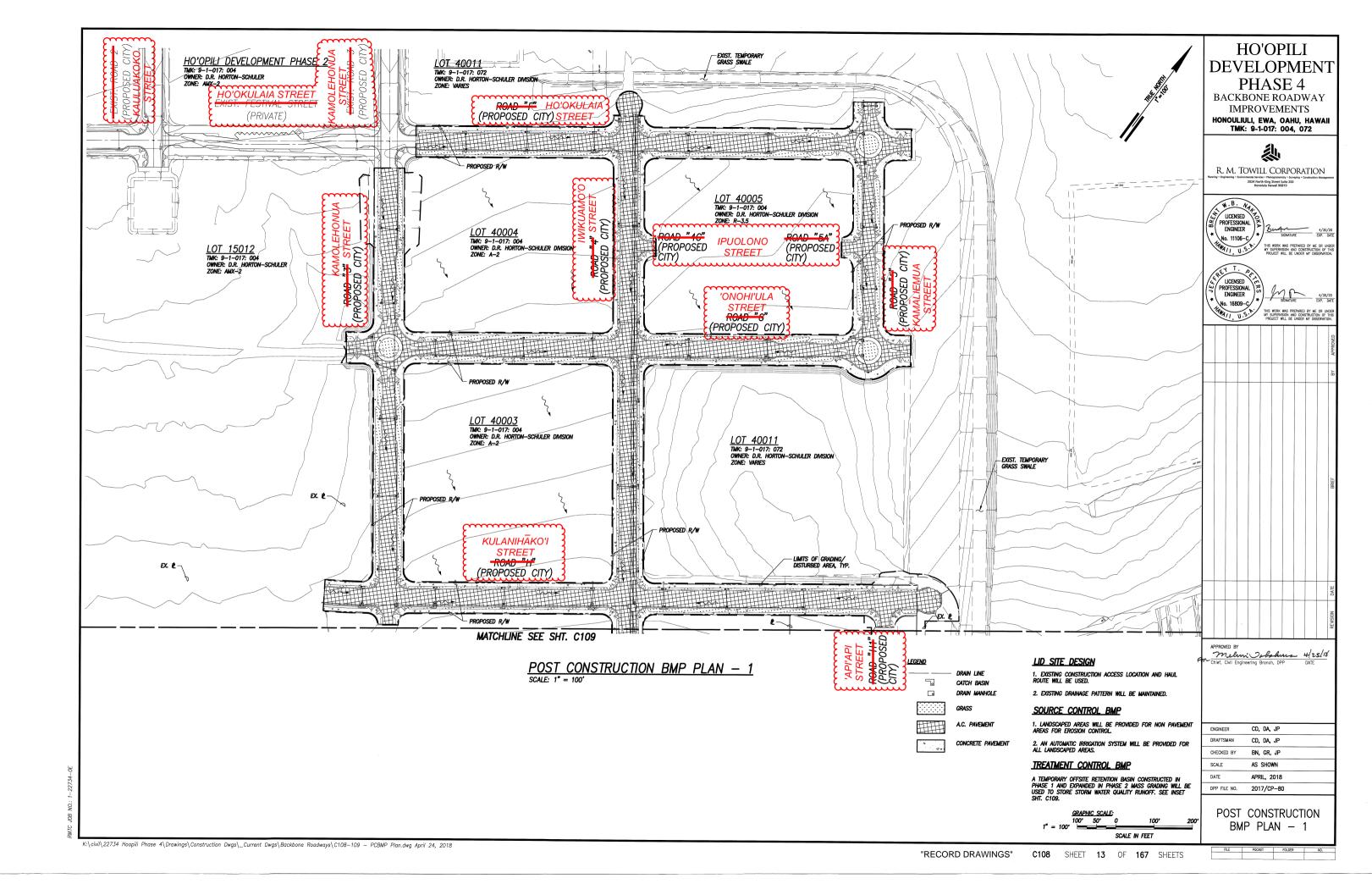


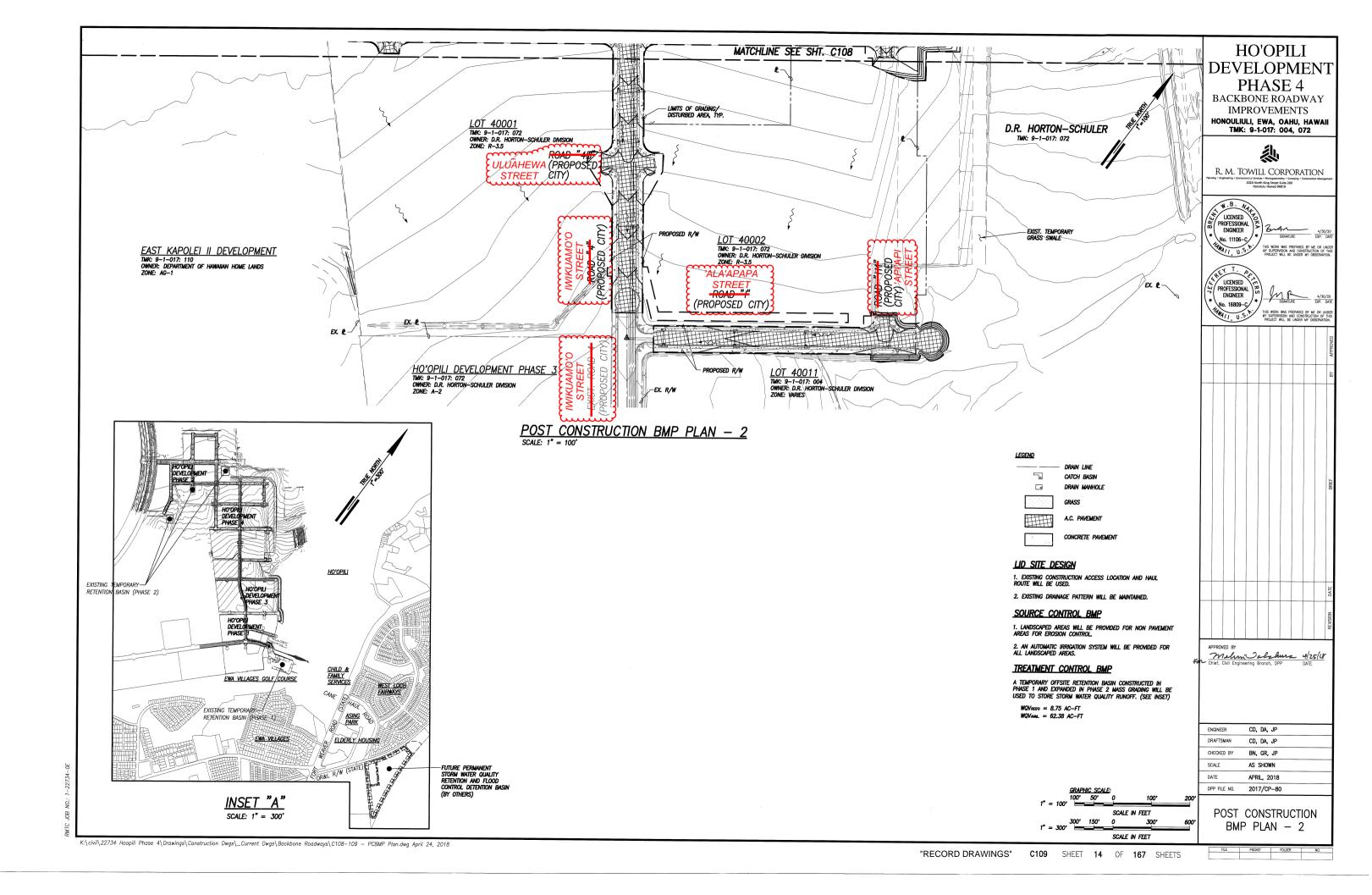


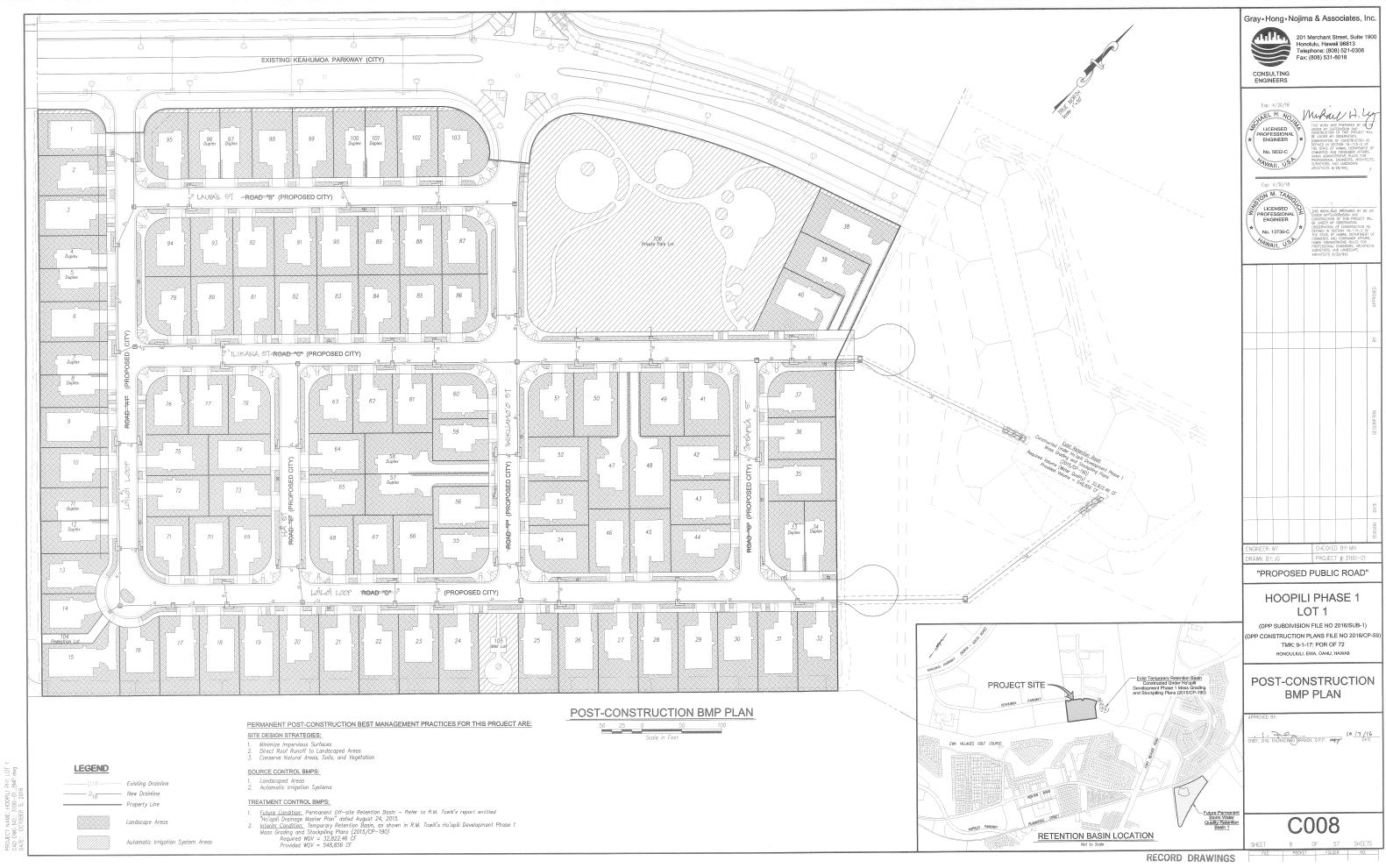
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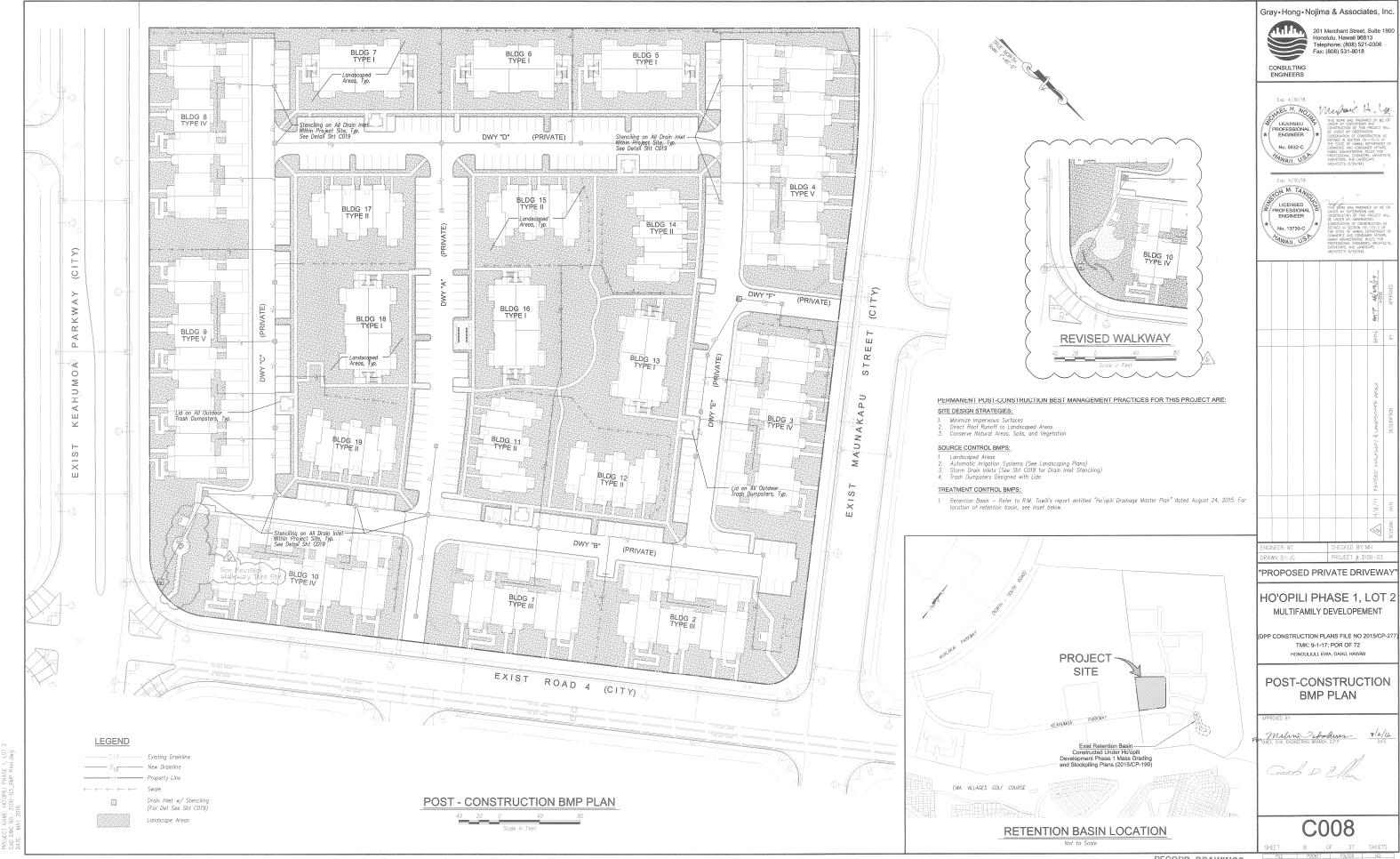




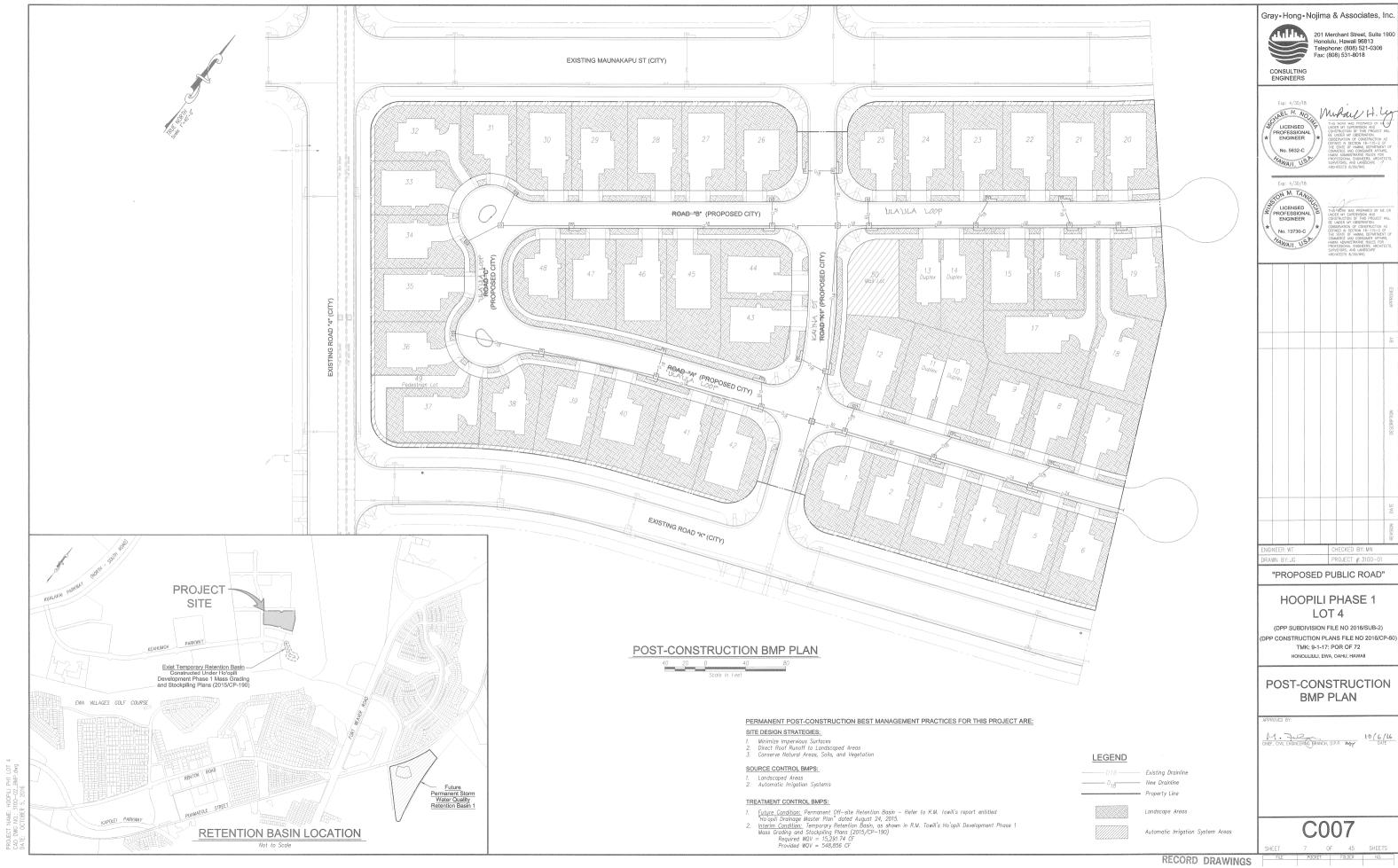


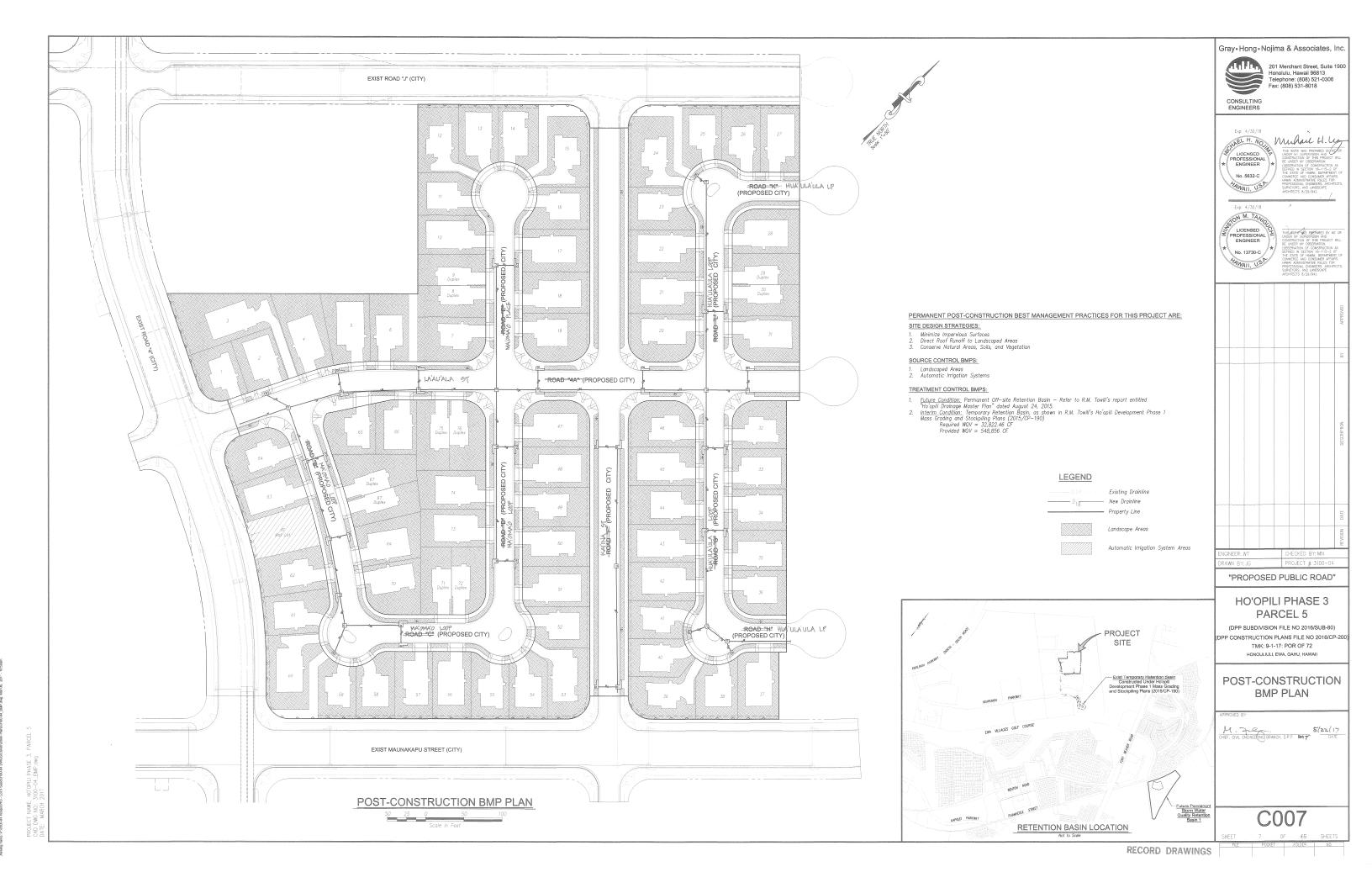


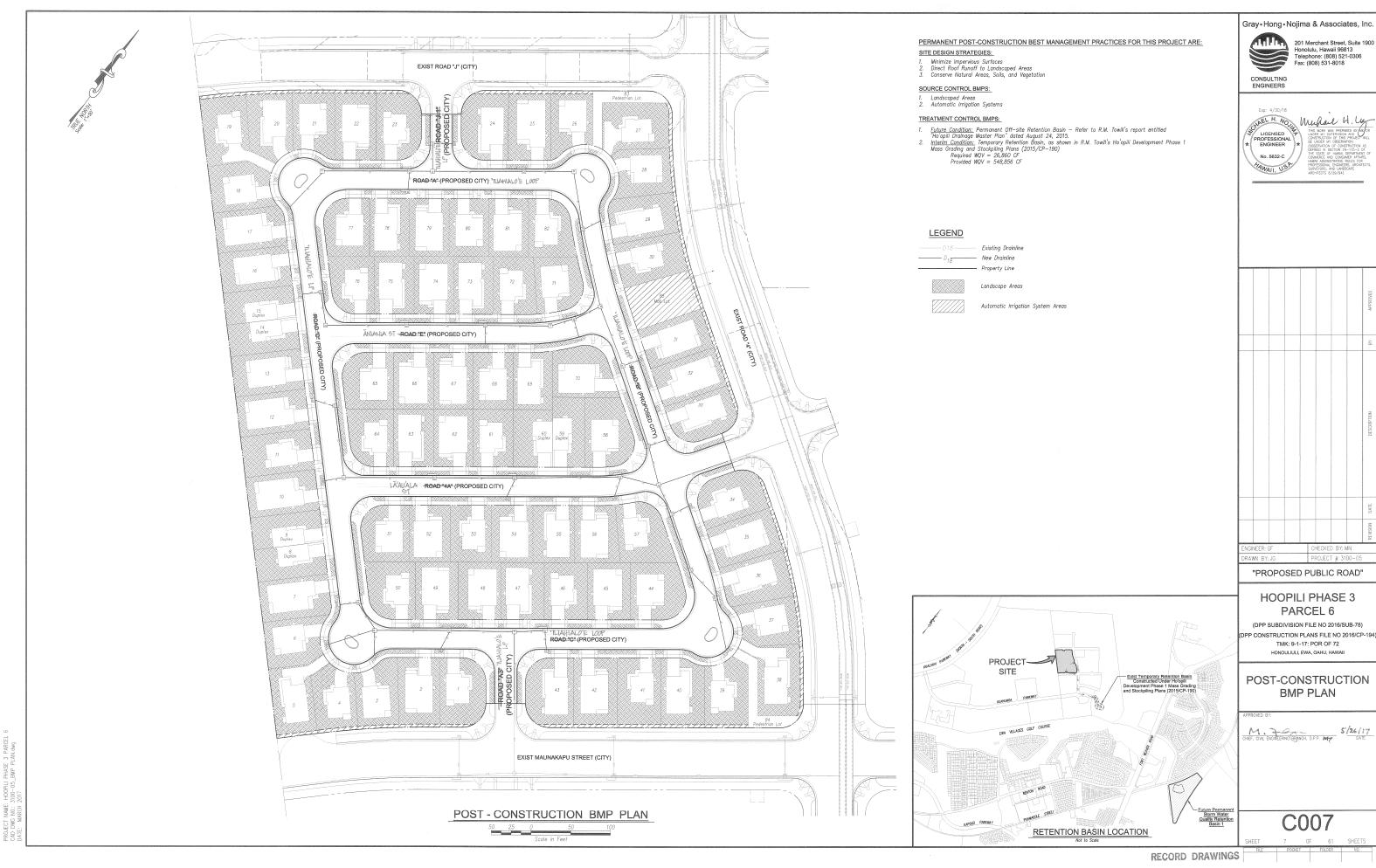
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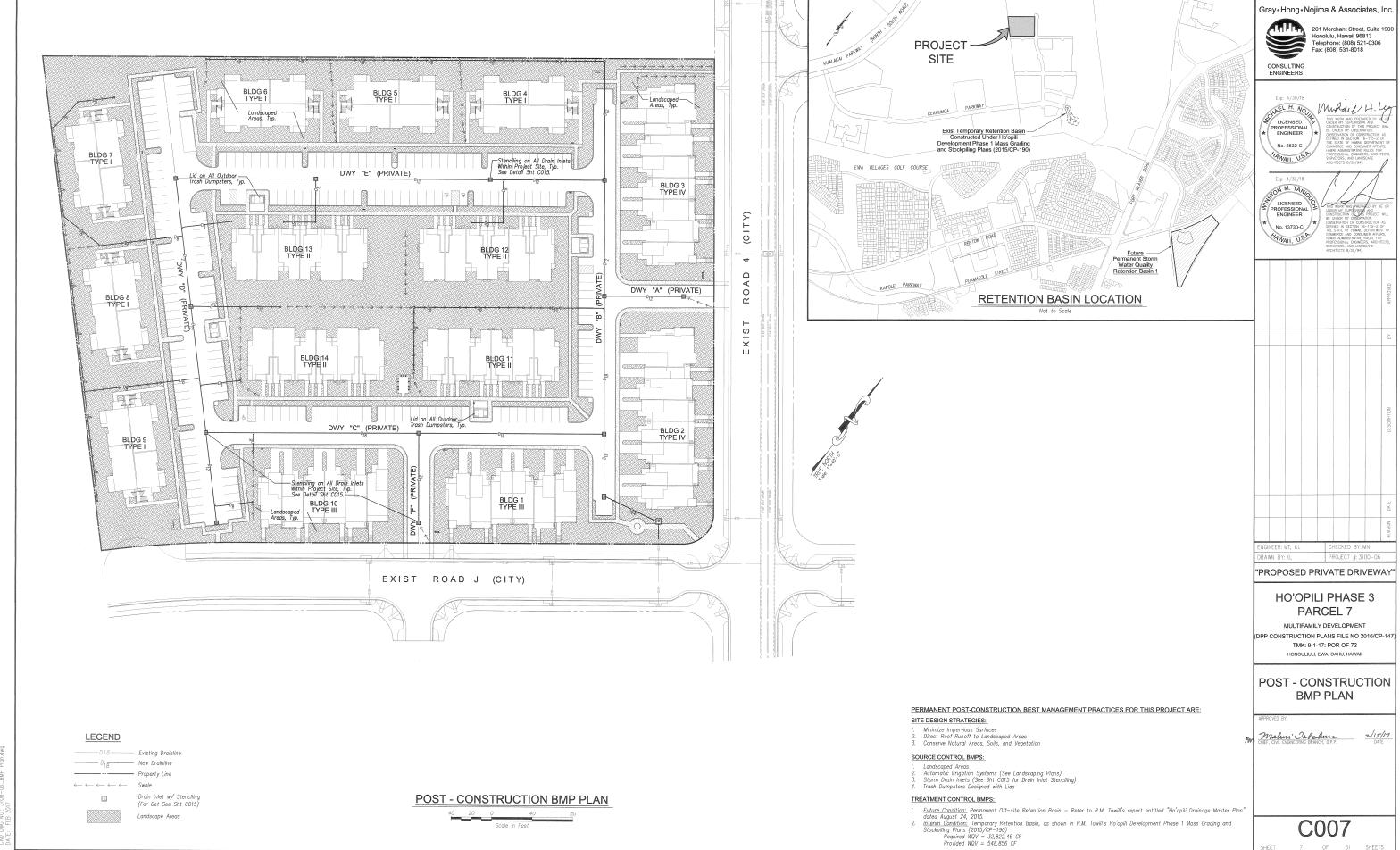


RECORD DRAWINGS

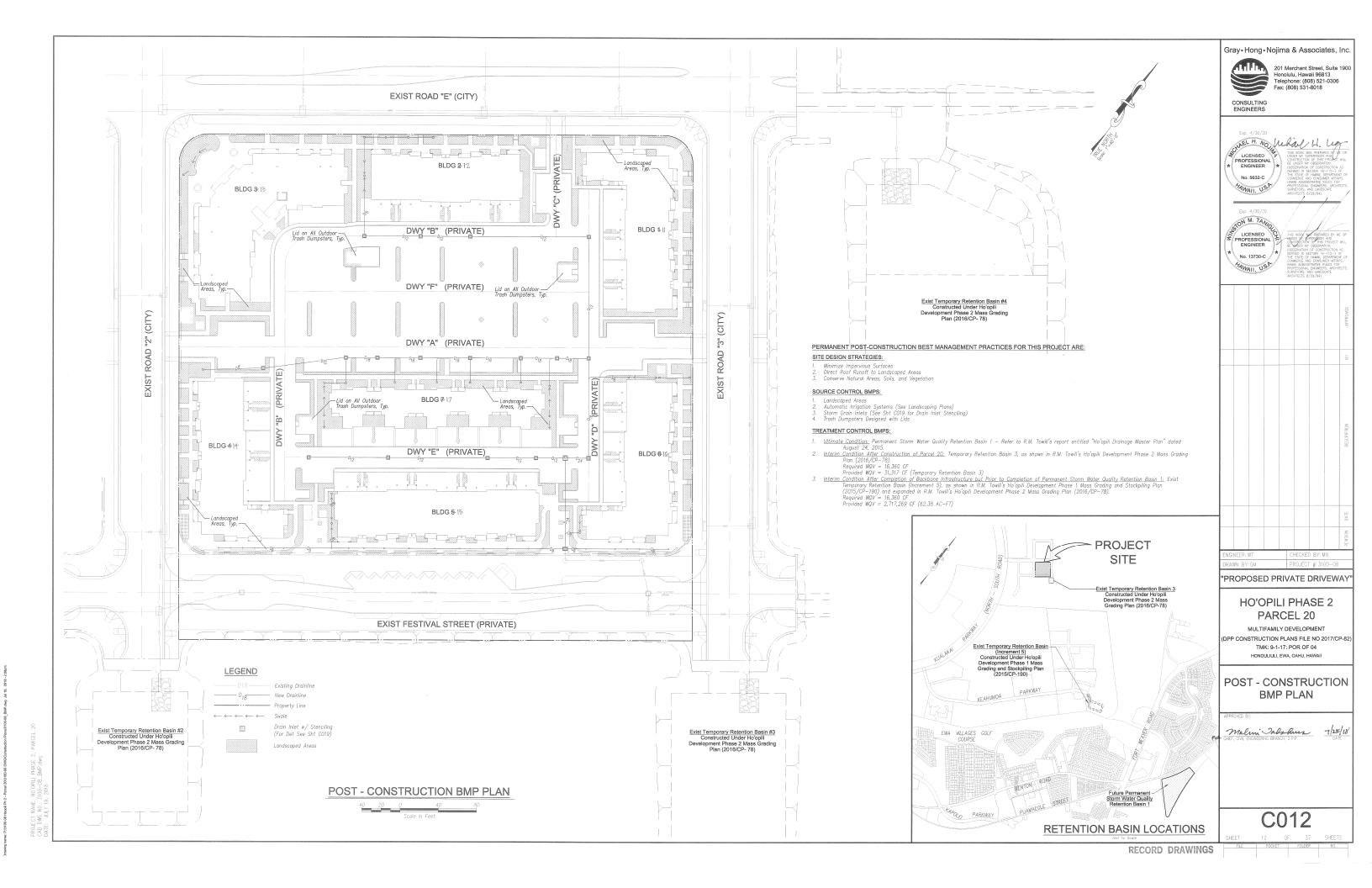


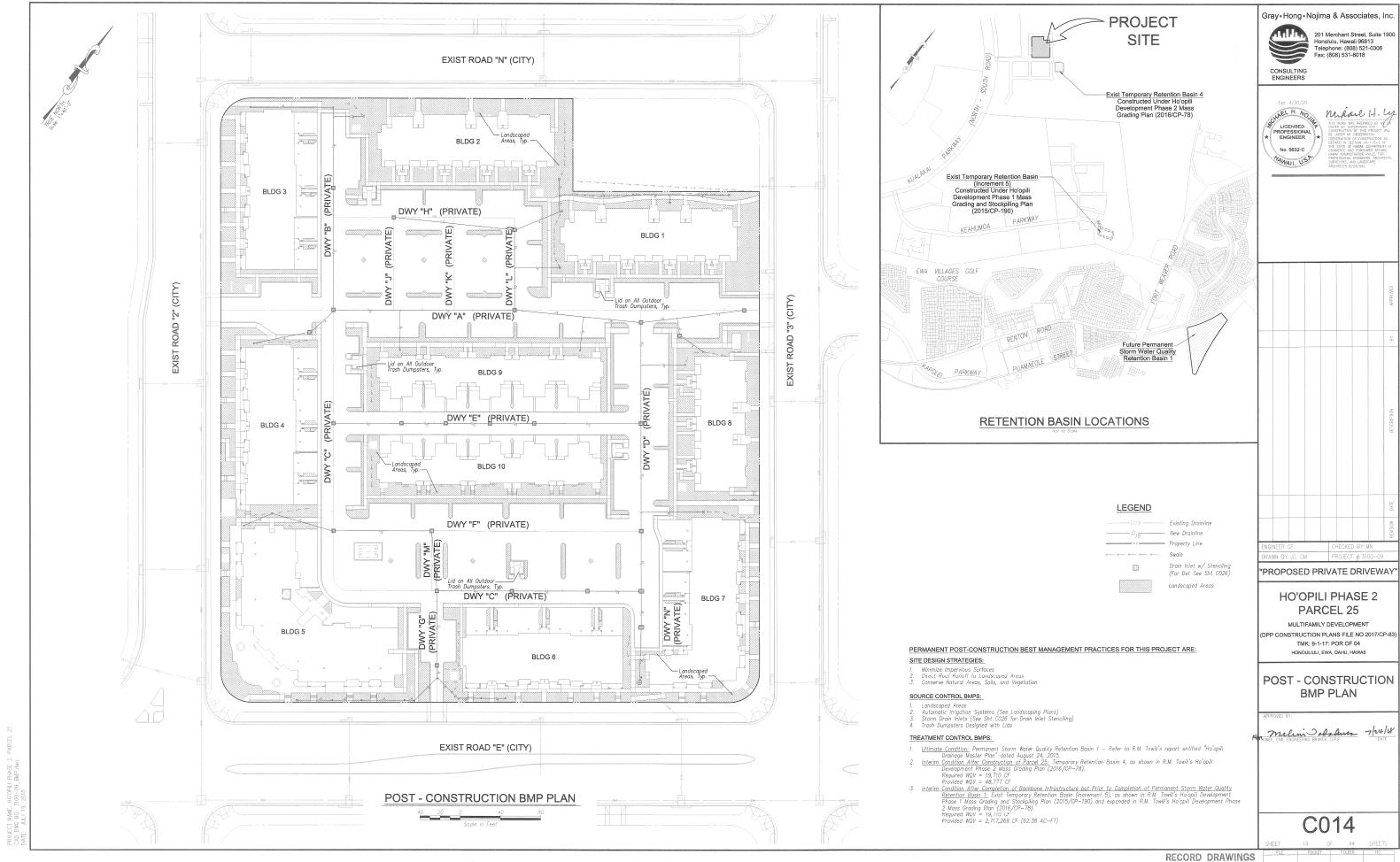


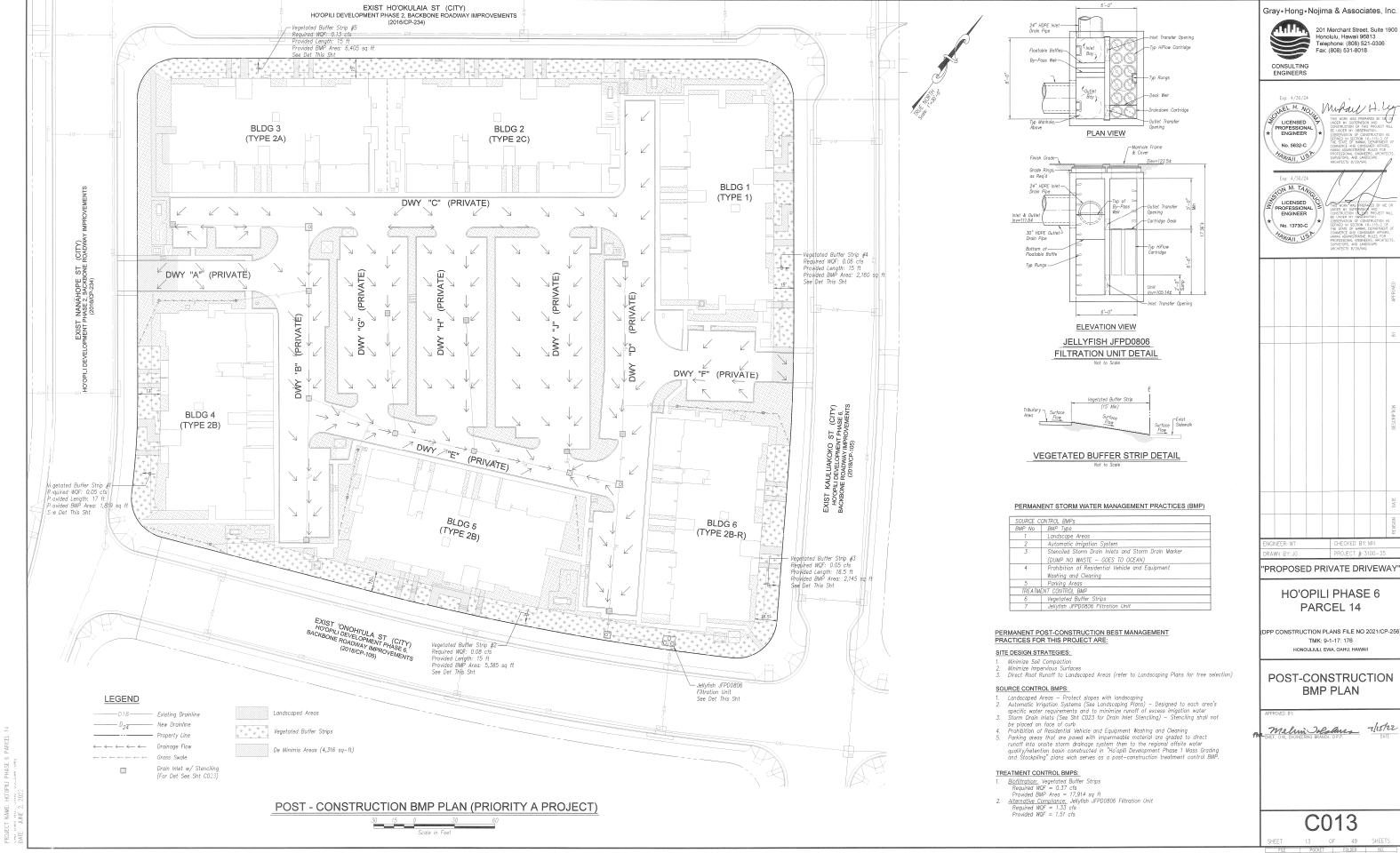




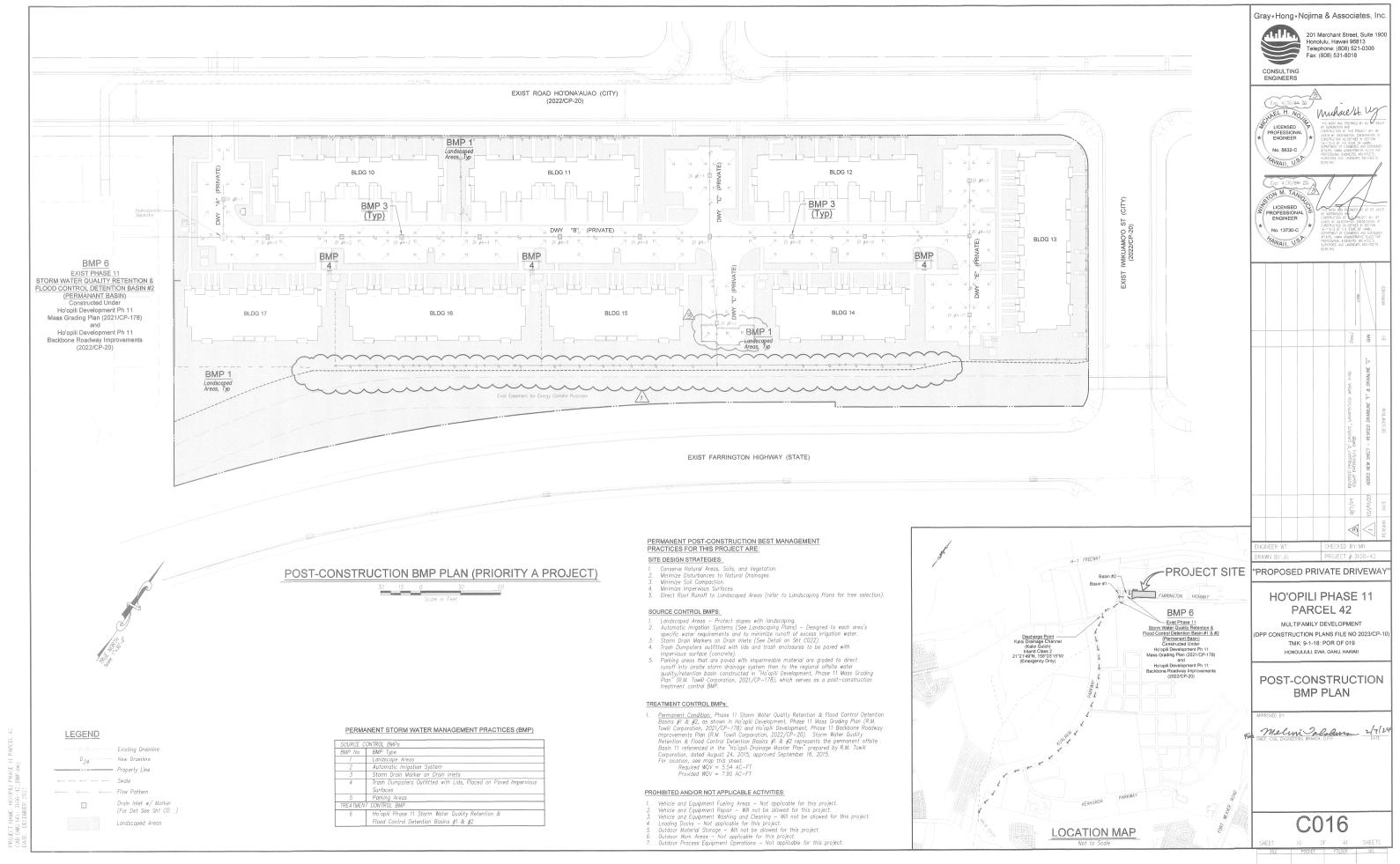
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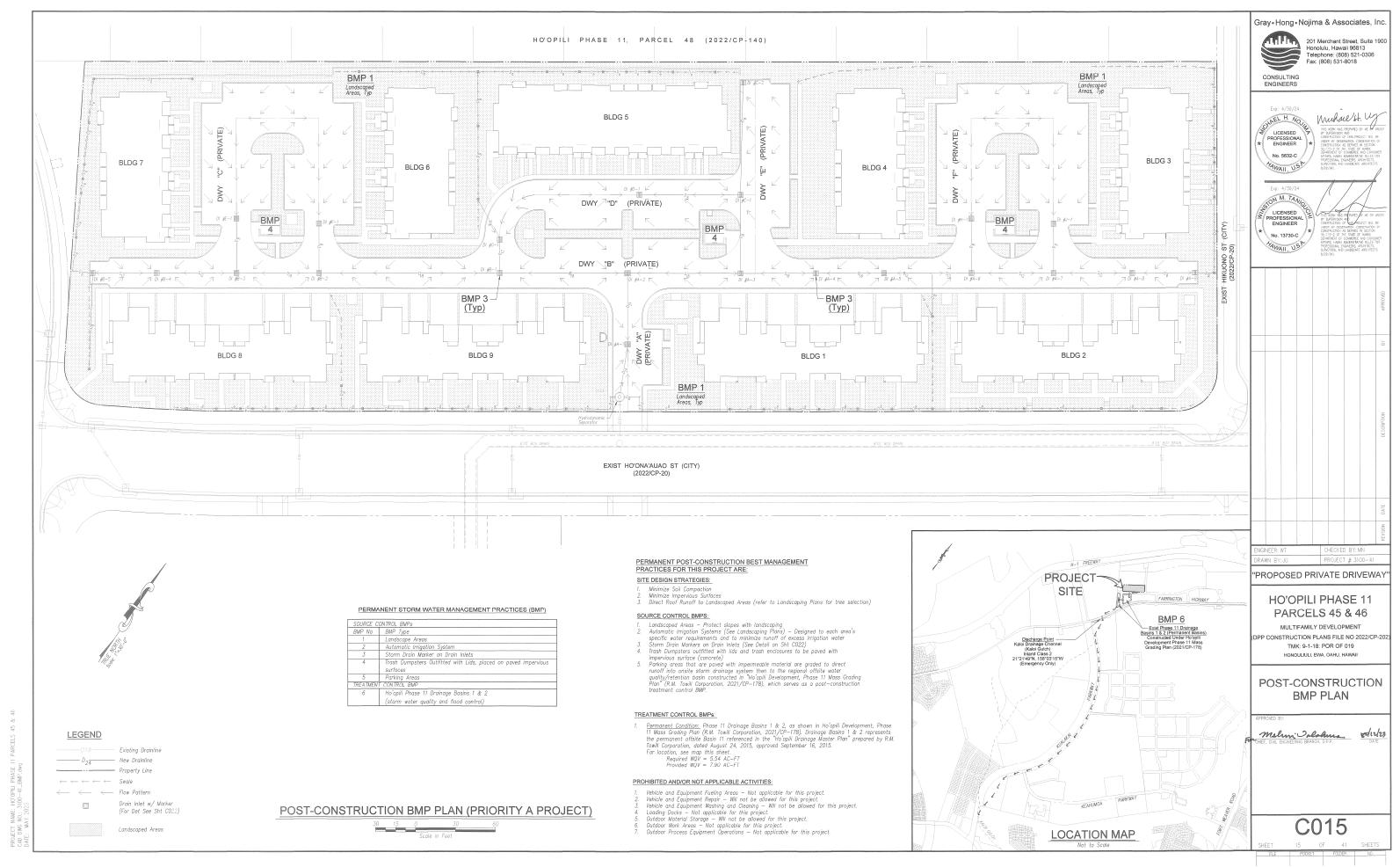


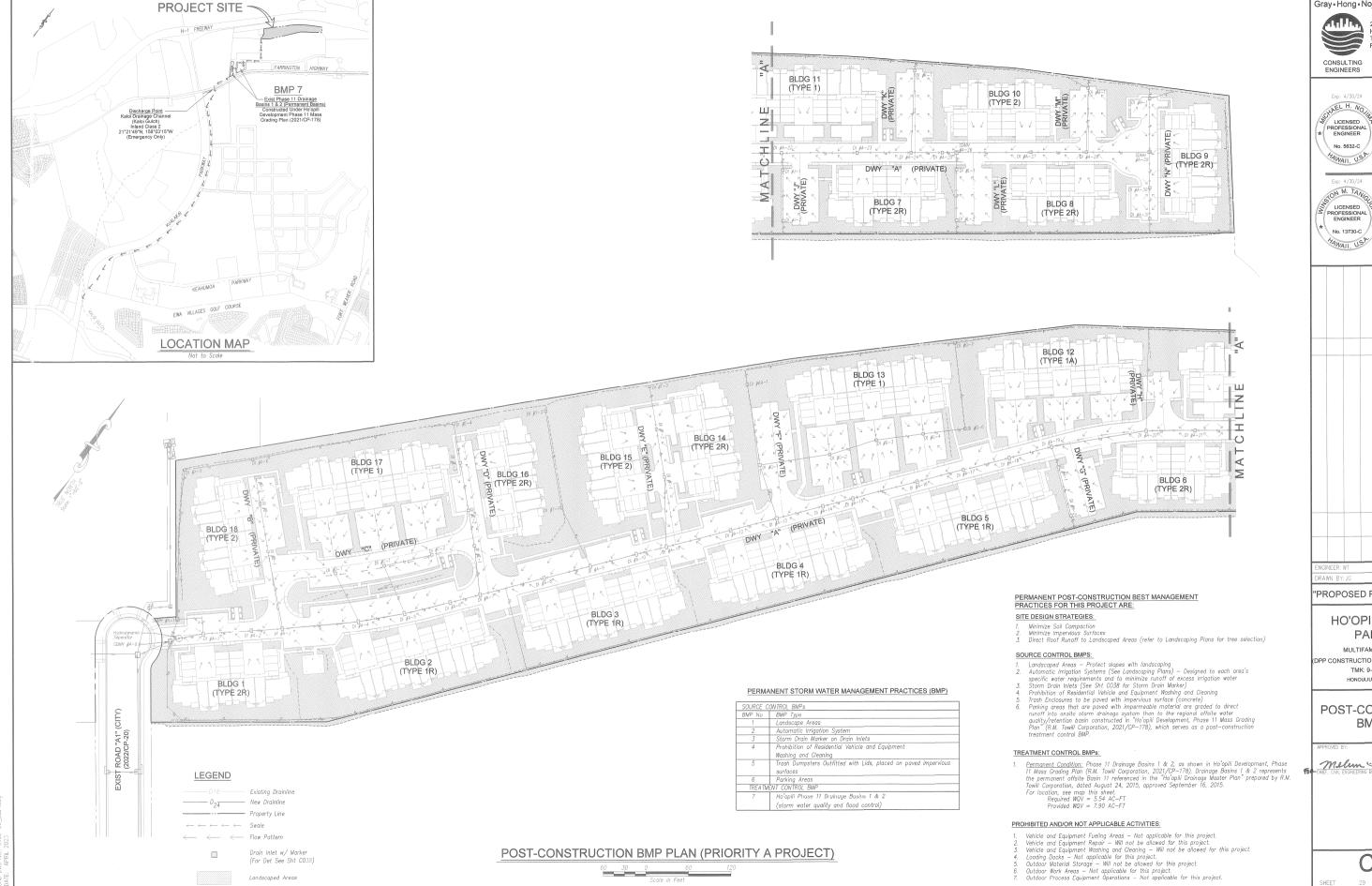




Gray • Hong • Nojima & Associates, Inc.







Gray · Hong · Nojima & Associates, Inc. 201 Merchant Street, Suite 1900

Honolulu, Hawaii 96813 Telephone: (808) 521-0306 Fax: (808) 531-8018

Muhail H. Ly

JON M. TANIA LICENSED PROFESSIONAL ENGINEER No. 13730-C YAWAII, USP

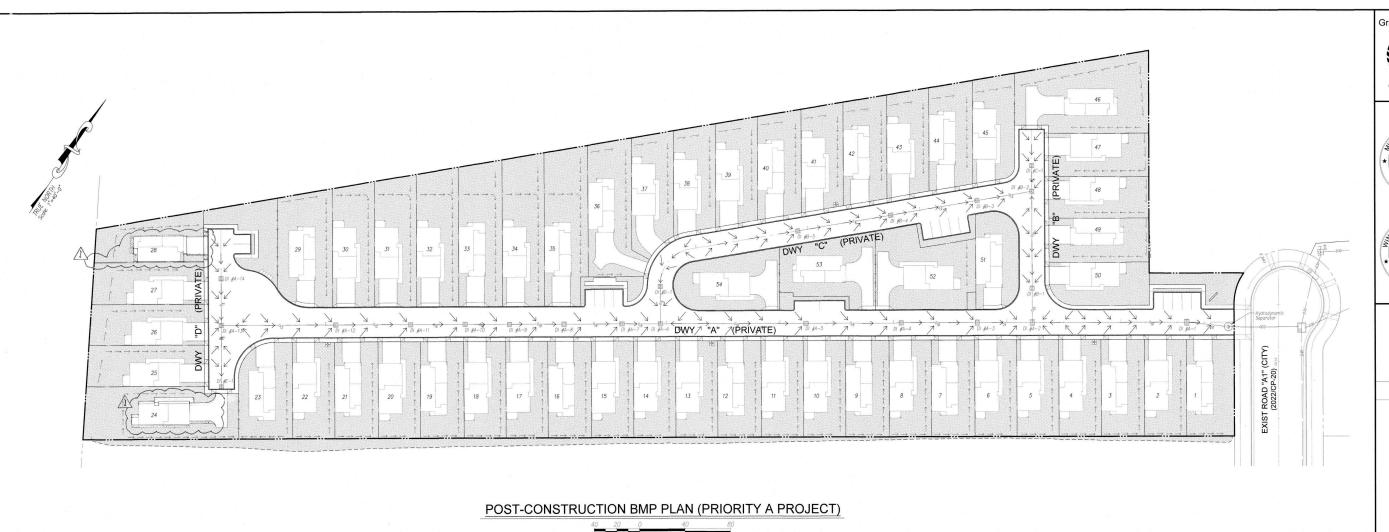
PROPOSED PRIVATE DRIVEWAY

HO'OPILI PHASE 11 PARCEL 49

MULTIFAMILY DEVELOPMENT PP CONSTRUCTION PLANS FILE NO 2022/CP-126 TMK: 9-1-18: POR OF 019 HONOULIULI, EWA, OAHU, HAWAII

POST-CONSTRUCTION BMP PLAN

Malin Orlahus 4143





PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE:

SITE DESIGN STRATEGIES:

- Minimize Soil Compaction
- Minimize Impervious Surfaces
 Direct Roof Runoff to Landscaped Areas (refer to Landscaping Plans for tree selection)

SOURCE CONTROL BMPS:

- DURCE CONTROL BMPS:

 Landscaped Areas Protect slopes with landscaping Automatic Irrigation Systems (See Landscaping Plans) Designed to each area's specific water requirements and to minimize runoff of excess irrigation water Storm Drain Markers on Drain Inlets (See Detail on Sht C017)
 Trash Containers shall be covered with roofs, awnings, or attached lids. Parking areas that are puved with impermeable material are graded to direct runoff into onsite storm drainage system then to the regional offsite water quality/retention bosins constructed in "ho opiil Development, Phase 11 Mass Grading Plan" (R.M. Towill Corporation, 2021/CP-178), which serves as a post-construction treatment control BMP.

TREATMENT CONTROL BMPs:

1. Permanent Condition: Phase 11 Drainage Basins 1 & 2, as shown in Ho'opili Development, Phase 11 Mass Grading Plan (R.M. Towill Corporation, 2021/CP-178). Drainage Basins 1 & 2 represents the permanent offsite Basin 11 referenced in the "Ho'opili Drainage Master Plan" prepared by R.M. Towill Corporation, dated August 24, 2015, approved September 16, 2015.

For location, see map this sheet.

Required WOV = 5.54 AC-FT

Provided WOV = 7.90 AC-FT

PERMANENT STORM WATER MANAGEMENT PRACTICES (BMP)

BMP No	BMP Type
1	Landscape Areas
2	Automatic Irrigation System
3	Storm Drain Markers on Drain Inlets
4	Trash Containers shall be covered with roofs, awnings, or attached lids.
5	Parking Areas
TREATMEN	T CONTROL BMPs
BMP No	BMP Type
6	Ho'opili Phase 11 Drainage Basins 1 & 2
	(storm water quality and flood control detention)

PROHIBITED AND/OR NOT APPLICABLE ACTIVITIES:

- Vehicle and Equipment Fueling Areas Not applicable for this project.
 Vehicle and Equipment Repair Will not be allowed for this project.
 Vehicle and Equipment Washing and Cleaning Will not be allowed for this project.
 Loading Dooks Not applicable for this project.
 Outdoor Material Storage Will not be allowed for this project.
 Outdoor Work Areas Not applicable for this project.
 Outdoor Vork Areas Not applicable for this project.

PROJECT SITE BMP 6 Exist Phase 11 Drainage
Basins 1 & 2 (Permanent Basins
Constructed Under Ho'opili LOCATION MAP

Gray • Hong • Nojima & Associates, Inc.

Honolulu, Hawaii 96813 Telephone: (808) 521-0306 Fax: (808) 531-8018

CONSULTING

Exp: 4/30/24 LICENSED PROFESSIONAL ENGINEER * Muharel St. Ug No. 5632-C HAWAII, U.S.P.

ON M. TANIO LICENSED PROFESSIONAL ENGINEER No. 13730-C MAWAII, USP.

8/21/23

"PROPOSED PRIVATE DRIVEWAY

HO'OPILI PHASE 11 PARCEL 49

SINGLE FAMILY CONDOMINIUM PP CONSTRUCTION PLANS FILE NO 2022/CP-125 TMK: 9-1-18: POR OF 019 HONOULIULI, EWA, OAHU, HAWAII

POST-CONSTRUCTION **BMP PLAN**

4/14/2 Melini Odlalana

C010

DWG NO.:

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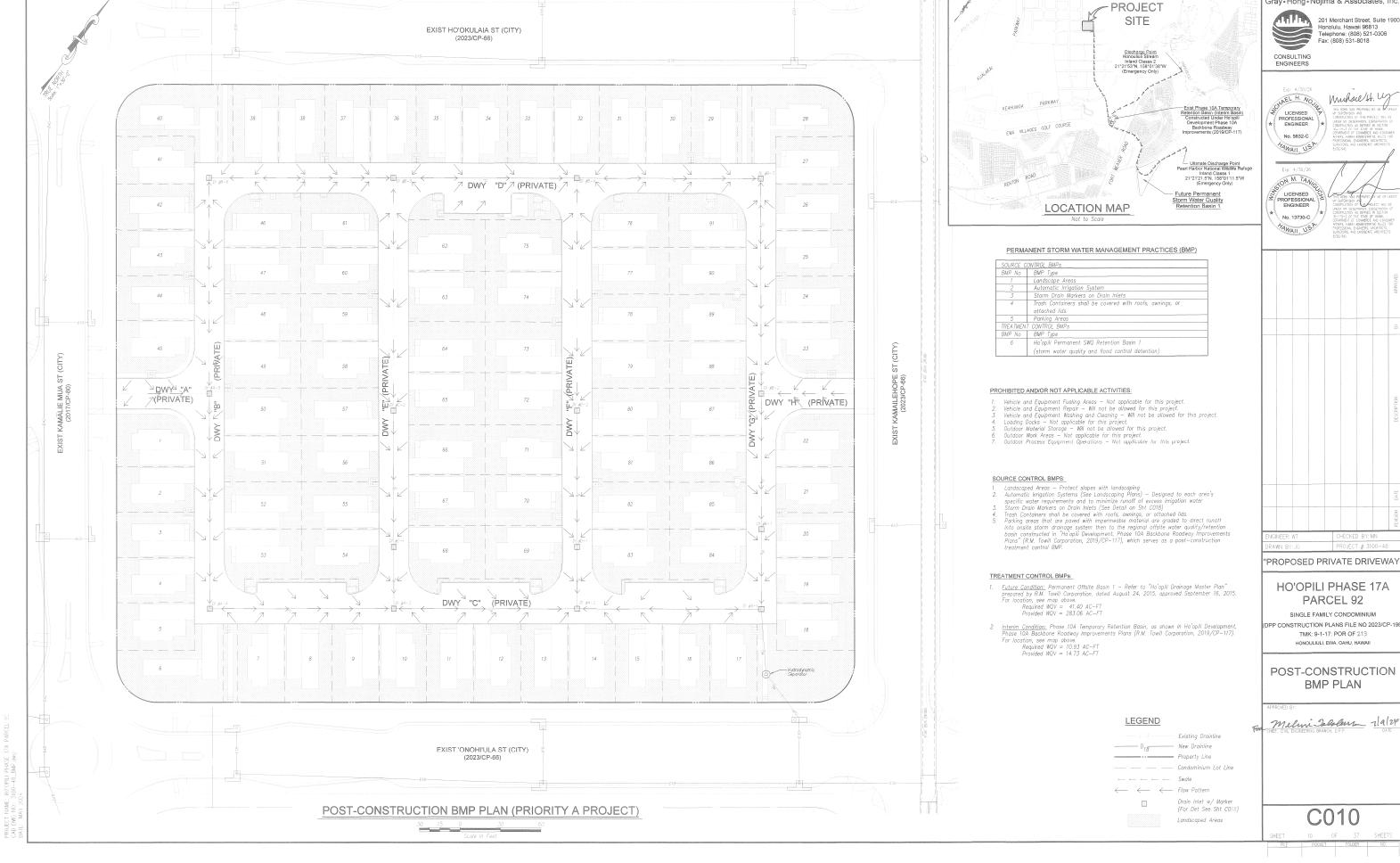
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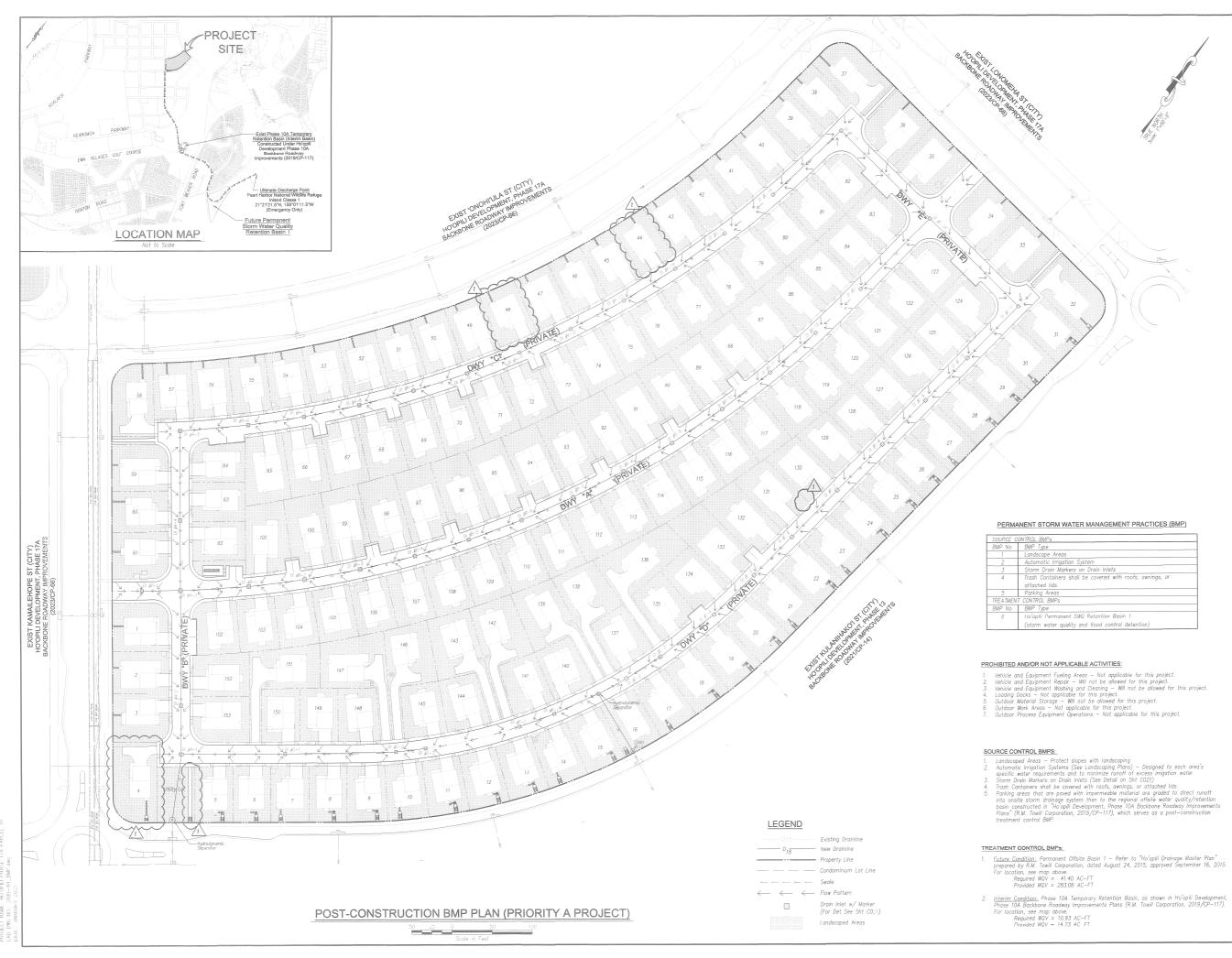
Existing Drainline New Drainline

Condominium Line - Property Line & Disturbed Area

Drain Inlet w/ Marker (For Det See Sht CO17)



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201 Merchant Street, Suite 1900 Honolulu, Hawaii 96813 Telephone: (808) 521-0306 Fax: (808) 531-8018

CONSULTING ENGINEERS

Exp.: 4/30/26

SCHAEL H. NO.

LICENSED PROFESSIONAL ENGINEER

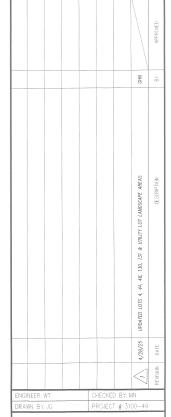
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"PROPOSED PRIVATE DRIVEWAY

HO'OPILI PHASE 17A PARCEL 94

SINGLE FAMILY CONDOMINIUM (DPP CONSTRUCTION PLANS FILE NO 2025/CP-9) TMK: 9-1-17: POR OF 213 HONOULIULI, EWA, OAHU, HAWAII

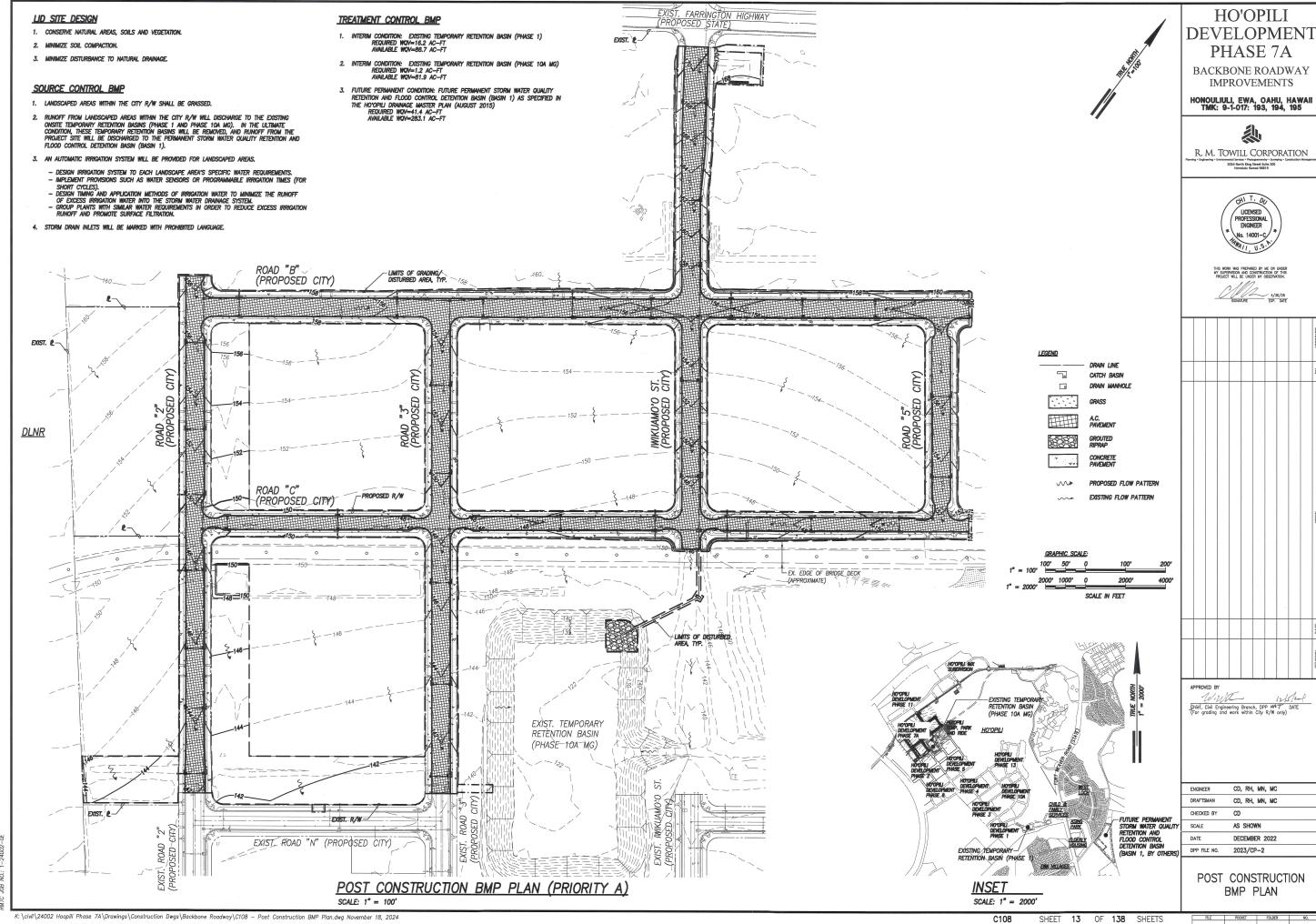
POST-CONSTRUCTION BMP PLAN

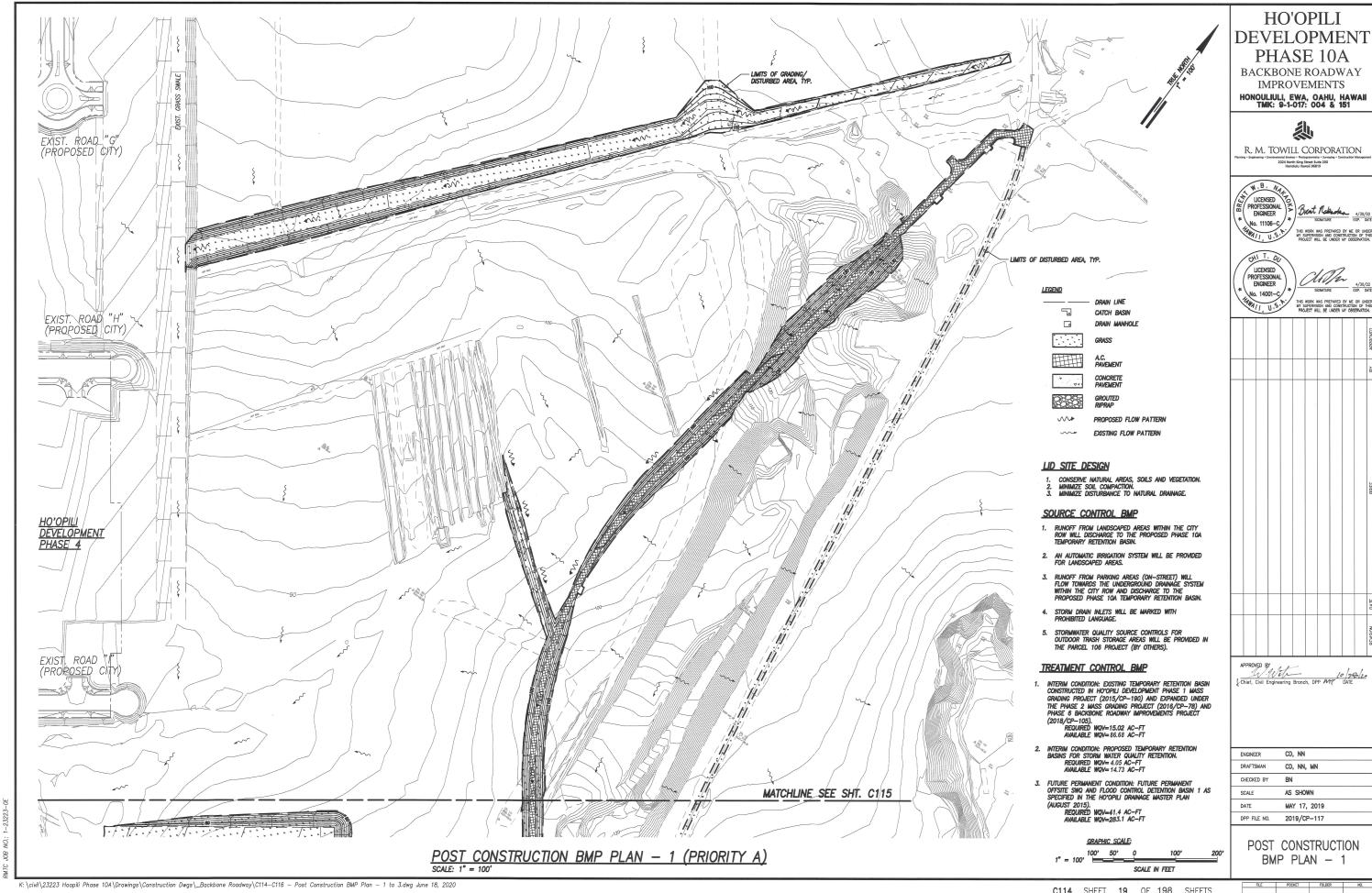
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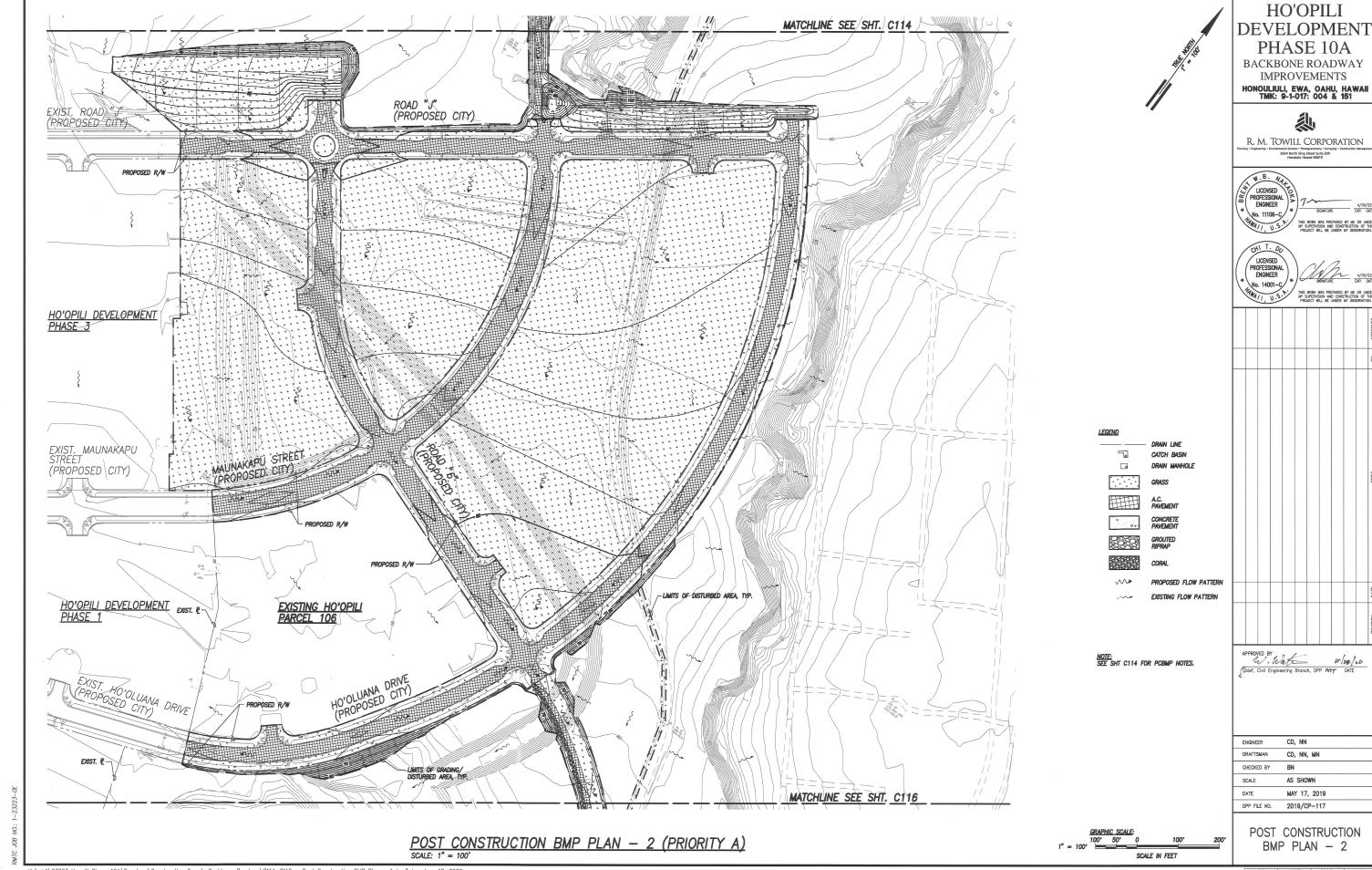
MILLIN Dokum S/21/25*
CHIEF, CIVIL ENGINEERING BRANCH, D.P.P. DATE
(FOR GRADING ONLY)

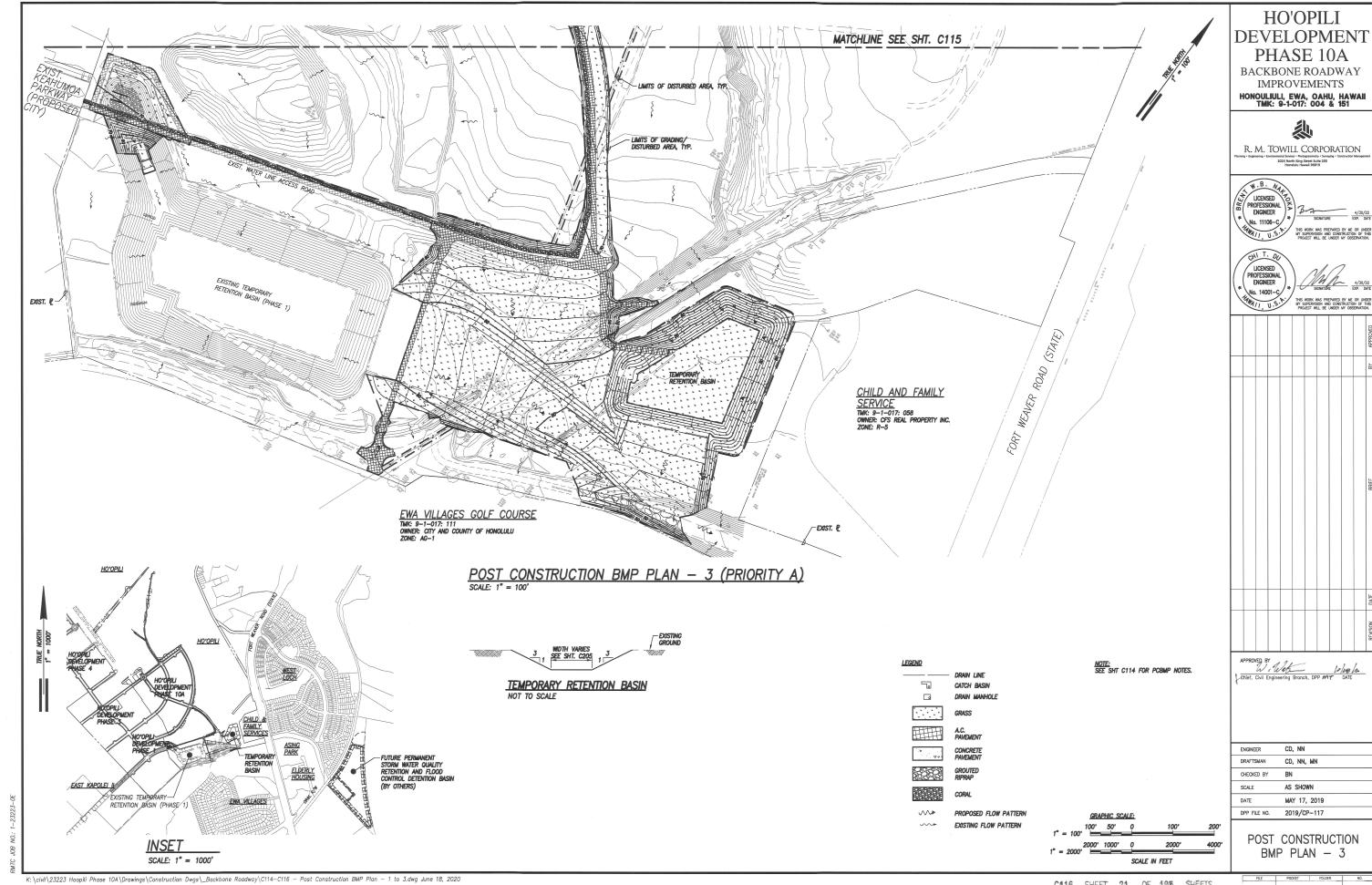
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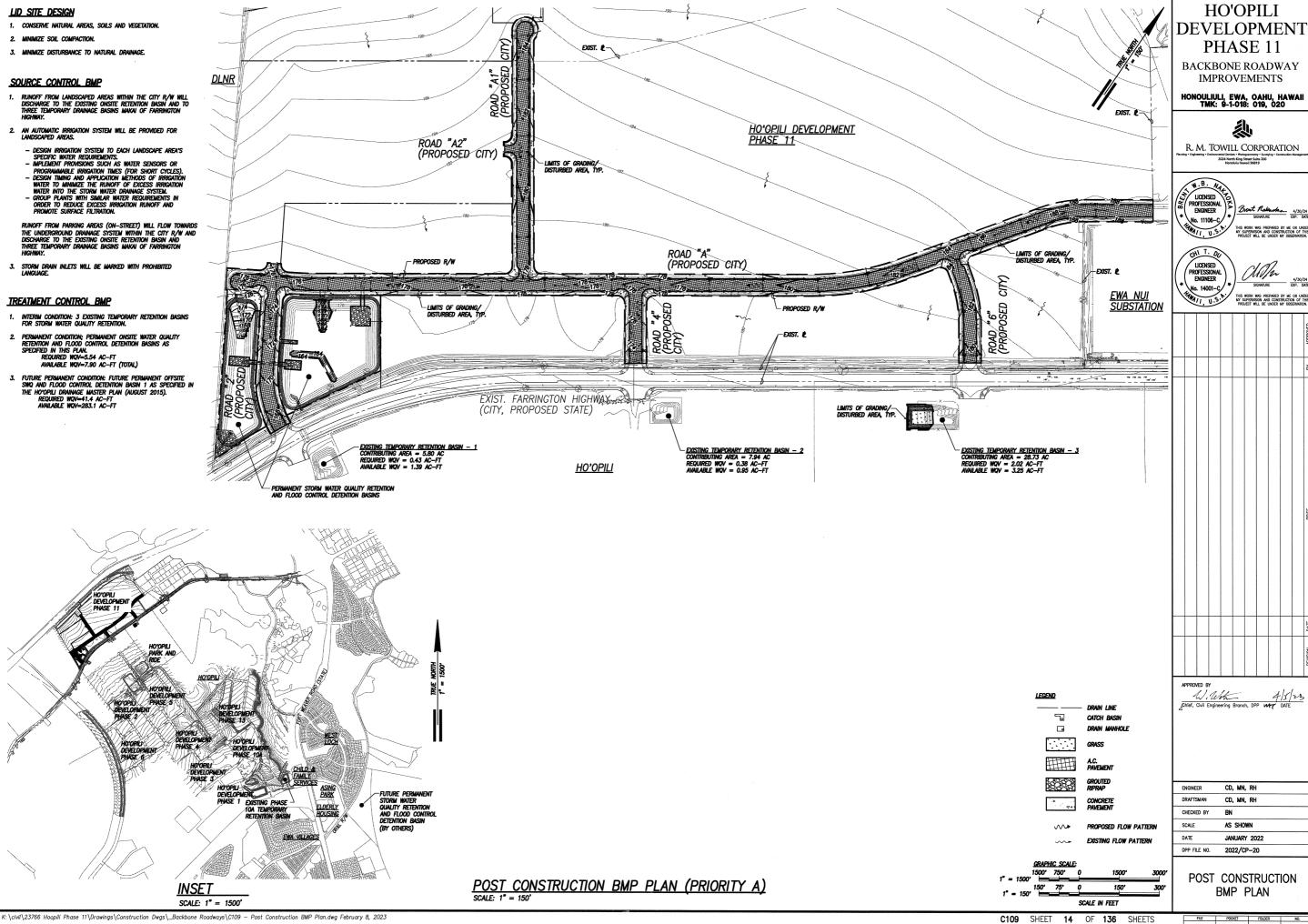
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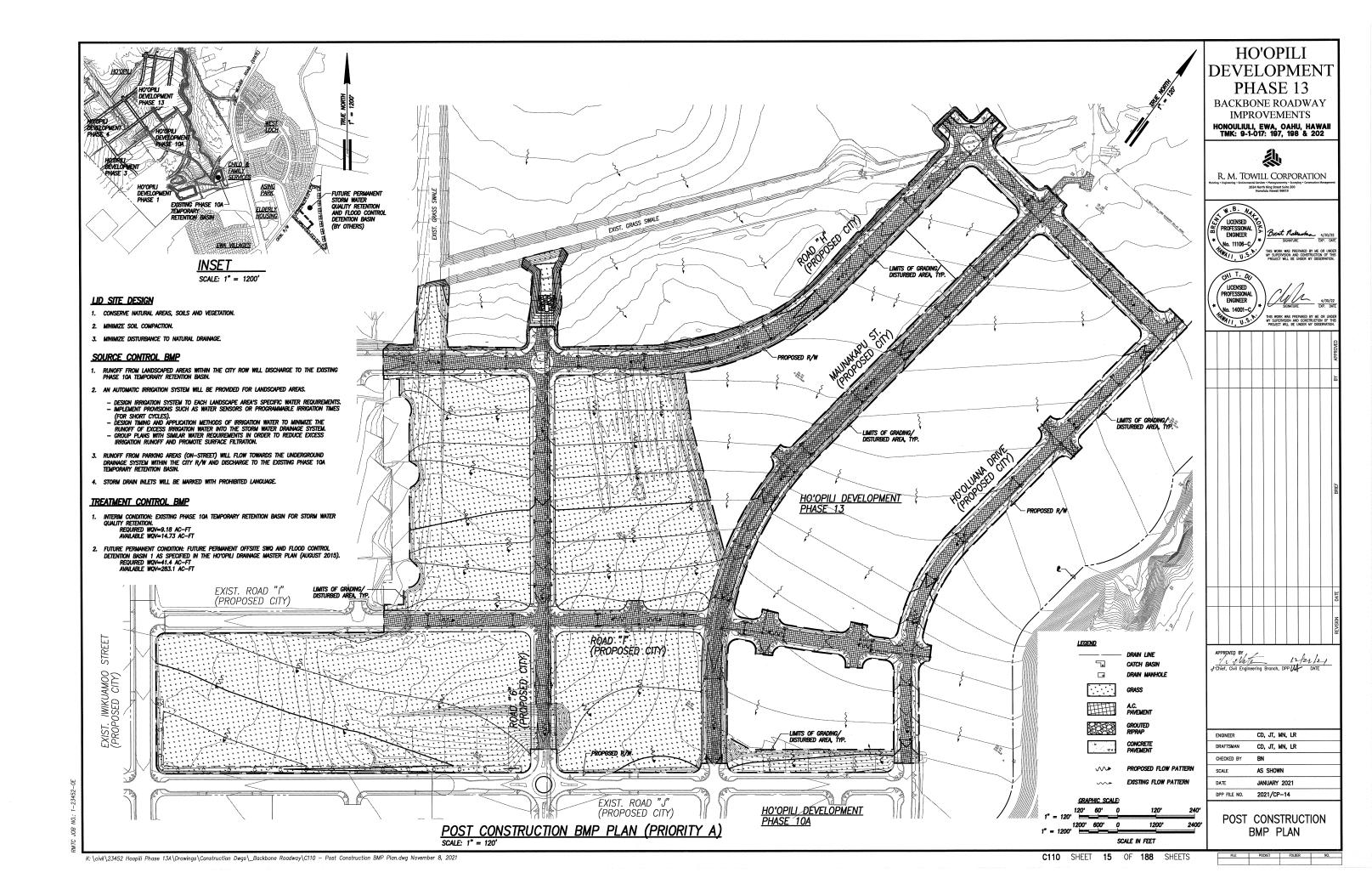


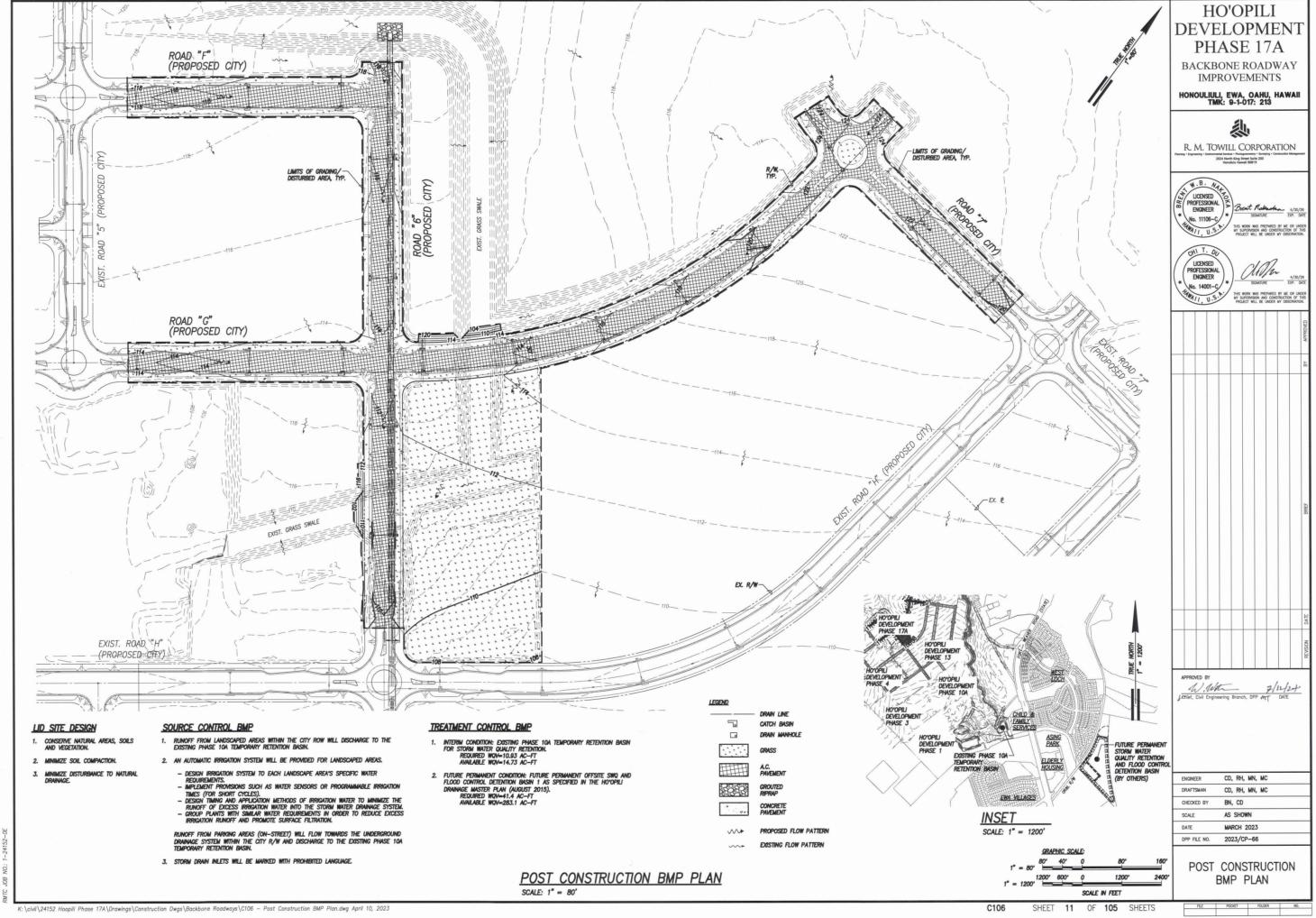


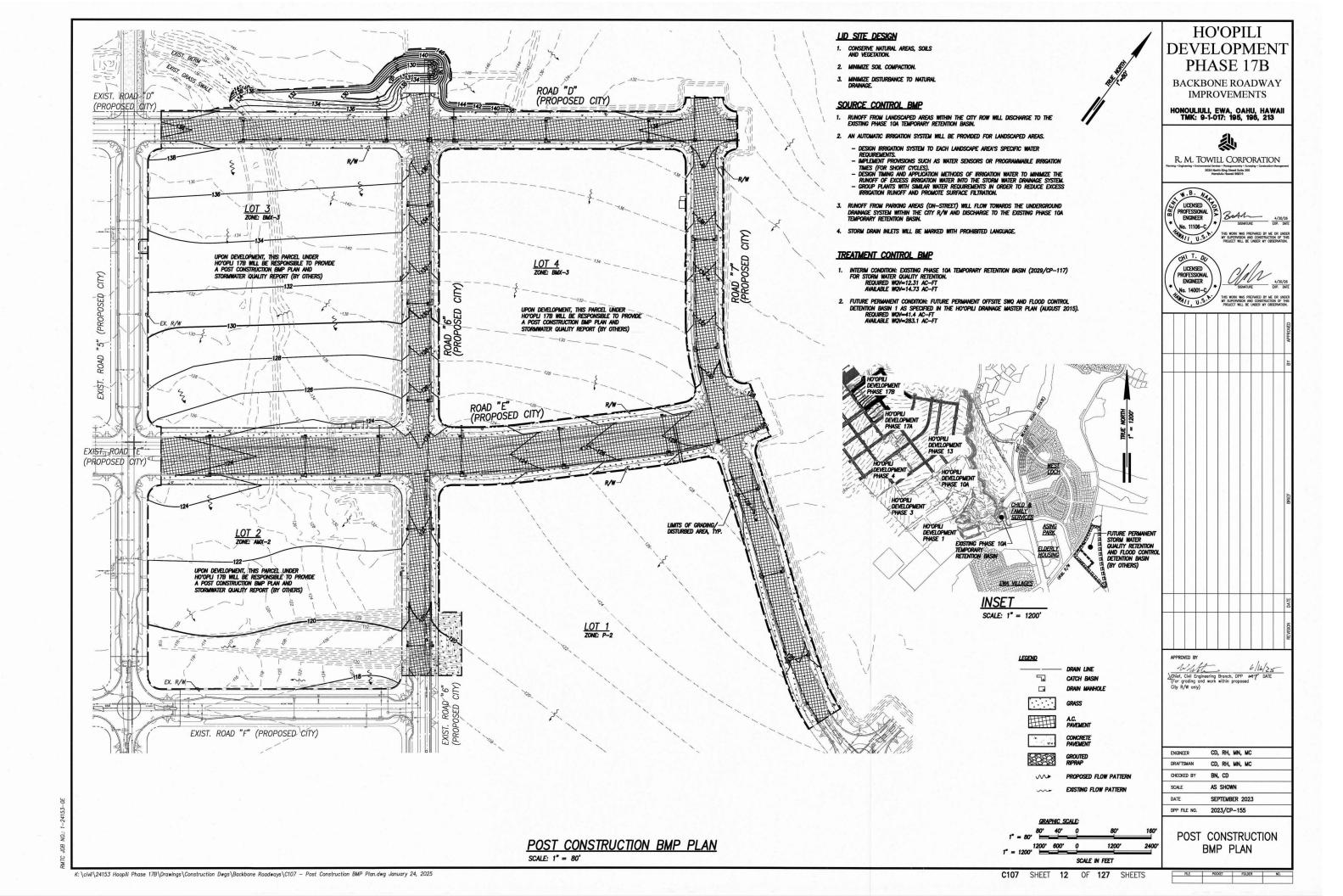






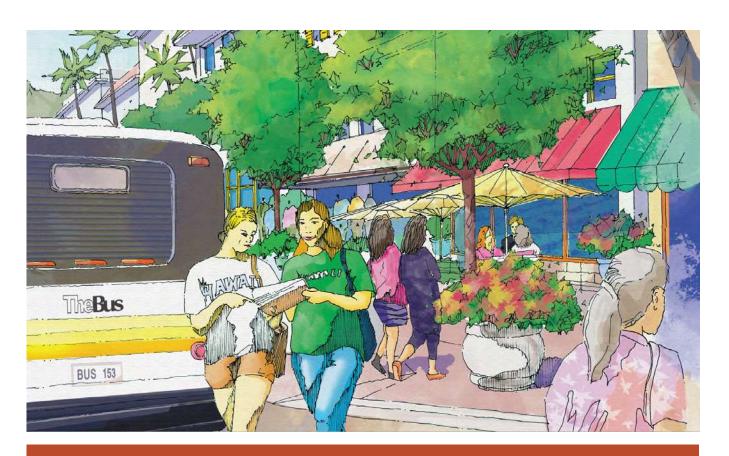






ATTACHMENT J

See attached.



HO'OPILI

COMING TOGETHER

SUSTAINABILITY PLAN

AUGUST 2011





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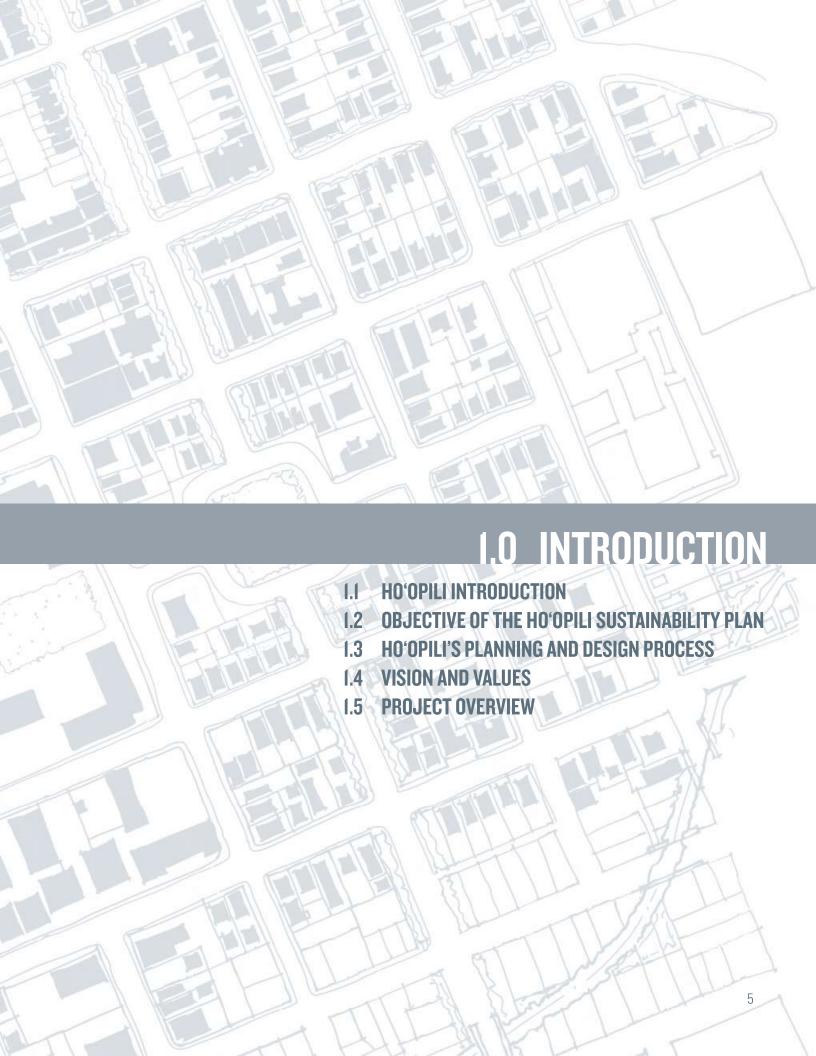
HO'OPILI SUSTAINABILITY PLAN

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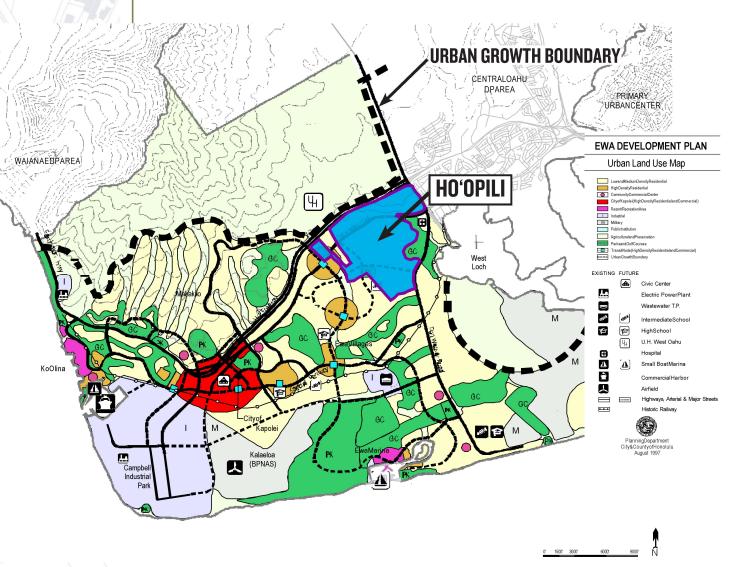
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1.1 HO'OPILI INTRODUCTION

Over the next twenty years, the Ewa plain will continue to transform into a vibrant community and will witness tremendous residential, commercial and educational expansion. As one of the last undeveloped parcels in the Kapolei region, Ho'opili will be an integral part of this important future. Located adjacent to the H-1 Highway, Fort Weaver, Old Fort Weaver and Kualakai Parkway, Ho'opili has the opportunity to be Ewa's gateway and to provide the area with much needed jobs, housing and services in a sustainable, attractive development.

Designed in concert with members of the community, Ho'opili is to be a connected, lifestyle-enhanced, transit-ready, sustainable community where residents can live, work, learn, shop and play. The first part to making this happen is providing quality residential and commercial/business environments. The second part is planning a multi-modal transportation network that connects these aspects of the community and provides multiple transportation options for people of all ages, abilities and socioeconomic backgrounds. The third part is to develop the first two in a pattern that is sensibly framed while taking into account its regional context.



1.2 OBJECTIVE OF THE HO'OPILI SUSTAINABILITY PLAN

As the world's most isolated major island economy, Hawaii faces a future that offers great opportunity and challenge. When considering its projected population growth and development needed to accommodate it, one must recognize that Hawaii's land and natural resources are limited. To that end, planning should center on growth that more efficiently uses its scarce land, provides safe, attainable housing options for people of all incomes and ages, supports job creation and commercial development, and provides multiple transportation options such as walking, biking, and public transit. Smart locations for development, like Ho'opili, with their design of mixed-use, walkable neighborhoods, urban agriculture and green building strategies will have the broadest impact on creating economically viable and sustainable development patterns in Hawaii. Green building strategies create more energy efficient homes and buildings which directly translates into significant savings in their long-term ownership costs.

Ho'opili is the product of a comprehensive community-first planning approach integrating the location of development with neighborhood and building design, as well as urban agriculture, to create walkable, transit-served neighborhoods that will enhance the quality of life for all residents. With that in mind, the goal of the Ho'opili Sustainability Plan (the "Plan") is to guide the creation of a community that is less dependent on fossil fuels and other natural resources than traditional development. The benefit should be a superior place to live, where residents have the opportunities and services around them to live their lives in a manner that demands less relative cost, commuting time and energy¹.



Figure 2- Conceptual Mini Park Rendering

¹D.R. Horton - Schuler Division reserves the right to revise and/or update the proposed measures, concepts, goals, features, plans, requirements, etc. in this plan to reflect the advances in technology, agronomics and changes in laws, regulations, etc.

1.3 HO'OPILI'S PLANNING AND DESIGN PROCESS

Ho'opili - which means "coming together" in Hawaiian - is a product of just that: it reflects the ideas, hopes and dreams of what the community envisioned when it "came together" for the planning and preliminary design phases of the project. To achieve the vision for Ho'opili, a Conceptual Land Use Plan ("Conceptual Plan") was formulated illustrating a mixed-use community that would complete and connect Ewa with the surrounding communities. The Conceptual Plan contains a series of neighborhoods with a mix of uses including residential, retail, office and light industrial. Included in this mix are a series of parks, schools, public buildings, urban agriculture and other possibilities, which can serve as the focal point helping to define the identity of each neighborhood within Ho'opili.

Beginning in October 2005, Representatives from various West Oahu community groups began work on formulating a vision and master plan for Ho'opili. The planning effort produced an award-winning, nationally recognized vision for a new kind of development, one that improves the quality of people's lives by allowing them to live, work, learn, shop and play - all right in their own community. The plan reflects the community's desires for vibrant and safe neighborhoods where people feel a sense of connection with one another and with the rest of Oahu. The community group continues its work today.







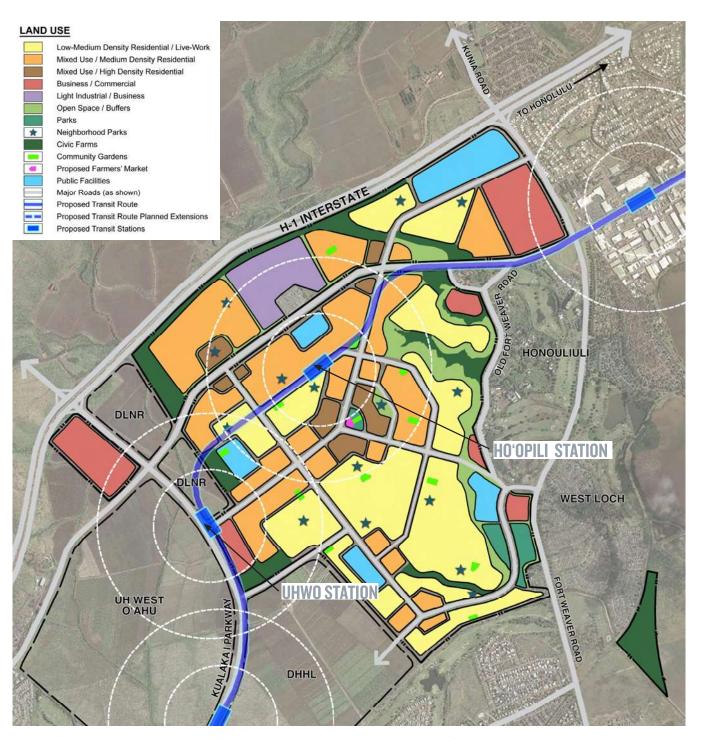


Figure 3 - Conceptual Land Use Plan with 1/4 & 1/2 Mile Walk Distance Radii from Proposed Transit Stations.

1.4 VISION AND VALUES

The Ho'opili Community Task Force identified three core values that encompass the overall vision for Ewa:

1. CONNECTED COMMUNITY

Ho'opili should connect to the City of Kapolei, the surrounding communities and the rest of Oahu through a variety of accessible transportation options. This will enable residents to have easy access to local shops, parks, schools, employment centers and other services, creating healthy live-work environments.

2. LIFESTYLE ENHANCED COMMUNITY

Ho'opili should provide a healthy, balanced and vibrant community that offers a unique urban lifestyle in a "village" setting. It will serve as a gateway to West Oahu while establishing a strong sense of place and community. It will also provide gathering places that create a real community giving people "somewhere to go." In addition, Ho'opili will provide a wide range of diversified housing and plan for schools of every type: public and private; day care through bachelor's degree; and lifelong learning opportunities.

3. SUSTAINABLE "GREEN" COMMUNITY

Ho'opili has the opportunity to be a leader in sustainable development by incorporating green building practices in an environmentally sound, healthy and resource-efficient community. With careful planning, Ho'opili can reduce automobile dependence by creating a compact community with a mix of land uses. It will also provide numerous parks, open space and community facilities while preserving important views to the surrounding mountains and Diamond Head. Ho'opili is planning to provide for and properly phase utility infrastructure and accommodate urban agriculture.



1.5 PROJECT OVERVIEW

In response to the vision and values established by the Ho'opili Community Task Force, the plan for Ho'opili integrates the three core values in the following proposed land uses, strategies and design principles for a mixed-use community.

These principles and their execution overlap with those of Smart Growth development to refocus our development patterns on town-centered, transit and pedestrian oriented neighborhoods with a greater mix of housing, commercial and retail uses. Smart Growth allows for more choices, personal freedom and opportunities.

1. DIVERSE CAREER OPPORTUNITIES

Through 2025, it is expected that more than 40,000 new jobs will be created in the Kapolei Region. While many of its residents might fill these jobs, Ho'opili is designed to be a well-balanced community by providing residents the opportunity to work within the community they reside. At full build-out, Ho'opili employment is expected to reach approximately 7,000 jobs. Possible job creation areas include research and development areas associated with UH West Oahu, medical offices that will compliment Hawaii Medical Center West and Kahi Mohala, schools, offices, restaurants and retail. As at D.R. Horton-Schuler Division's Mehana Community in the City of Kapolei, Ho'opili will include "live-work" units where residents can own homes that also serve as business locations. In addition to the permanent jobs created, Ho'opili is also expected to create approximately 27,000 construction and consultant related jobs for the life of the development.

2. SHOPPING, DINING AND ENTERTAINMENT CHOICES

Ho'opili is planned to include shopping and dining establishments concentrated within walking distances of its center, medium and higher density residential areas, offices and the planned rail transit stop. These establishments should add to the social opportunities within Ewa and reduce the need to drive into downtown Honolulu for shopping, dining and movies.

3. VARIOUS HOME CHOICES

Ho'opili is planned for 11,750 homes and will feature a variety of housing options, including: low-density single-family homes; medium-density, including "live-work" townhouses and semi-attached homes; and higher-density residential condominiums. It is anticipated that up to 30% of Ho'opili's housing will be delivered pursuant to the City and County of Honolulu's guidelines for affordable housing.

4. PEDESTRIAN-FRIENDLY ENVIRONMENT

Ho'opili is planned to include a comprehensive pedestrian/bicycle system that connects homes to schools, gathering places, community facilities, parks and open spaces. Also, Ho'opili's proposed mix of land uses should mean that jobs, goods and services that residents need will either be just "steps away" or a "couple of doors down."

5. MULTI-MODAL TRANSPORTATION

Ho'opili is designed to be bus/high-capacity transit-ready with a vast, interconnected internal street grid that provides numerous ways of getting around by bus/high-capacity transit, on foot, by bicycle and by car.

6. VARIOUS PUBLIC GATHERING SPACES

Ho'opili is planned to accommodate a number of gathering places including the Civic Plaza, the various parks, a community center, houses of worship, community gardens, five new public schools, and a potential private school.

7. WIDE RANGE OF EDUCATIONAL FACILITIES

Like few other places in Hawaii, Ho'opili residents could have the opportunity to enjoy a full life cycle of learning. A child could start in day care and two decades later have progressed through elementary school, middle school, high school within Ho'opili and college at neighboring UH West Oahu.

8. VARIETY OF PARKS

Ho'opili will provide residents and visitors with several types of parks and open spaces, including: a district park with active playfields; a civic park with community gathering spaces and a potential farmers' market; and "mini" parks located throughout the project to be within walking distance of most residences.

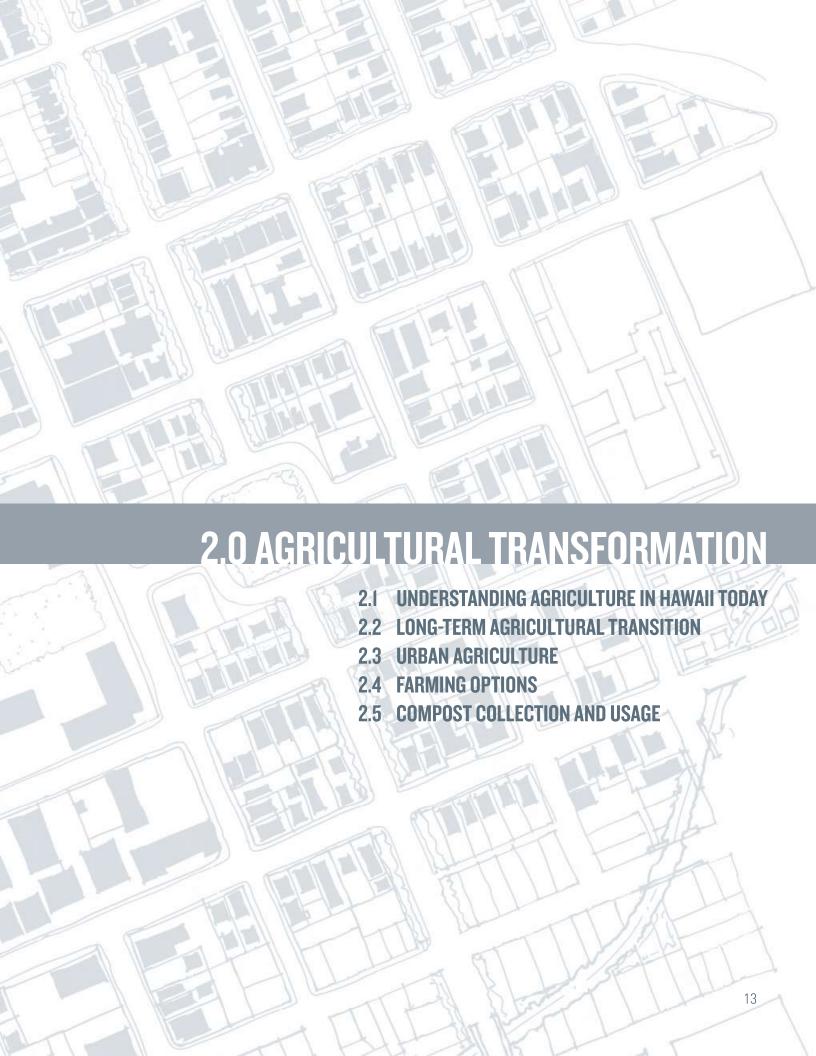
9. URBAN AGRICULTURE

The Ho'opili Urban Agriculture Initiative seeks to establish a community built around and integrated with food production. Ho'opili plans to provide approximately 159 acres of land for civic (commercial) farms, eight acres of urban land to be used as community gardens, and provide the potential for steward farms (commercial or individual farming on up to 84 acres in single-family and duplex yards).

10. SUSTAINABILITY

Ho'opili is being planned as a sustainable community unlike anything else done in Hawaii. A Ho'opili resident will be able produce their own energy, grow their own food, walk or bike anywhere — to work, to school, or to shop, and utilize rail transit. Ho'opili will change the way people view sustainability.





2.1 UNDERSTANDING AGRICULTURE IN HAWAII TODAY

IMPORTANT PLACE IN HAWAII'S HISTORY

Agriculture has a long and important heritage in Hawaii. Long before we were among the elite in tourist destinations, large industrial farming companies collectively enjoyed a commanding worldwide presence in the plantation crops of sugar and pineapple. The creation and growth of these companies, and the need for labor, led to the introduction of workers from all over Asia and elsewhere, which itself led to the creation of Hawaii's own multi-cultural character, forever influencing the way its people live in the Aloha State. With the decline of plantation agriculture, which started in the 1960s, diversified and boutique farming have assumed the leading roles in Hawaii's agriculture industry. Many diversified farms are family operations having low labor costs.

KEY FACTS ABOUT HAWAII FARM LANDS TODAY

- 1. Hawaii has over 280,000 acres of arable land reserved for agriculture.
- 2. Of this number, about 177,000 acres are unused or used for low-value grazing.
- 3. Oahu has about 42,280 acres of high-quality farmland located outside the City's Community Growth Boundaries and not committed to military or other Federal use.
- 4. Of Oahu's 42,280 acres of high-quality farmland located outside the City's Community Growth Boundaries, over 30,000 acres are fallow or used for low-value grazing, indicating that less than 30% of Oahu's best ag land is farmed.

KEY FACTS ABOUT HO'OPILI FARM LANDS TODAY

- 1. Ho'opili's 1,375 acres of arable land represents about 0.5% of this total.
- 2. Ho'opili's arable acreage represents about 0.8% of this total.
- 3. Ho'opili's arable acreage represents about 3.3% of this total.
- 4. Ho'opili's arable acreage represents about 4.6% of this total.

FOOD SECURITY

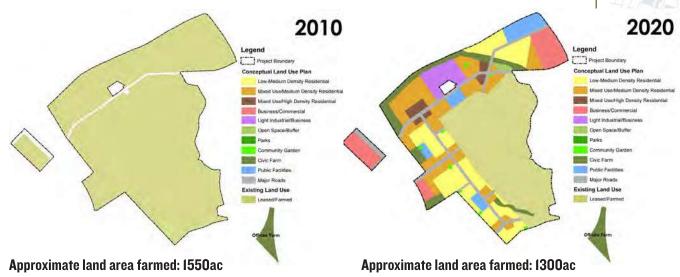
Due to a variety of agronomic and economic conditions - such as soils that require amendments to compensate for low nutrient levels, the lack of freezing winters to help control pests, the high cost of imported fertilizer and pesticides, birds that feed on grain crops, high labor costs compared to many farm areas, the lack of economies of scale due to Hawaii's small market, lack of canning facilities, etc. - many food and feed crops cannot be growth profitably in Hawaii. However, *Hawaii farmers grow about one-third of the fresh fruits and vegetables consumed in the state.* This is accomplished on approximately 15,000 acres, suggesting that about 37,000 additional acres would be required statewide to reach 100% self-sufficiency with fresh fruits and vegetables. Even in this extreme scenario, the additional 30,000 acres represent only about 17% of the 177,000 arable acres that remain available.

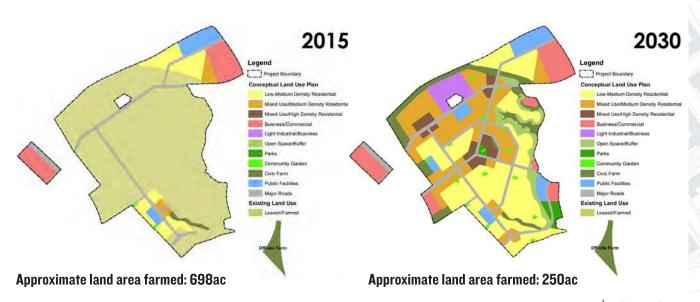
2.2 LONG-TERM AGRICULTURAL TRANSITION

Today the lands comprising Ho'opili are highly productive agriculturally on the commercial scale. Because of their low elevations, water systems and good solar exposure, a variety of crops are grown annually at the site, including melons, bananas, basil, corn (edible and seed corn), pumpkins, onions, tomatoes and more. The permanent inclusion of continued agricultural opportunities into the Hoopili plan is recognized as integral to its success.

To this end, there are two basic tenets to the Hoopili agricultural plan:

1. As depicted in the graphics below, *agricultural production at the current scale will continue at Hoopili for a very long time to come*, perhaps the majority of the 20-year build-out of the community. Thoughtful consideration over time of the agricultural water systems, access roads, buffer zones and processing and staging areas could ensure the success of the long-term transition Ho'opili could see from a land-intensive farm to method-intensive farm, described below.





- 2. There are available opportunities and farming methods that can be used to increase the per acre production of food within Ho'opili that could be employed in an attempt to keep food production levels virtually consistent throughout Ho'opili's long build-out. If successful, such methods could assist in the offset of agricultural land to development, and retain commercial-level productivity once build-out is complete. These include:
- a. <u>Intense field Farming</u>: Growing two or more crops per year from a given field instead of the common practice in 'Ewa of growing a single crop.
- b. <u>Vertical Field Farming</u>: Growing crops vertically using trellises, cages or sticks allowing a higher planting density.
- c. <u>Greenhouse/Hydroponic Farming</u>: Growing plants in greenhouses using mineral nutrient solutions, in water, without soil. Terrestrial plants may be grown with their roots in the mineral nutrient solution only or in an inert medium, such as perlite, gravel, mineral wool, or coconut husk. Compared to field farming, this farming approach provides much higher yields. Most of the high-quality tomatoes sold in supermarkets are grown hydroponically in greenhouses.
- d. <u>VertiCrop Farming</u>: A commercial system that combines vertically stacked hydroponics trays and a greenhouse to facilitate high-density production of vegetables and other suitable crops in a controlled environment. Plants are grown in multi-level trays that can range up to 20-feet high.

2.3 URBAN AGRICULTURE

Agriculture plays an important economic and historic role on Oahu. Balancing the need for new residential and commercial development while preserving agriculture's potential is challenging but important. Ho'opili will set aside land for agricultural food production, whether on individual homeowner lots, in community gardens or on commercial farms ("Civic Farms"). Community food production demonstrates that green spaces, especially those in urban areas, can be productive as well as attractive. Furthermore, households that cultivate and consume fruits and vegetables grown in their own garden benefit from these healthy habits and contribute to healthier communities.

Ho'opili is planning to provide the opportunity to farm over 15% of the developable acreage at full build-out. Ho'opili will provide approximately 159 acres of low slope land for bio-intensive commercial farm use, provide approximately eight acres of urban land to be used as community gardens, and facilitate the opportunity for an additional 84 acres in residential agriculture cultivation ("Steward Farms") (see Section 2.4)

The cumulative effect of over 250 acres of land for agriculture uses will dramatically reduce fossil fuel emissions for food production and transport. The integrated farming opportunities, with infrastructure provided through the development process, will provide residents with a direct connection to where their food is grown and how it is produced. Residents will have immediate access to the food produced here at the local farmers' market, of which one is planned for in Ho'opili, or from their own backyard.





2.4 FARMING OPTIONS

CIVIC FARMS

It is anticipated that approximately 159 acres of land will be made available for use as Civic Farms, which involves the commercial agriculture production.

COMMUNITY FARMS (GARDENS)

Community farms (gardens) will be available for Ho'opili residents to practice sustainable farming methods and reap the benefits of homegrown fruits and vegetables. Being an active participant in the cultivation of food encourages residents to make healthy food choices. These gardens will provide the space for classes about gardening and healthy eating along with community gathering. The gardens are integrated into the neighborhoods so that residents will be within walking distance.

STEWARD FARMS

Farming can also occur on a smaller scale on privately held single-family home and duplex lots. Steward lots are private, for-profit farming operations that are aided and supported by professionally managed farm services. Homeowners can take advantage of agriculture-friendly covenants to set up edible landscapes in order to enjoy the productive and economic value of their own land. The concept is that they could either care for the private gardens themselves (and for their own use), or have professional companies involved similar to landscapers for yards. It is even conceivable that excess food produced could be offered to the general marketplace for sale.

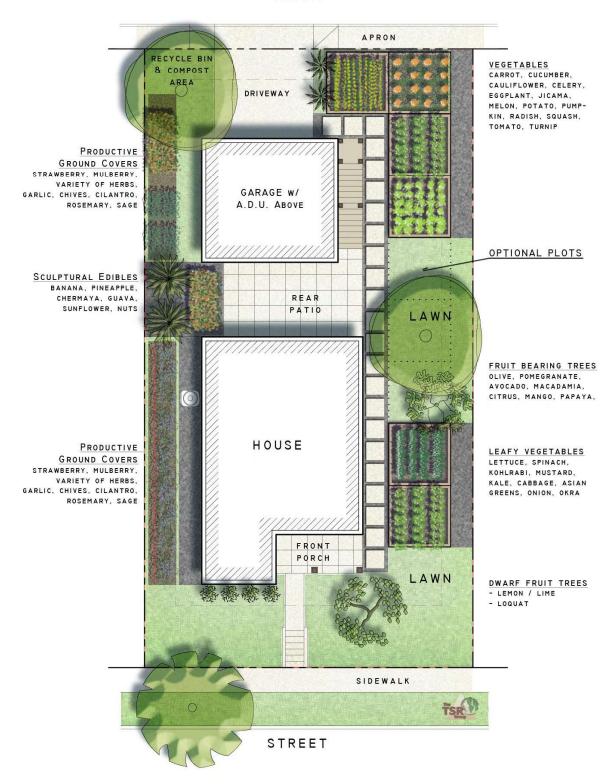


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Figure 10 - Conceptual Community Garden/Market Rendering

STEWARD FARM (CONCEPTUAL)

ALLEY

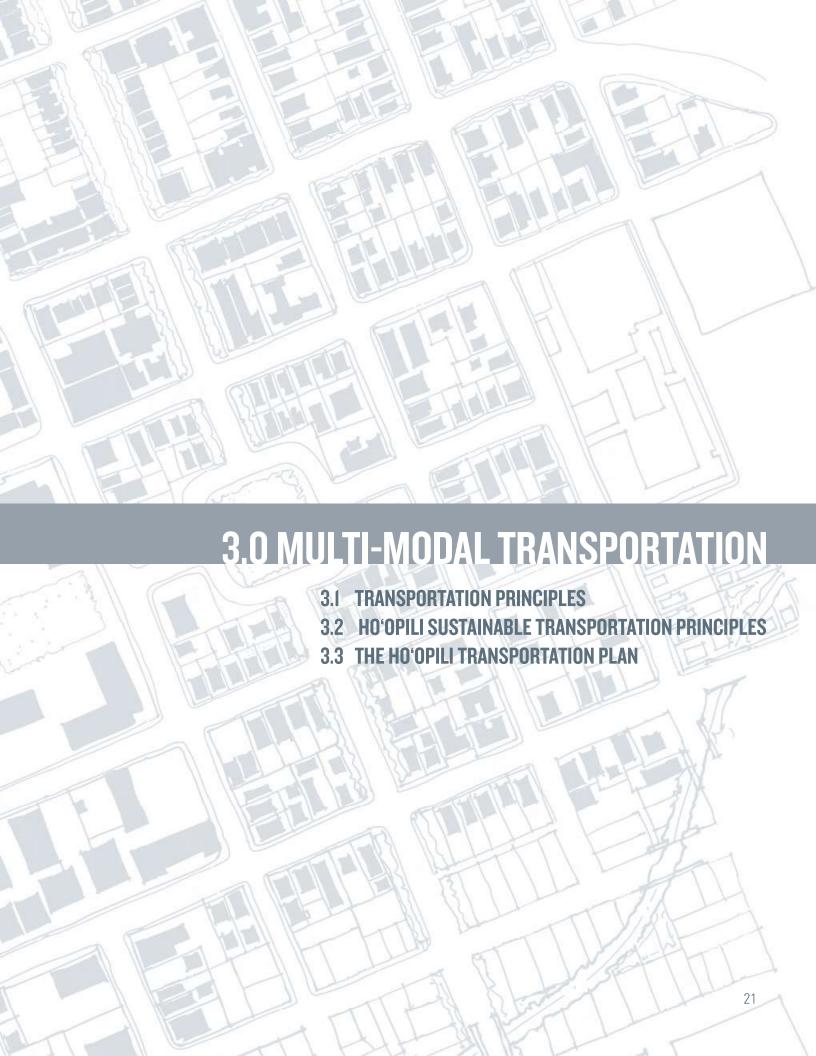


2.5 COMPOST COLLECTION AND USAGE

Compost is organic material that can be used as a soil amendment/enhancer/purifier or as a medium to grow plants. It is created by combining organic wastes in proper ratios, adding bulking agents (wood chips) as necessary to accelerate the breakdown of organic materials, and allowing the finished material to fully stabilize and mature through a curing process. Approximately 25% of a household's waste is material that can be composted.

Using compost can reduce the need for water, fertilizers, and pesticides. It serves as a marketable commodity and is a low-cost alternative to standard landfill cover and artificial soil amendments. Composting also extends municipal landfill life by diverting organic materials from landfills and provides a less costly alternative to conventional methods or remediating (cleaning) contaminated soil.

A composting education program could be implemented to provide residents with the necessary information to encourage Hoʻopili residents to participate. Residents in single-family homes will be given information on backyard composting programs to enable them to use it in their own yards. In addition, multi-family residential projects may have dedicated areas for composting. This compost can then be used for the landscaping onsite or transferred to the community gardens, which will also have composting areas or elsewhere, thus reducing the need for chemical fertilizers and promoting higher natural plant yields.



3.1 TRANSPORTATION PRINCIPLES

In many ways, good land use planning starts with good transportation planning. Multi-modal transportation planning – for example, pedestrian-friendly streets with adequate sidewalks and/or walking and bicycle networks, sensible, connective street grids for vehicular circulation and complementary transit systems, being bus and/or rail. The multi-modal transportation network should connect all aspects of a community, from its regional neighbors to the individual house lot or neighborhood park or school. Ideally, an array of land uses would occur along these routes, including commercial retail and office, housing, open and public spaces, so that those that live in or use the area can get what they need to live their lives in the simplest practicable fashion.

REGIONAL CONNECTIVITY

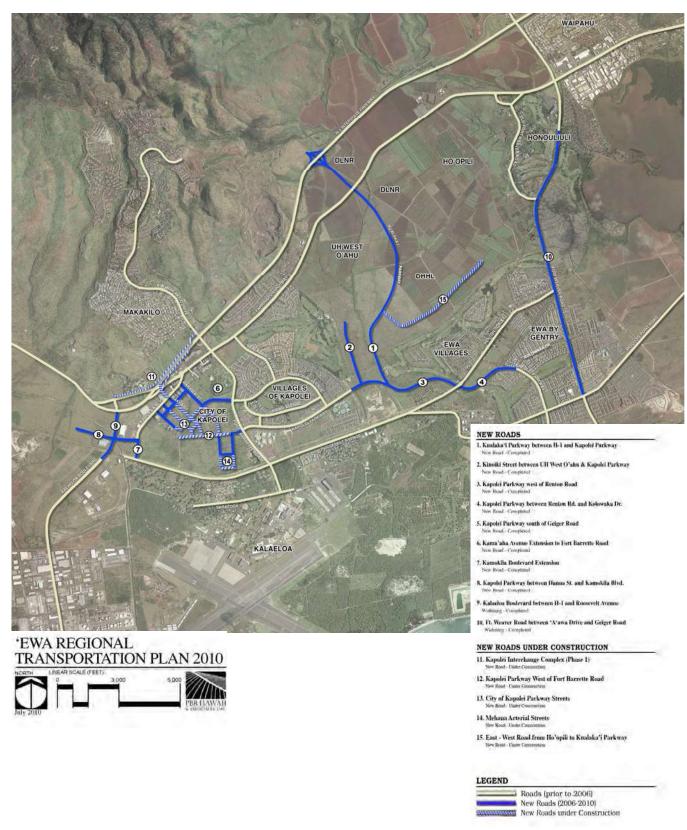
The Ewa Plain has been master planned with robust network of major east-west and north-south roadways (see Figure 11). North-south arterials are within two-mile distances of each other, and the east-west arterials are separated by one mile or less. Together, all lead to ample connections to the H-1 Freeway, setting the template for inter and intra-regional transportation distribution. These local and regional highway improvements are collectively the skeletal backbone that establishes the Ewa Regional Transportation Master Plan ("ERTMP"). Ultimately, a series of other roadways from major connector streets to private drives, are layered on top to form a comprehensive public street network together providing the threads that weave together private businesses and residences from across the region. See Figure 12.

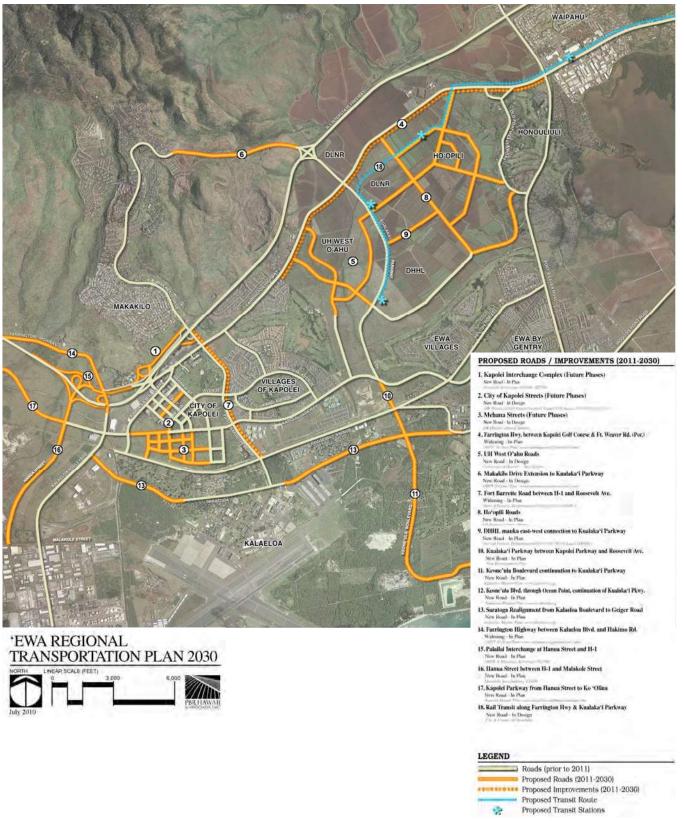
CONTINUED INVESTMENT

The Ewa-Kapolei region has seen an unprecedented amount of major roadway construction in the past five years. Travel patterns have been greatly improved and roadway capacities have been doubled, meaning that residents not only have more direct routes but an increased number of potions on how to get between points.

As depicted in Figure 11, between 2005-2010, the State of Hawaii, City and County of Honolulu and the private sector invested of \$300 million to see the build-out of the ERTMP through 2010.







3.2 HO'OPILI SUSTAINABLE TRANSPORTATION PRINCIPLES

No aspect of planning for a sustainable Ho'opili will be more critical than transportation. The Ho'opili Plan has been developed with attention to each of these key transportation sustainability principles:

- Energy efficiency
- Public health

ENERGY EFFICIENCY

Transportation is the primary consumer of petroleum on Oahu and petroleum consumption is the principal local producer of greenhouse gases (GHG). Consequently, transportation is the source of about half of the island's annual GHG emissions. Virtually all personal travel is powered by petroleum — both nationally and in Hawaii. For this reason, petroleum dependency is a significant sustainability issue for Hoʻopili. In the future, GHG emissions will be regulated as part of climate change mitigation policy. Also in the future, oil products will be more expensive as petroleum demand exceeds production capacity. If Hoʻopili is to be sustainable, it must offer its residents and workers the means to reduce their petroleum use, including especially their daily consumption of gasoline and diesel fuel in cars and trucks. Technology — electric cars, etc. — will represent part of the solution and Hoʻopili will be ready for these changes. But what will set Hoʻopili apart from other areas of Honolulu will be the way its land uses and its transportation networks are planned to reduce demand for petroleum use without reducing residents' opportunity to own and enjoy the use of motor vehicles.

PUBLIC HEALTH

It has only been in the past decade or so that scientists and medical experts have discovered the major impact that the design of cities and neighborhoods have on public health. Human beings need to be active as part of daily life if they are to be healthy. When a city or a neighborhood is not active, the percentage of the population that is overweight increases, the incidence rates of diabetes and heart disease go up, and mental health issues begin to emerge. Health care has grown from 5% of the U.S. economy in 1960 to 20% today, an unsustainable economic trend. Ho'opili is planned and designed as a place where people are healthy because of where they live and because of the lifestyle that is possible there.



Figure 13 - Conceptual Rim Road Rendering

3.3 THE HO'OPILI TRANSPORTATION PLAN

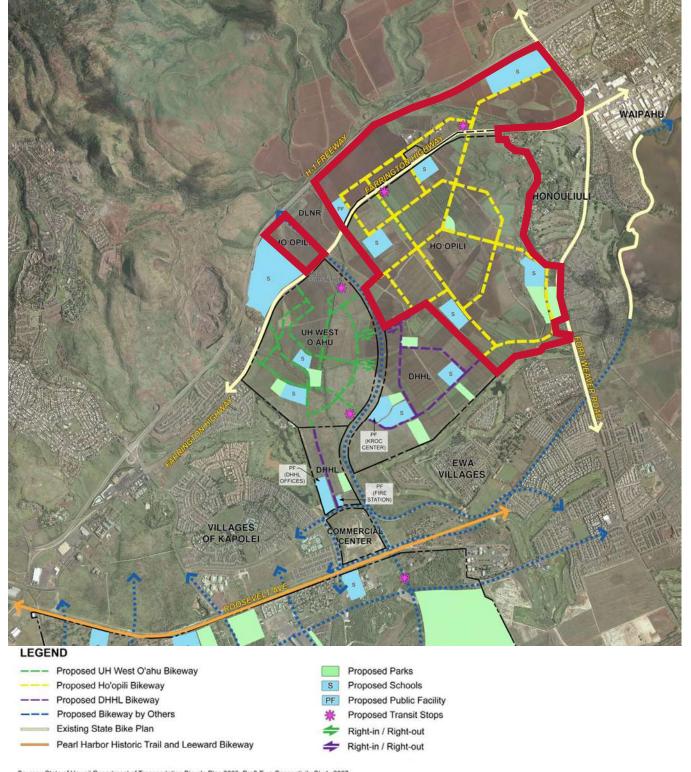
Transportation planning and design will be key to the overall sustainability of life in Ho'opili. The Plan addresses the sustainability principles (above) through the following five urban design techniques:

- A. Connected Networks
- B. Modern Street Design
- C. Complete Neighborhoods
- D. Transit-Ready Design

A. CONNECTED NETWORKS

Ho'opili is currently planned to include a highly-connected network of streets, pedestrian facilities, and bicycle facilities. Key to this strategy is a well-connected street network, which provides most of the infrastructure needed for all modes — driving, transit, bicycle and pedestrian. As shown in Figure 3.2.1 below, the local elements of the Ho'opili transportation network are initially planned to have a maximum spacing of 528 feet where practicable. (Major highways — freeways, boulevards, etc. — will be farther apart.) Avenues and connector streets are initially planned to be "transit-ready" (see below), so future potential bus service should also benefit from this high level of connectivity.





B. MODERN STREET DESIGN

The public street network provides threads to weave together businesses and residences into the community fabric. Streets in Ho'opili are planned to have the following characteristics:

- Good emergency service access (fire, police, ambulance) to every property and building
- Safe, low-speed streets O'hana living environment where children and elderly are safe
- Green streets trees and landscaped medians
- Facilities designed for use by all modes transit, walking, bicycling, and motor vehicles
- High levels of connectivity: small blocks, frequent intersections, and minimal dead-end streets

The City and County of Honolulu has established Subdivision Street Standards that define what type of street should be used for various contexts. Every street planned for Hoʻopili is planned to meet or exceed the requirements defined in these standards. The Hoʻopili street network, while conforming to the Honolulu classification system and design requirements, will have special features unique to the local community context and character of abutting properties.



C. COMPLETE NEIGHBORHOODS

Ho'opili is being planned as a mixed-use community, which means that commercial, residential, civic and other land uses will be situated in relatively close proximity to each other. The result will be neighborhoods where most daily activities are within walking distance.

With five local schools, all of the homes in Ho'opili are planned to be within approximately a half mile of an elementary, middle or high school. This nearness, combined with ubiquitous sidewalks and crosswalks, means that "safe routes to school" will be a built-in feature of Ho'opili, which translates into more children having the option of walking to school. This in turn leads to healthier children and communities.

Ho'opili is also being planned with neighborhood-serving retail embedded within individual communities, so that the convenience trips that make up so much of daily driving can also be made by walking (or riding a bike). Parks will be scattered throughout Ho'opili and will be accessible from bike lanes, multi-use pathways, and sidewalks. Consequently, residents of Ho'opili will have direct, convenient access to many of their daily activities.

"Complete neighborhoods" were the most common development pattern in the U.S. prior to 1950. The trend away from this kind of internal land use mix during the "car-friendly era" has reduced the percentage of children who walk and bike to school from 48% to 13% over the past forty years. It has also contributed to a doubling of auto ownership per household and a tripling in daily per capita vehicle miles of travel. This is a major factor in reducing household economic resiliency and also negatively impacts public health and quality of life.



D. TRANSIT-READY DESIGN

Ho'opili has been planned at the same time the City and County of Honolulu was setting the rail alignment for its Honolulu High Capacity Transit Corridor Project ("HHCTCP"). Consequently, key elements of Ho'opili have been designed to accommodate and help ensure the success of the rail project as two station stops are located within Ho'opili. However, because nothing is certain, Ho'opili has also been planned to be fully functional and sustainable even if the HHCTCP is not constructed. This approach to sustainable communities is referred to as "transit-ready" design, which means Ho'opili is planned to take advantage of the transit opportunities, but does need transit to be a successful and sustainable community.



There are several elements to ensuring that Ho'opili is transit-ready, and they extend well beyond just planning for the trains. These elements are:

Pedestrian Environment.

Transit systems thrive only where there is good pedestrian access to transit. As described above, all of Ho'opili is being designed to encourage walking by providing safe, convenient pedestrian facilities in a walkable environment everywhere. The high level of transportation network connectivity in Ho'opili is a key pedestrian environment feature because it reduces trip lengths for pedestrians and gives them multiple parallel choices for walk routes.

Mixed Land Uses.

Transit systems of all types attract more riders and operate at lower cost per rider where land uses are mixed. Because proximity of multiple uses reduces driving and encourages walking, the number of people present without a motor vehicle parked nearby is higher, creating a larger transit market.

Bus Transit Service.

If Ho'opili is to be sustainable — whether or not the Honolulu rail line is built — it will be important to anticipate and provide for a high level of public transit bus service within Ho'opili. Honolulu has long been nationally recognized as having one of the nation's best bus transit systems. The Ho'opili transportation network has been planned specifically to allow the extension of that bus transit network into the new community. As discussed above, the major street types, including Rail Transit Boulevard, Parkways, Avenues and Connectors are being designed to accommodate use by public transit buses. These streets are being planned with sufficient turn radii at intersections, adequate lane width, crosswalks and provision for curbside bus stops so that bus service can be provided within a half-mile of every home and business in Ho'opili.

It is important to be clear that Ho'opili has been designed to embrace the Honolulu rail line and help ensure its success. Planning for Ho'opili has identified "transit-oriented development" districts ("TODs") and "transit influence zones" ("TIZs") around each rail station. The TOD districts are located within a 1/4 mile of the stations, and the TIZ areas are between 1/4 mile and 1.2 mile from the transit stations.

Land uses and urban design characteristics within the TOD and TIZ areas will include:

- Horizontal and vertical land use mixes, including a mix of housing types
- Higher intensity uses, with higher floor area ratios and taller buildings
- Moderate sized building footprints to provide a richer, more varied urban setting
- Urban building orientation, with buildings directly addressing the street with entrances and pedestrianoriented ground floor uses and architectural detailing





4.1 DISCUSSION OF TRANSIT ORIENTED DEVELOPMENT

Areas designated for concentrated mixed-use development in Ho'opili are those located within the Transit-Oriented Development ("TOD") zone and Transit-Influenced Zones ("TIZ"). TODs are within a quarter-mile of the transit stop, while the TIZs extend from there to a half-mile radius. TODs and TIZs are compact, mixed-use areas situated at and around transit stations. A mix of uses, combined with thoughtfully designed community spaces, plazas and parks, form vibrant village-like neighborhoods with unique identities where people can live, work and play. TODs and TIZs encourage transit ridership while discouraging sprawl, maintain air quality and create highly sustainable communities. A well-connected street network that makes travel safe and convenient for the pedestrian, bicyclist and automobile driver will support the transit zones. Ho'opili is planned to be among the first Smart Growth TODs in the state of Hawaii.

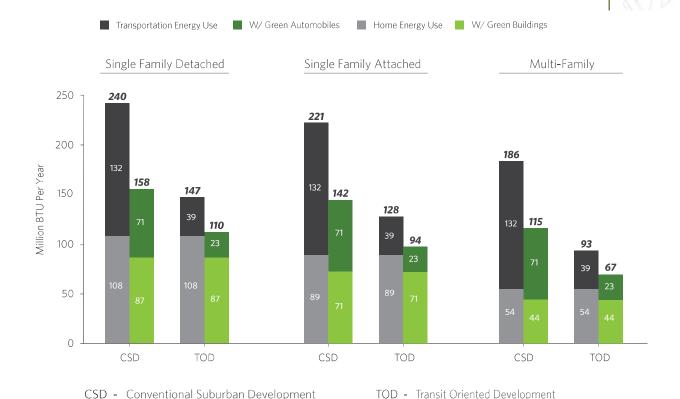




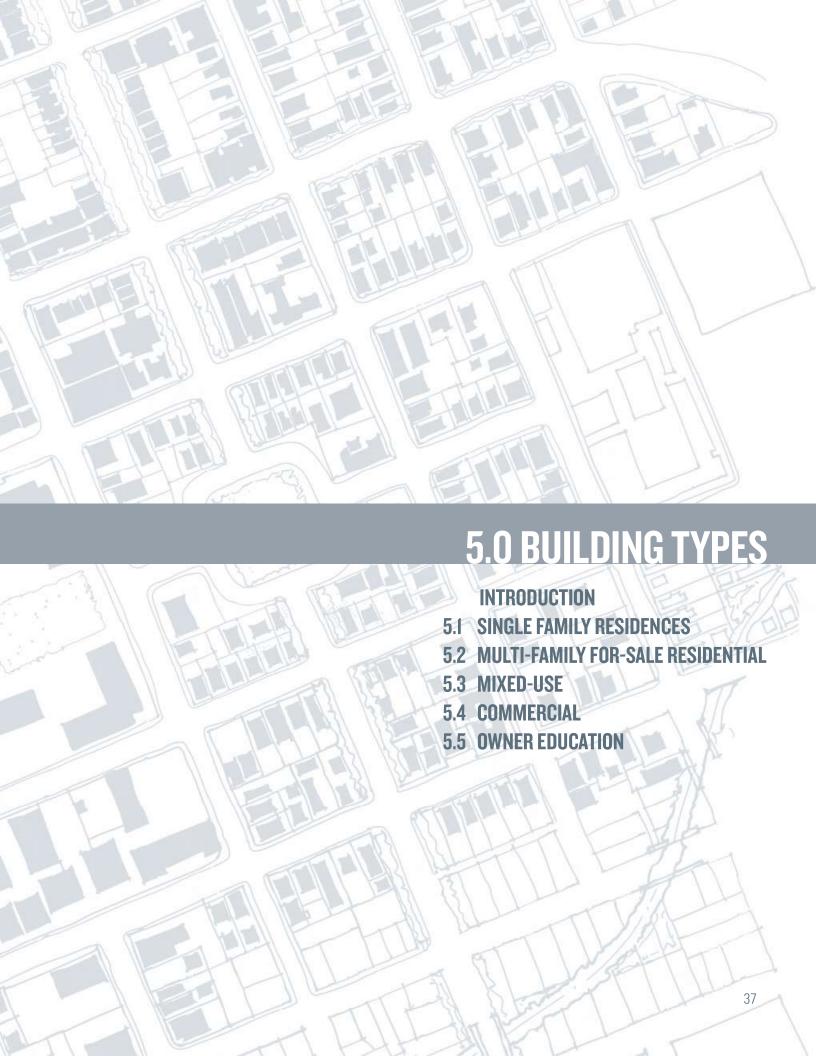
4.2 LOCATION EFFICIENCY IN TRANSIT ORIENTED DEVELOPMENT

Housing that is located in a walkable neighborhood near public transit, employment centers, schools, and other amenities allows residents to drive less and thereby reduces transportation costs. Development in such locations is deemed to be "location efficient," given a more compact design, higher-density construction, and/or inclusive of a diverse mix of uses. If American families can reduce their necessity to drive through better housing and transportation options, then commute times and household energy costs will drop.

Housing type also has a major impact on energy consumption and household costs. Residents in multifamily and single family attached homes in higher density neighborhoods usually use less electricity per unit and drive less than residents of low-density areas. Multifamily and single-family attached homes generally have smaller square footage per unit and shared walls, thus requiring less energy for heating and cooking than their detached counterparts.







INTRODUCTION

Through the implementation of features outlined in Chapter 4.0, Ho'opili strives to reduce its impact on natural resources through constructing environmentally responsible buildings. This is accomplished through a prescribed list of sustainable features that are planning to be built into each single-family, multi-family home and commercial building. There will also be optional sustainable features that individual builders may implement into the homes, allowing for flexibility and finding the most efficient energy solutions for a given situation.

In addition, Ho'opili residents and building owners will be educated on how to best utilize their home or building's green features and extract the most energy and financial savings. Owner education plays an important role in the efficiency of green buildings.

Ho'opili will continue to respond to the ever evolving technologies when it comes to building efficiency in order to create the most sustainable community possible.







5.1 SINGLE FAMILY RESIDENCES

The focus for single family homes will be on energy efficiency, water conservation, durability, comfort and health. Major goals will include:

- 10% Homes with PV systems
- 90% Homes PV-ready
- Homes designed to be 43-59% more energy efficient¹
- With PV systems homes can be 47-78% more energy efficient²
- Homes designed to save 20-43% water
- Owner education program on how to make your home more energy efficient

The sustainability of any home is multi-faceted and depends on many factors. Factors that influence the ultimate sustainability realized by any home include:

- Builder- influenced items: design and orientation, systems utilized in construction and construction methods
- Owner/occupant supplied features: appliances, lights, computers and entertainment systems
- How the home is operated and used by the owner/occupants following education on its features



¹Calculated 43% more energy savings compared to a home build to IECC 2006. Calculated 59% more energy savings than typical 1995 era home.

²Calculated 47% more energy savings compared to a Ho'opili home without a PV system (47% energy savings from the energy produced from the PV system). Calculated 78% more energy savings than typical 1995 era home (19% from PV system + 59% energy savings above).

Table 5.1.1: Energy Conserving Measures^a

	Typical Older Home circa 1995		Typical New Home Built to IECC 2006		New Ho'opili Hom (with solar water	
	Energy Use MBtu/year	Energy Cost \$/year	Energy Use MBtu/year	Energy Cost \$/year	Energy Use MBtu/year	Energy Cost \$/year
AC	72	\$2,040	64	\$1,817	32	\$908
Water Heater	36	\$1,014	4	\$101	4	\$101
Lighting	25	\$712	25	\$712	7	\$211
Appliances ^b	39	\$1,105	29	\$824	27	\$758
Total	172	\$4,871	122	\$3,454	70	\$1,978
Energy Savings: vs. 1995 Benchmark vs. IECC 2006		NWO .	16 4001 (1		59% 43%	\$2,893/year (\$241/month) \$1,476/year (\$123/month)
Energy Savings with PV system (10% of homes): vs. 1995 Benchmark vs. IECC 2006 vs. Hoopili Home Goal	2kW System provided for 10% of homes option for all others			18.9% (77.9 total) 26.7% (69.7% total) 46.6% (46.6% total)	\$922/year (\$76.80/month)	



^aPrescriptive based energy analysis ^bIncludes Builder provided Energy Star dishwasher and Owner supplied Energy Star appliances ^cEnergy rate \$0.325/kWh (\$28.31 MBtu). DOE energy model 7/20/10 single story home

Table 5.1.2: Interior Water Conservation Measures

	Average Home circa 1999 ^e		Typical New Home Built 2009 ^f		New Ho'opili Home Goals	
	Gal/Year	% of Total	Gal/Year	% of Total	Gal/Year	% of Total
		Interior Use		Interior Use		Interior Use
Toilets	26,963	27	11,984	17	9,587	17
Clothes	21,900	21	16,425	23	9,855	17
Washer						
Shower	16,936	16	14,600	20	11,680	20
Faucet	15,926	16	17,345	24	15,768	27
Misc Other	2,336	2	2,336	3	2,336	4
Uses						
Baths	1,752	2	1,752	2	1,752	3
Dishwasher	1,460	2	2,190	3	847	2
Leaks	13,870 (varies	14	5,840	8	5,840	10
	significantly)					
Total Interior	101,143	100	72,472	100	57,665	100
Water Use						
Interior Water						43%
Conservation						\$246/year
vs. 1999						(43,478
Benchmark						gal/year)
Interior Water						20%
Conservation						\$84/year
vs. Typical						(14,807
New Home						gal/year)

dEstimated family of four.
Residential End Uses of Water (AWWA, 1999) and Handbook of Water Use and Conservation (Amy Vickers, 2001).
Based on Energy Policy Act (EPAct) 1992.
Board of Water Supply rates as of October 18, 2010: Water \$2.79/1,000 gallons usage + Sewer \$2.88/1,000 gallons usage.



Current D.R. Horton - Schuler Division Home

IMPLEMENTATION: BUILDER COMMITMENT

The following sustainable measures are planned to be included in each single family home as part of the standard home package. At a minimum, all buildings must meet all applicable codes.

Table 5.1.3: Standard Sustainable Measures Built into Homes

Builder Provided Sustainable Measure	Benefit to Home Owner
Building envelope will be constructed in a manner to reduce material use, reduce termite risk as well as reduce construction waste	Reduced material waste and durability
Insulation will be a primary focus to provide an energy efficient healthy indoor environment	Saving monthly utility costs
Infiltration (envelope tightness) will be a primary focus to provide an energy efficient healthy indoor environment	Saving monthly utility costs
TechShield radiant roof sheathing will be installed when appropriate	Saving monthly utility costs. More comfortable indoor environment
Window and door selection will be an integral part of energy efficiency and infiltration goals. Windows will be dual glazed and low-E	More comfortable indoor environment. Saving monthly utility costs
Air conditioning system will be efficient at SEER 15.5 and will not contain CFCs or HCFCs	Saving monthly utility costs
Programmable thermostats will be provided	Saving monthly utility costs if used to reduce amount of time AC is operated
Solar water heaters will be selected with energy factor and right-sizing as a major deciding factor in systems selected and use	Saving monthly utility costs
10% of homes will be equipped with PV systems. The remaining 90% of homes will be PV ready so individual home owners can choose to generate some or all of their electricity	Saving monthly utility costs when PV system is installed. Home ownership more affordable
Homes will be electric-car ready	Reduce CO ₂ emissions
Dishwasher, exhaust fans and certain lights will be Energy Star labeled	Saving monthly utility costs
All lights provided will be 100% CFLs	Saving monthly utility costs
Toilets will be high efficiency (HET) at <= 1.28 gpf	Saving monthly utility costs
Showers will be water saving at <= 2.0 gpm	Saving monthly utility costs

IMPLEMENTATION: OWNER OPTIONS

D.R. Horton's program for Ho'opili will include an educational segment to help home owners understand the payback and benefits provided by owner option sustainable features. Owner options will include:

Table 5.1.4: Optional Sustainable Measures Owners Can Select

Additional Sustainable Measure	Benefit to Home Owner
	Reducing the need for lights during the day and thus
Solar tubes for additional natural daylighting	saving monthly utility costs
Solar attic fan	Helps keep attic cooler. Saving monthly utility costs
Non-toxic termite bait system	Reduces the need for chemicals, use only what and when it is needed
Air conditioning system >SEER 18	Increased SEER means a more efficient AC system. Saving monthly utility costs
PV system: 90% of homes will be PV ready for the owners to add their own system when desired. 10% of homes will come equipped with a PV system which the owners could increased when desired	Saving monthly utility costs when PV system is installed
Energy Star refrigerator and washing machine	Saving monthly utility costs
Energy Star ceiling fans	Helps with air movement and comfort in the home, reducing the need to turn on the AC. Saving monthly utility costs

EDUCATION: HOW TO LIVE GREEN

Although the design and construction of a home has a direct impact on our natural resources, the ultimate success and sustainability of a home lies in the hands of the owner or occupant. How the home is used, how the occupants live, daily decisions make a huge impact on the electric bill, water bill, indoor air quality, and livability of a home. Listed below is a sample of the items that will be included in the owner training program on how to operate the home to maximize sustainable living.

Table 5.1.5: Energy Efficiency Education Examples

Appliance Purchase	How to shop for the best energy conserving appliances
Light Fixtures	How to shop for the best energy conserving light fixtures
Phantom Loads	How to identify and reduce phantom energy loads
Dishwasher Optimization	How to use the dishwasher in the most energy efficient manner
Washer and Dryer	How to use the washing machine and clothes dryer in the most energy efficient
Optimization	manner
Refrigerator and Oven	How to use the refrigerator and oven in the most energy efficient manner
Optimization	
Daylighting and Task Lights	Information regarding choosing the right light for the task
Light Bulbs Matter	The difference of various types of bulbs
Thermal Comfort	Information regarding natural ventilation, oscillating fans and AC
Small Appliance Use	Sometimes small appliances are the wise choice
Home Entertainment &	General information regarding use and purchase
Computers	

Table 5.1.6: Water Conservation Education Examples

Appliances	How to shop for the best water conserving appliances
Shower Duration	Impact length of shower has on water consumption
Running Toilets	Information on water consumption of running toilets
Leaking faucets & hose bibs	Information on water consumption of leaking faucets and hose bibs
Dishwasher Optimization	How to use the dishwasher in the most water conserving manner
Washer Optimization	How to use the washing machine dryer in the most water conserving manner
Nozzle Your Hose	Simple strategies can add up
Turn it Off	Simple strategies can add up
Landscape	General information regarding water conservation

5.2 MULTI-FAMILY FOR-SALE RESIDENTIAL

The focus for multi-family homes will be on energy efficiency, water conservation, durability, comfort and health. Major goals will include:

- Homes designed to be 27-37% more energy efficient¹
- Homes designed to save 20-43% water²
- Materials/resource and land conservation
- Owner education program on how to live in an energy efficient and water conserving home for maximum benefit

While some features will be the same as single family, multi-family communities have the benefits of capturing certain site strategies and efficiencies that are not cost effective to implement on a single home scale. The sustainability of any home is multi faceted and ultimately depends on many factors. Factors that influence the ultimate sustainability realized by any home include:

- Builder-influenced items: design, orientation, density, open space, parking solutions, systems utilized in construction, and construction methods
- Owner/occupant supplied features: appliances, lights, computers and entertainment systems
- How the home is operated and used by the owner's/occupants following education on its features

Because owner/occupant's use of the home is vital to reaching sustainable goals, education of owners/occupants is a key step in the process.



Current D.R. Horton - Schuler Division Multifamily Homes

¹Calculated 27% more energy savings compared to a home build to IECC 2006. Calculated 37% more energy savings than typical 1995 era home.

²Calculated 20% water conservation compared to a typical new home built in 2009. Calculated 43% water conservation compared to a typical home in 1999.

Table 5.2.1: Energy Conserving Measures^a

	Typical Older MF Home circa 1995		Typical New MF Home Built to IECC 2006		New Ho'opili MF Home Goals	
	Energy Use	Energy Cost	Energy Use	Energy Cost	Energy Use	Energy Cost
	MBtu/year	\$/year	MBtu/year	\$/year	MBtu/year	\$/year
AC	51	\$1,457	46	\$1,304	32	\$908
Water Heater	29	\$811	23	\$649	23	\$649
Lighting & Fans	21	\$583	20	\$583	6	\$170
Appliances ^b	31	\$881	24	\$671	22	\$618
Total	132	\$3,732	113	\$3,207	83	\$2,345
Energy Savings: vs. 1995 Benchmark vs. IECC 2006					37% 27%	\$1,387/year (\$116/month) \$862/year (\$72/month)

^a Prescriptive-based energy analysis.

Table 5.2.2: Interior Water Conservation Measures^b

	Average Home circa 1999 ^f		Typical New Home Built 2009 ⁹		New Ho'opili Home Goals	
	Gal/Year	% of Total	Gal/Year	% of Total	Gal/Year	% of Total
		Interior Use		Interior Use		Interior Use
Toilets	20,222	27	8,988	17	7,190	17
Clothes	16,425	21	12,319	23	7,391	17
Washer						
Shower	12,702	16	10,950	20	8,760	20
Faucet	11,944	16	13,009	24	11,826	27
Misc Other Uses	1,752	2	1,752	3	1,752	4
Baths	1,314	2	1,314	2	1,314	3
Dishwasher	1,095	2	1,642	3	635	2
Leaks	10,403 (varies significantly)	14	4,380	8	4,380	10
Total Interior Water Use	75,857	100	54,354	100	43,248	100
Interior Water						43%
Conservation						\$185/year
vs. 1999						(32,609
Benchmark						gal/year)
Interior Water						20%
Conservation						\$63/year
vs. Typical						(11,106
New Home						gal/year)

^e Estimated family of three.

^b Includes Builder provided Energy Star dishwasher, refrigerator, and Owner supplied Energy Star appliances.

^c Includes optional ceiling fan.

d Energy rate \$0.325/kWh (\$28.31 MBtu). DOE energy model 7/20/10 single story home.

^fResidential End Uses of Water (AWWA, 1999) and Handbook of Water Use and Conservation (Amy Vickers, 2001).

^g Based on Energy Policy Act (EPAct) 1992.

^h Board of Water Supply rates as of October 18, 2010: Water \$2.79/1,000 gallons usage + Sewer \$2,88/1,000 gallons usage.

IMPLEMENTATION: BUILDER COMMITMENT

The following measures are planned to be included in each multi family home as part of the standard home package. At a minimum all buildings must meet all applicable codes.

Table 5.2.3: Standard Sustainable Measures Built into Homes

Builder Provided Sustainable Measure	Benefit to Home Owner
Building envelope will be constructed in a manner to reduce material use, reduce termite risk as well as reduce construction waste	Reduced material waste and durability
Insulation will be a primary focus to provide an energy efficient healthy indoor environment	Saving monthly utility costs
Infiltration (envelope tightness) will be a primary focus to provide an energy efficient healthy indoor environment.	Saving monthly utility costs
TechShield radiant roof sheathing will be installed when appropriate	Saving monthly utility costs. More comfortable indoor environment
Window and door selection will be an integral part of energy efficiency and infiltration goals. Windows will be dual glazed and low-E	More comfortable indoor environment. Saving monthly utility costs
Air conditioning system will be efficient at SEER 18 and will not contain CFCs or HCFCs	Saving monthly utility costs
Programmable thermostats will be provided	Saving monthly utility costs if used to reduce amount of time AC is operated.
Parking areas will be evaluated for feasibility for electric car charging stations	Reduce CO ₂ emissions. Planning for the future
Dishwasher, exhaust fans and certain lights will be Energy Star labeled	Saving monthly utility costs
All lights provided will be 100% CFLs	Saving monthly utility costs
Toilets will be high efficiency (HET) at <= 1.28 gpf	Saving monthly utility costs
Showers will be water saving at <= 2.0 gpm	Saving monthly utility costs
Project will be design to minimize light trespass	Reduce sky-glow to increase night sky viewing, improve nighttime visibility through glare reduction, and reduce impact to nocturnal environments
Landscaping will have a focus on water conservation as well as native and adaptive species	Saving monthly utility costs
Recycling stations will be provided throughout select communities	Reduce waste diverting resources to be repurposed and used again as a resource
Composting stations will be evaluated for select communities	Reduce waste diverting resources to be repurposed and used again as a resource

EDUCATION: HOW TO LIVE GREEN

Please see Section 5.1, Tables 5.1.5 and 5.1.6.

5.3 MIXED-USE

Mixed-use projects play an important role in sustainable communities by providing needed services close to where people live. Mixed-use projects are a combination of commercial spaces, residential spaces, and common areas shared and used by all or most building users. The focus for mixed-use projects will be a combination of multi-family and commercial strategies and will include health, comfort, durability, energy efficiency and water conservation while providing for common area needs and opportunities.

The following list combines standard sustainable measures that are planned to be included into each of the buildings as well as other more advanced features that will be evaluated for feasibility depending on the specifics of the building and site:





Table 5.3.1: Sustainable Measures

Builder Provided Sustainable Measure	Benefit to Home Owner
Designated parking spaces for vanpool/carpool pickup & drop off to encourage rideshare programs will be evaluated for feasibility	Reduce CO2 emissions. Planning for the future
Parking areas will be evaluated for feasibility for electric car charging stations	Reduce CO2 emissions. Planning for the future
Provide bike racks for at least 5% of all building users	Reduces use of private vehicles resulting in less traffic less CO2 emissions and saves money by reducing gasoline purchase
Recycling stations will be provided throughout select communities	Reduce waste diverting resources to be repurposed and used again as a resource
Composting stations will be evaluated for select buildings	Reduce waste diverting resources to be repurposed and used again as a resource
Project will be designed to minimize light trespass	Reduce sky-glow to increase night sky viewing, improve nighttime visibility through glare reduction, and reduce impact to nocturnal environments
PV systems will be evaluated to provide electrical needs for all commercial areas	Saving monthly utility costs to the AOAO when PV system is installed. Reducing monthly maintenance charges, savings passed on to owners
Rainwater harvesting opportunities for use on site will be evaluated on a site by site basis for feasibility	Saving monthly utility costs and water use
Fire suppression systems that contain ozone-depleting substances such as chlorofluorocarbon (CFCs), hydrochlorofluorocarbons (HCFCs) or halons will not be allowed or used to the fullest extent feasible	Minimize or eliminate compounds that contribute to ozone depletion and global climate change
Reduce potable water consumption for irrigation by utilizing non-potable water where feasible	Saving monthly utility costs and potable water
Reestablish native or adapted plants appropriate for the region to the fullest extent possible and limit turf grass	Saving monthly utility costs
Building envelope will be constructed in a manner to reduce material use, reduce termite risk as well as reduce construction waste	Reduced material waste and durability
Insulation will be a primary focus to provide an energy efficient healthy indoor environment	Saving monthly utility costs.
Infiltration (envelope tightness) will be a primary focus to provide an energy efficient healthy indoor environment.	Saving monthly utility costs
TechShield radiant roof sheathing will be installed when appropriate	Saving monthly utility costs. More comfortable indoor environment
Window and door selection will be an integral part of energy efficiency and infiltration goals. Windows will be dual glazed and low-E.	More comfortable indoor environment. Saving monthly utility costs
Solar water heaters will be evaluated for feasibility	Saving monthly utility costs
Air conditioning system will be efficient at SEER 15.5 and will not contain CFCs or HCFCs	Saving monthly utility costs
Programmable thermostats will be provided	Saving monthly utility costs if used to reduce amount of time AC is operated.
All lights provided will be 100% CFLs	Saving monthly utility costs
Dishwasher, exhaust fans and certain lights will be Energy Star labeled	Saving monthly utility costs
Energy Star refrigerator and washing machine (if provided in common areas)	Saving monthly utility costs
Toilets will be high efficiency (HET) at <= 1.28 gpf	Saving monthly utility costs
Showers will be water saving at <= 2.0 gpm	Saving monthly utility costs
Low voc paints, and healthier more environmentally responsible carpeting	Focus on indoor air quality

5.4 COMMERCIAL

Ho'opili has established an aggressive goal related to commercial projects and sustainability. It is the hope and goal that through strong leadership and various incentives, 100% of Commercial projects will exceed the minimum sustainability strategies required. Ho'opili will strive to set an example for others so that the perceived business benefits will become reality in the near term in Hawaii. By requiring and encouraging sustainability, commercial projects to follow will see the benefits and surpass the minimum green goals required and capitalize on some of the perceived business benefits.

All commercial building projects within the Ho'opili development, both new construction and renovations are encouraged to pursue and achieve 3rd party green building program certification. Regardless of certification, all commercial buildings will be required to meet minimum sustainable goals listed in *Table 5.4.1*.

Sustainable measures will be required for all commercial projects to the fullest extent feasible regardless of formal 3rd party certification. At a minimum all buildings must meet all applicable codes.





Table 5.4.1: Sustainable Goals

rable 6.1.1. Gastallable Goals	
Builder Provided Sustainable Measure	Benefit to Home Owner
Preferred Parking Program to encourage rideshare and efficient vehicle use programs will be evaluated for feasibility: 5% of the total vehicle parking capacity for low-emitting and fuel-efficient vehicles and 5% of the total vehicle parking capacity for car/vanpools. Stalls will be marked as such	Reduce CO2 emissions. Planning for the future
Parking areas will be evaluated for feasibility for electric car charging stations	Reduce CO2 emissions. Planning for the future
Provide bike racks for at least 5% of all building users	Reduces use of private vehicles resulting in less traffic less CO2 emissions and saves money by reducing gasoline purchase
Employ a comprehensive recycling program for the building including storage locations within the building and larger collection units for commercial recycling. Commit to a recycling program for a minimum of 3 years that includes at least: plastics, paper, corrugated cardboard, glass, metals	Reduce waste diverting resources to be repurposed and used again as a resource
Project will be designed to minimize light trespass	Reduce sky-glow to increase night sky viewing, improve nighttime visibility through glare reduction, and reduce impact to nocturnal environments
PV systems will be evaluated to offset electrical needs	Saving monthly utility costs when PV system is installed. Reducing monthly maintenance charges, savings passed on to owners.

Table 5.4.1: Sustainable Goals Continued

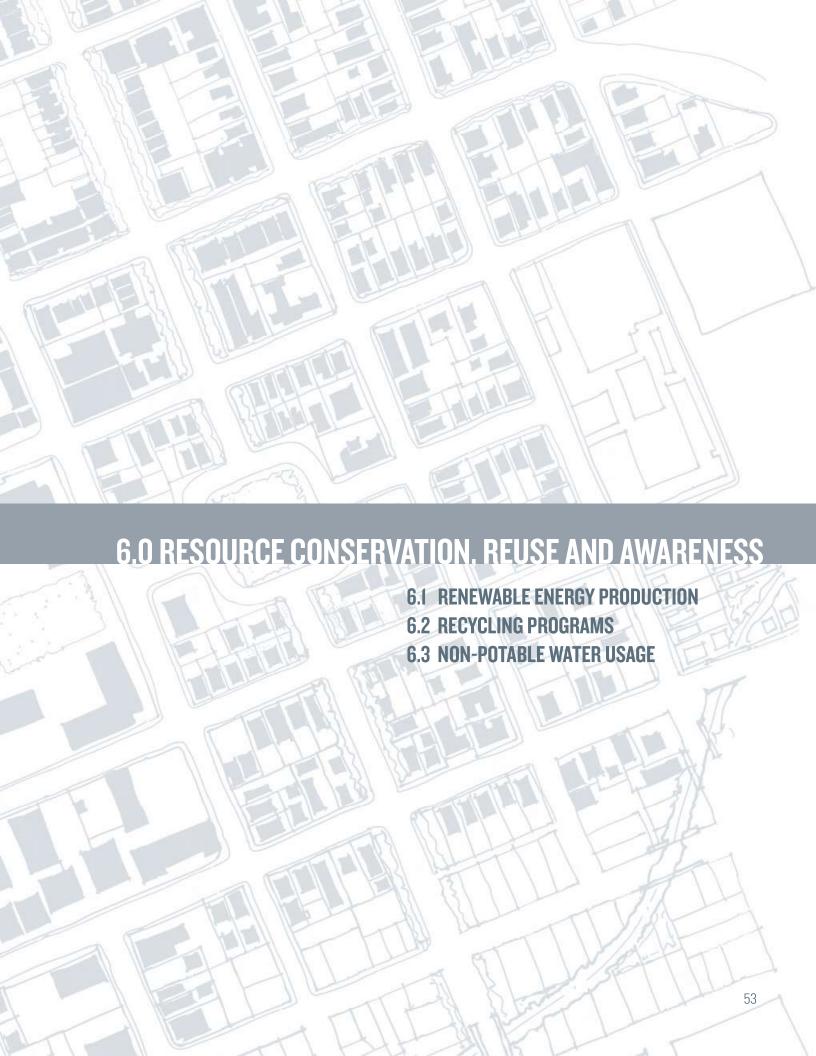
Table 5.4.1. Sustainable duals Cultinueu	
Builder Provided Sustainable Measure	Benefit to Home Owner
Rainwater harvesting opportunities for use on site will be	Saving monthly utility costs
evaluated on a site by site basis for feasibility	
Fire suppression systems that contain ozone-depleting	Minimize or eliminate compounds that contribute to ozone
substances such as chlorofluorocarbon (CFCs),	depletion and global climate change
hydrochlorofluorocarbons (HCFCs) or halons will not be	
allowed or used to the fullest extent feasible	
Reduce potable water consumption for irrigation by	Saving monthly utility costs and potable water
utilizing non-potable water when feasible	
Reestablish native or adapted plants appropriate for the	Saving monthly utility costs
region to the fullest extent possible and limit turf grass	
Building envelope will be constructed in a manner to	Reduced material waste and durability
reduce material use, reduce termite risk as well as reduce	
construction waste	
Insulation will be a primary focus to provide an energy	Saving monthly utility costs.
efficient healthy indoor environment	
Infiltration (envelope tightness) will be a primary focus to	Saving monthly utility costs
provide an energy efficient healthy indoor environment.	
TechShield radiant roof sheathing will be installed when	Saving monthly utility costs. More comfortable indoor
appropriate	environment
Window and door selection will be an integral part of	More comfortable indoor environment. Saving monthly
energy efficiency and infiltration goals. Windows will be	utility costs
dual glazed and low-E.	
Solar water heaters will be selected with energy factor	Saving monthly utility costs
and right sizing as a major deciding factor in systems	
selected and use, when needed	
Air conditioning system will be efficient at SEER 15.5 and	Saving monthly utility costs
will not contain CFCs or HCFCs	
Programmable thermostats will be used throughout	Saving monthly utility costs if used to reduce amount of
	time AC is operated.
All lights provided will be 100% CFLs to the fullest extent	Saving monthly utility costs
feasible	
Energy Star labeled dishwasher, exhaust fans and certain	Saving monthly utility costs
lights will be evaluated and used to the fullest extent	
feasible (if utilized)	
Energy Star refrigerator and washing machines will be	Saving monthly utility costs
evaluated and used to the fullest extent feasible (if	
utilized)	
Toilets will be high efficiency (HET) at <= 1.28 gpf	Saving monthly utility costs
Faucets will be water saving at <= 2.2 gpm	Saving monthly utility costs
Showers will be water saving at <= 2.0 gpm (if provided	Saving monthly utility costs
Low voc paints, and healthier more environmentally	Focus on indoor air quality
responsible carpeting	
Commercial buildings will be encouraged to achieve third	3 rd party certification is an unbiased measure of the
Confinercial bullungs will be encouraged to achieve tilliu	party continuation to an analysis and incasars of the

5.5 OWNER EDUCATION

No matter how well a community is designed and constructed utilizing sustainable principles the ultimate achievement of goals such as water conservation, energy efficiency and indoor air quality lies in the hands of the users. The home owners, the business operators and maintenance staff for example will determine through their daily practices how well the community performs. Because of this Hoʻopili will have an educational program that will provide educational opportunities to maximize such goals as reduced energy consumption and water conservation and how to live green.

Table 5.5.1: Education Opportunities

Educational Focus Area	Educational Concepts
Residential	Green cleaning ideas will be provided as well as other indoor air quality tips
	Handouts regarding green waste composting will be evaluated for future use
	Home Owners manual will have a detailed living green sustainability section that will be available
	for their reference and use daily
	A take-away will be available at the sales office and will include a list of quick tips that can be
	easily implemented by most home owners and residents
	Information will be available about how to start and maintain yard gardens (urban agriculture)
Business	Design guidelines will provide education on green initiatives for initial design and remodels
	including tenant improvement projects
	Design guidelines and leases will encourage the adoption of green initiatives with a focus on
	education and explaining why it is important
	Handouts regarding maximizing waste reduction and recycling will be available
	Information related to landscaping regarding such topics as native and adaptive species, xeriscapes,
	reclaimed water reuse, etc. will be incorporated into the commercial section of the Hoopili Design
	Guidelines
	Information regarding the mutual benefits of ridesharing programs such as car/van pools will be
	provided in the Hoopili Design Guidelines
	Information regarding establishing preferred parking programs will be provided
General Community	An electronic pamphlet will be developed and available on-line within the Hoopili website
	explaining the sustainable initiatives of the community and why they are important
	Hardcopies of the pamphlet explaining the sustainable initiatives will also be available upon request
	The Hoopili website will have a "How to Live Sustainably" section for the general public



6.1 RENEWABLE ENERGY PRODUCTION

At Ho'opili, opportunities to use Hawaii's superb renewable energy resources will be actively sought. Not only will the integrated use of renewable energy dramatically lower ownership and operating costs, but it will also increase the longevity of buildings and improve outdoor environmental quality.

Preliminary analysis indicates that photovoltaics (PV), solar thermal and wind are among the most viable sources of clean renewable energy for the project. In particular, PV arrays seem to offer a particularly compelling case for success at Hoʻopili, considering West Oahu's excellent solar resource (nine inches of annual rainfall), and the scalability, cost structure, and low visual impact of solar photovoltaic systems. See Figure 17.

To better understand this opportunity, a formal evaluation of the inclusion of PV has already begun. Specifically, Ho'opili has engaged Hoku Solar, one of Hawaii's leading PV integrators and project developers, to conduct a detailed solar resource and opportunity analysis at the site. Two primary PV power strategies being investigated include: residential rooftop photovoltaic (PV) arrays and large-scale, ground-mounted generating facilities. Both approaches are intended to provide distributed, on-site generation of electrical power.

On the residential side, Ho'opili has established a preliminary goal for ten percent of the eventual single family homes to be fitted with rooftop PV systems (90% are planned to be built PV-ready). Typical residential PV power systems are sized between 2 and 4 kilowatts, and, at Ho'opili, can be expected to offset between fifteen and thirty percent of a given household's annual electricity requirements. We also anticipate that fifty (50) percent of the commercial development will include PV or equivalent efficiency technology.



Residential PV system Installed by Hoku Solar at D.R. Horton's Kahiwelo subdivision



On a considerably larger scale, Ho'opili has currently identified one prospective parcel in an area near the project site, which has the potential to host a PV energy facility of up to five megawatts in size. Together with Hoku Solar, Ho'opili is working to outline a development strategy for this potential utility-scale PV project, taking into consideration the myriad entitlement, permitting, interconnection, and technical challenges presented by large, ground-mounted PV installations. In addition, D.R. Horton Schuler Division is actively looking at additional sites within Ho'opili to site additional PV projects.

Although the power from the prospective multi-megawatt PV farm would be fed directly into the utility's grid, it would be specifically designed to offset a portion of the future Ho'opili commercial and residential demand loads, and would therefore serve as a clean energy offset for the entire community. For example, a single five megawatt generating facility could be expected to generate an average of up to eight million kilowatt-hours of clean solar power each year.

If successful with the identified solar project, Ho'opili could be one of the first development initiatives in Hawaii to install a utility-scale PV facility specifically designed to offset a portion of the expected electrical demand of its future residents and commercial tenants.



Figure 18 - Ho'opili Mauka 5MW PV Facility (conceptual rendering)

6.2 RECYCLING PROGRAMS

Oahu generates more than 1.5 million tons of waste annually, of which more than 1 million tons are recycled¹. That is a 60% recycling rate. More than 500,000 tons of various materials are reused and remade into new products, and another 600,000 tons are converted into electricity at the H-POWER waste-to-energy facility.

Oahu diverts 62% of the total waste from landfills, well above the national average of 42-46%. Oahu's material recycling rate alone of more than 35% is also above the national average of 27-32%. By 2012 the City expects to increase landfill diversion rates to approximately 80%, more if plans for ash and residue recycling are approved. Expansion plans for the H-POWER are underway to increase the plant's capacity by an additional 300,000 tons per year, diverting 33% from landfill.

Creating a management system as an integral part of the project design is the best way to ensure that waste will be dealt with responsibly for years to come. The recycling of paper, metals, glass, cardboard, and plastics reduces the need to extract virgin natural resources. For example:

- Recycling 1 ton of paper avoids the processing of 17 trees and saves 3 cubic yards of landfill space. In addition, the energy used to recycle paper is close to 70% less than when paper is prepared using virgin wood and other raw materials.
- Recycled aluminum requires only 5% of the energy required to produce virgin aluminum from bauxite, its raw material form
- Glass can be endlessly recycled and is significantly less expensive and requires far less energy to process.
- Recycled cardboard only takes 75% of the energy needed to make new cardboard and recycling 1 ton of cardboard saves 9 cubic yards of landfill space and 46 gallons of oil.
- Plastic bottles comprise 50% of recyclable waste in landfills and nearly 250,000 bottles are dumped each hour.

Composting is another convenient opportunity to reduce the amount of waste that ends up in landfills. Landfills not only take up valuable space, they are also the greatest emitter of methane gas (a gas 72 times more potent than carbon dioxide). The best way to mitigate landfill methane gas emissions is to prevent biodegradable materials such as food, yard trimmings and paper products from entering them. Approximately 25% of a household's waste is material that can be composted. Using compost can reduce the need for water, fertilizers and pesticides. It serves as a marketable commodity and is a low-cost alternative to standard landfill cover and artificial soil amendments. Composting also extends municipal landfill life by diverting organic materials from landfills and provides a less costly alternative to conventional methods or remediating (cleaning) contaminated soil.

Ho'opili will implement site wide recycling programs to the extent possible in order to reduce the amount of solid waste generated on site. Ho'opili will embrace the following strategies for reducing solid waste:

- Assist with the implementation of the city's curbside recycling program in Ho'opili.
- All multi-family, mixed-use, commercial and public buildings will be designed with appropriate recycling areas.

6.3 NON-POTABLE WATER USAGE

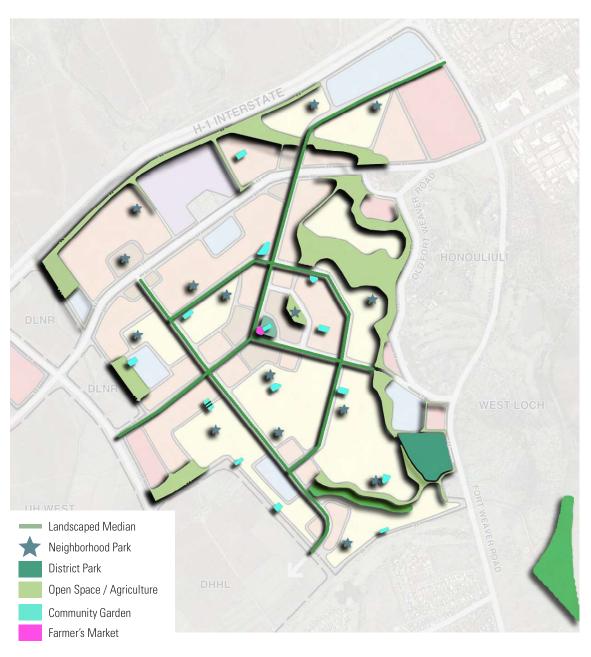
The average person in Hawaii uses 120 gallons of water per day. Reclaimed water is a great potential resource for various non-potable applications such as irrigation, industrial processes, construction activities, dust control, etc. Landscape irrigation will be the primary component for water reuse within Hoʻopili.

Currently, on the Ho'opili site there are non-potable water wells that serve agricultural purposes, which have the potential to be updated currently and tied into the proposed secondary water line system in order to provide non-potable water for irrigation uses onsite. In the event a non-potable system is developed, it is thought that the neighborhood parks, district park, collector road planter strips and other areas requiring public landscaping would be serviced by this system. Private parks and landscaped areas within the many residential condo association grounds would also be candidates for use. This could amount to a total of over 500 acres within Ho'opili that would not require service by potable systems, greatly decreasing the community's overall impact on one of Hawaii's most precious resources.



7.1 THE HO'OPILI PARK AND OPEN SPACE PLAN

Ho'opili contains an open space network with a number of recreational areas and community gathering places for residents and the greater Ewa community. The open space network includes a hierarchy of natural open spaces and athletic fields, neighborhood parks, village, and community gardens that are all distributed within the neighborhoods. Bicycle paths and landscaped street medians make connections among the neighborhoods and to the surrounding area. A goal of the Ho'opili Plan is to strive for public access to all park spaces where each doorstep is within a five-minute walk of a park or significant open space.



60

Figure 19 - Conceptual Park and Open Space Diagram

7.2 NEIGHBORHOOD PARKS

Neighborhood parks serve as social and recreational focal points for neighborhoods and are the basic units of a park system. They provide relief from the built environment for residents and offer a range of facilities and passive or active (programmed or non-programmed) recreation in response to demographic and cultural characteristics of surrounding neighborhoods. These parks also provide residents with opportunities for interaction with nature, the natural environment and each other. Neighborhood parks are largely accessible by foot, bicycle, or public transit within a "service area" of a quarter-mile radius, providing easy access especially for children and senior adults.

Ho'opili is planned to have approximately 15-20 neighborhood parks each about an acre in size. These parks are strategically placed so that all residents have simple access. The parks provide safe and appropriate places for families to spend time together with such amenities as play structures, tot lots, open areas, picnic areas, shaded places and lush, native landscaping.

Because of the compact development and pedestrian focus of Ho'opili, residents are more likely to take advantage of their neighborhood parks, thus fostering a sense of community and connection. In addition, people are also more likely to feel a sense of responsibility for communal amenities within close proximity to their homes and therefore, utilize them more frequently with a possible greater degree of care.



Figure 20 - Conceptual Neighborhood Park Locations



Figure 21 - Conceptual Neighborhood Park Rendering

7.3 DISTRICT PARK

In addition to the neighborhood parks, Ho'opili will have one district park to serve not only the local residents but also regional visitors. It will have a variety of activities, both active and passive. District parks not only provide important open space for local residents but can also serve as gathering places. These parks can provide opportunities for a diverse mix of indoor and outdoor recreation, including walking, bicycling, outdoor performances, festivals, field sport events and special events.

The district park at the intersection of Fort Weaver and Old Fort Weaver Roads is adjacent to a planned Middle school to the north and can provide an opportunity for the integration of activities such as after school programs and intramural sports.



Figure 22 - Conceptual District Park Location





ATTACHMENT K

See attached.

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

The original of this document was recorded as follows:

DOCUMEN' Doc T-8267285 CT AS LISTED HEREIN August 20, 2012 10:45 AM THE ORIGINAL OF THE DOCUMENT RECORDED AS FOLLOWS:

STATE OF HAWAII

BUREAU OF CONVEYANCES

DA1 Doc A-46150824

DOI August 20, 2012 10:45 AM

LAND COURT SYSTEM

REGULAR SYSTEM

AFTER RECORDATION: RETURN BY MAIL () PICK UP (X)

Ashford & Wriston LLP Attn. Benjamin A. Kudo/Naomi U. Kuwaye/Connie C. Chow 1099 Alakea Street, Suite 1400 Honolulu, Hawai'i 96813

Tax Map Key Nos.: (1) 9-1-017:004 (por.), 059 and 072;

(1) 9-1-018:001 and 004

Affects TCT Nos.: 795,126; 795,129; 795,128; 795,130; 795,127; 1,004,824; 795,124; 795,122; 795,123, 795,125

Total Pages: 31

(808) 539-0400

DECLARATION OF CONDITIONS APPLICABLE TO AN AMENDMENT OF DISTRICT BOUNDARY FROM AGRICULTURAL TO URBAN

THIS DECLARATION OF CONDITIONS is made this 16th day of August, 2012, by D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company, d.b.a. D.R. HORTON-SCHULER DIVISION, whose principal place of business is 650 Iwilei Road, Suite 209, Honolulu, Hawai'i 96817 (hereinafter, the "Declarant" or "Petitioner"), as required by the State of Hawai'i Land Use Commission (hereinafter, the "Commission") in its Findings of Fact, Conclusions of Law, and Decision and Order granting a state land use district boundary amendment in Docket No. A06-771;

<u>WITNESSETH:</u>

WHEREAS, Declarant will develop certain real property situated at 'Ewa District, Island of O'ahu, State of Hawai'i, specifically identified as Tax Map Key Nos. (1) 9-1-017:004 (por.), 059 and 072 and (1) 9-1-018:001 and 004, and more particularly described in Exhibits "1A", "1B" and "1C", attached hereto and incorporated herein by reference (hereinafter, the "Property" or "Petition Area"); and

WHEREAS, the Petition Area being all of Lot 11993 as shown on Map 874 of Land Court Application 1069, as described in Certificate of Title No. 795,126, all of Lot 20 as shown on Map 12 of Land Court Application 1069, as described in Certificate of Title No. 795,129, all of Lot 21 as shown on Map 12 of Land Court Application 1069, as described in Certificate of Title No. 795,128, all of Lot 17-A-1 as shown on Map 423 of Land Court Application 1069, as described in Certificate of Title No. 795,130, all of Lot 11995-A-1 as shown on Map 1210 of Land Court Application 1069, as described in Certificate of Title No. 795,127, portion of Exclusion 1(Remnants A and B, Parcel 30-A and portion of Parcel 28-A) as shown on Map 1 of Land Court Application 1069, all of Lot 10067-B-1-A as shown on Map 1523 of Land Court Application 1069, as described in Certificate of Title No. 1,004,824, all of Lot 10068 as shown on Map 777 of Land Court Application 1069, as described in Certificate of Title No. 795,124, portion of Lot 10069-A as shown on Map 1162 of Land Court Application 1069, as described in Certificate of Title No. 795,122, portion of Lot 10078 as shown on Map 785 of Land Court Application 1069, as described in Certificate of Title No. 795,123, all of Lot 98-B as shown on Map 442 of Land Court Application 1069, as described in Certificate of Title No. 795,125, and portions of Exclusion 3 and 5, as shown on Map 1 of Land Court Application 1069.

WHEREAS, the Commission, by the Findings of Fact, Conclusions of Law, and Decision and Order that was certified, filed and effective on June 21, 2012, in Docket No. A06-771 (hereinafter, the "Decision and Order"), reclassified the Property under Docket No. A06-771 from the State Land Use Agricultural District to the State Land Use Urban District and amended the State Land Use district boundary accordingly, subject to a number of conditions (hereinafter the "conditions") imposed by the Commission on the reclassified property, as reflected in Exhibit "A" attached hereto; and

Whereas, pursuant to Section 15-15-92, Hawai'i Administrative Rules ("HAR"), the Conditions imposed by the Commission in the Decision and Order shall be recorded at the Bureau of Conveyances of the State of Hawai'i within sixty days after receipt of the Decision and Order;

WHEREAS, the Conditions imposed by the Commission shall run with the land and shall be binding upon the petitioner and each and every subsequent owner, lessee, sub-lessee, transferee, grantee, assignee, or developer pursuant to Section 15-15-91, HAR.

Now, Therefore, Declarant hereby declares that the Property reclassified from the State Land Use Agricultural District to the State Land Use Urban District, described in Exhibits "1A", "1B" and "1C" and shown in Exhibit "A", shall be subject to the following conditions enumerated in the Decision and Order:

1. Agriculture and Phasing of Development. Petitioner shall hold or cause the phasing of development of the petitioned lands in a manner that will allow farmers unimpeded access to and use of agricultural lands not yet needed for development and continue the supply of sufficient irrigation water to meet crop production requirements. Petitioner shall inform the affected farmers that the phasing of development and the subsequent incremental termination of

farming activities may be accelerated or decelerated, depending on market demand. Petitioner's annual report shall include an updated development timetable with maps of the phasing plan as relevant to the incremental termination of farming activities, copies of any notification sent to farmers regarding the phasing of development, and information on acreage farmed and the names of farms.

2. Ho'opili Urban Agriculture Initiative. Petitioner shall cause the full and complete development of no less than 251 acres of Urban Agriculture and establish the management entity responsible for compliance with the Ho'opili Sustainability Plan for the areas identified as Urban Agriculture prior to Ho'opili's full build-out. The distribution of acreage for the Urban Agriculture component shall not be less than 159 acres of Civic (commercial) Farms, 8 acres of Community Gardens, and 84 acres of Steward Farms (home gardens). The uses and activities of the Civic Farms shall be restricted to agricultural production and uses and activities directly accessory to agricultural production. This restriction shall run with the land. With respect to the 84 acres of Steward Farms, the Petitioner shall offer homeowners a professionally designed edible landscape plan to be installed in their respective lots upon the purchase of their home from the Petitioner that includes adequate irrigation. In addition, the Petitioner shall include explicit reference to the purpose and intent of Steward Farms in all promotional and sales material. Petitioner shall obtain the approval from the State Department of Agriculture ("DOA") for the location of the Civic Farms prior to the submittal of a subdivision application. Petitioner's annual report shall include a status of the progress in establishing the Civic Farms; a copy of the DOA approved map of the location of the Civic Farms; a copy of the paperwork establishing the management entity for the Civic Farms; and a copy of the draft edible landscaping package for the Steward Farms (home gardens).

- a. Civic Farms. Petitioner will ensure that 159 acres of Civic Farms will meet the DOA's standard that it "can be practicably used for an economically successful commercial farming operation." If it is determined that the certain areas identified are not feasible, the Petitioner shall locate other lands to replace those lands determined to not meet the DOA's criteria set forth above and ensure that no less than 159 acres are set aside for Civic Farms.
- b. **Steward Farms**. Petitioner shall establish the Steward Lot program, design the gardens, and set up agriculture friendly covenants; but consistent with current practice, the individual homeowners shall be responsible for the cost of installation and ongoing care.
- 3. Compliance with Hawai'i Revised Statutes ("HRS") § 205-3.5, Relating to Agricultural Uses on Adjacent Agricultural Land. For all land in the Petition Area or any portion thereof that is adjacent to land in the State Land Use Agricultural District, Petitioner shall comply with the following:
 - a. Petitioner and its successors and assigns shall not take any action that would interfere with or restrain farming operations conducted in a manner consistent with generally accepted agricultural and management practices on adjacent or contiguous lands in the State Land Use Agricultural District. For the purpose of these conditions, "farming operations" shall have the same meaning as provided in HRS § 165-2; and
 - b. Petitioner shall notify all prospective developers or purchasers of land or interest in the Petition Area, and provide or require subsequent notice to lessees or tenants of the land, that farming operations and practices on adjacent or contiguous land in the State Land Use Agricultural District are protected under HRS Chapter 165, the Hawai'i Right to Farm Act. The notice shall disclose to all prospective

buyers, tenants, or lessees of the Petition Area that potential nuisances from noise, odors, dust, fumes, spray, smoke, or vibration may result from agricultural uses on adjacent lands. The notice shall be included in any disclosure required for the sale or transfer of real property or any interest in real property.

- 4. **Affordable Housing**. Petitioner shall provide affordable housing opportunities for residents in the State of Hawai'i in accordance with applicable affordable housing requirements of the City and County of Honolulu ("City"). The location and distribution of the affordable housing or other provisions for affordable housing shall be under such terms as may be mutually agreeable between the Petitioner and the City.
- 5. **Public School Facilities**. Petitioner shall contribute to the development, funding for and construction of school facilities, on a fair-share basis, as determined by, and to the satisfaction of, the State of Hawai'i Department of Education ("DOE"). Terms of any contribution shall be agreed upon in writing by the Petitioner and the education agency.
- 6. Water Resources. Petitioner shall provide potable and non-potable water source, storage, and transmission facilities and improvements to accommodate development of the Petition Area, to the satisfaction of the City Board of Water Supply ("BWS") and other appropriate State and County agencies. The Ho'opili Project ("Project") shall use non-potable water for irrigation of the Project's greenbelts, parks and roadway medians if a suitable supply is available.
- 7. Water Conservation Measures. Petitioner shall implement water conservation measures and Best Management Practices, such as use of endemic, indigenous and drought-tolerant plants and turf, and incorporate such measures into the Petition Area's site design and landscaping.

8. Wastewater. Petitioner shall develop a wastewater collection and transmission system and other sewer improvements in the Petition Area and offsite, as required by the State Department of Health ("DOH") and the City.

9. Notification of Potential Nuisances.

- a. Petitioner shall properly disclose to all prospective purchasers, residents and/or occupants in the Petition Area of the potential adverse impacts of aircraft activity at and from Kalaeloa Airport such as, but not limited to, noise, right of flight, emissions, vibrations and other incidences of aircraft operations.
- b. Petitioner shall provide as part of any grant or transfer of interest in the Petition Area the notification of potential aircraft and airport activity by including it in any disclosure required for the sale or transfer to buyers and lessees and to other future owners, lessees or occupants.

10. Transportation.

- a. Petitioner shall fulfill its commitment to making substantial contributions in land and cash toward traffic and roadway improvements, to include but not limited to:
 - i. \$30 million dollars to the City's 'Ewa Impact Ordinance Fee
 Program;
 - ii. participation in improvements to Farrington Highway estimated to cost \$50 million dollars;
 - iii. contribute 20 acres of land along Farrington Highway for widening of that highway;
 - iv. contribute land to the State of Hawai'i Department ofTransportation ("DOT") for the East-West Road connector;

- v. contribute lands in the Petition Area necessary for the City's rail transit system;
- vi. contribute land for park and ride areas;
- vii. contribute additional lands for the Kunia Interchange as requested by the DOT; and
- viii. work with the DOT to create additional capacity on the H-1
 Freeway from Kunia to Waiawa.

Petitioner recognizes that there will be additional future contributions and requirements by the DOT that are yet to be determined.

- b. Petitioner shall submit an updated Traffic Impact Analysis Report

 ("TIAR") for review and acceptance by the DOT, the City and County of Honolulu Department
 of Planning and Permitting ("DPP"), and the City and County of Honolulu Department of
 Transportation Services ("DTS"). The updated TIAR shall include the most current updated
 traffic data, and shall provide and validate all recommended mitigations measure for potential
 project-related traffic impacts on State and City facilities to the satisfaction of the DOT, the DPP
 and the DTS. The updated TIAR shall include the construction status and timeline for the City's
 rail transit project, and shall specifically address the potential effects on traffic if the rail project
 does not proceed as anticipated. Petitioner shall obtain acceptance of the updated TIAR from the
 DOT, the DPP, and the DTS, prior to submittal of a change in zoning application with the City.
- c. Any significant changes in Project phasing and development shall require the TIAR to be further updated to include any adjustments in the sequencing and timing for when the traffic improvements are to be built and/or scheduled to correspond to the adjusted phasing and development. Any updates to the TIAR shall include an update with respect to the

construction status and projected timeline for the City's rail transit project. Any additional mitigation required as a result of these changes shall be provided within the updated TIAR. Based on the foregoing, all changes to the updated TIAR shall be provided to the DOT, the DPP, and the DTS for review and acceptance.

- d. Petitioner shall fund the planning, design and construction of all traffic improvements required to mitigate local or direct project-generated and/or related traffic impacts, in accordance with the updated TIAR, as accepted by the DOT, the DPP, and the DTS.

 Petitioner shall fund its fair share of the planning, design and construction of all traffic improvements required to mitigate regional Project generated and/or traffic improvements in accordance with the updated TIAR, as accepted by the DOT, the DPP, and the DTS, or as set forth in a formal Memorandum of Agreement described in Condition No. 10(e) below. All required traffic improvements for each phase of the Project shall be constructed in accordance with the timing and schedule as recommended in the updated/revised TIAR.
- e. A formal Memorandum of Agreement shall be established between

 Petitioner and the DOT, documenting all aspects of the agreed-upon improvements required to

 mitigate Project generated and/or related transportation impacts to State transportation facilities.
- f. Petitioner shall continue to coordinate with the DOT, the DPP, and the DTS to ensure that all traffic impacts are adequately addressed and properly mitigated.
- 11. **Stormwater.** Petitioner shall construct stormwater and drainage system improvements as designed in compliance with applicable federal, State and County laws and rules.
- a. Prior to any subdivision approval, for lands that may drain onto adjacent

 Navy lands, the Petitioner shall provide a master drainage plan for review by the State

Department of Health ("DOH"), the State Office of Planning ("OP"), and DPP, that either includes a letter of consent from the Navy allowing drainage onto its properties or a specific explanation of strategies to be employed so that drainage onto Navy lands is not necessary.

- b. To the extent feasible, Petitioner shall mitigate non-point source pollution by incorporating low impact development practices for onsite stormwater capture and reuse into the Petition Area's site design and landscaping, provided that such low impact development practices do not prevent dedication of drainage facilities to the counties, to prevent runoff onto affected State highway facilities, downstream properties and receiving gulches, streams, and estuaries that connect with coastal waters.
- 12. Archaeological Survey. Petitioner shall comply with the conditions recommended and approved by the State Department of Land and Natural Resources, State Historic Preservation Division ("SHPD"), prior to issuance of a permit for grubbing and grading. Petitioner shall confirm in writing to the Commission that the SHPD has found Petitioner's preservation mitigation commitments, if any, to be acceptable and has determined that any required historic preservation measures have been successfully implemented.
- Previously Unidentified Burials and Archaeological/Historical Sites. In the event that historic resources, including human skeletal remains, are identified during construction activities, all work shall cease in the immediate vicinity of the find, the find shall be protected from additional disturbance, and the SHPD, O'ahu Island Section, shall be contacted immediately. Without any limitation to any other condition found herein, if any burials or archaeological or historic sites, such as artifacts, marine shell concentrations, charcoal deposits, stone platforms, paving, and walls not previously identified in studies referred to herein, are discovered during the course of construction of the Project, all construction activity in the

vicinity of the discovery shall stop until the issuance of an archaeological clearance from the SHPD that mitigative measures have been implemented to its satisfaction.

- 14. **Established Access Rights Protected**. Pursuant to Article XI, Section 7 of the Hawai'i State Constitution, Petitioner shall preserve any established access rights of native Hawaiians who have customarily and traditionally used the Petition Area to exercise subsistence, cultural, and religious practices or for access to other areas.
- 15. **Civil Defense**. Petitioner shall fund and construct adequate solar-powered civil defense measures serving the Petition Area as determined by the State of Hawai'i Department of Defense, State Civil Defense ("SCD") and they shall be operational before occupancy of any homes or businesses. The location of such measures shall be determined in consultation with the SCD.
- 16. Integrated Solid Waste Management Plan. Petitioner shall cooperate with the DOH and the City to conform to the program goals and objectives of HRS Chapter 342G and the City's approved integrated solid waste management plan in accordance with a schedule and timeframe satisfactory to the DOH. Petitioner shall, in coordination with appropriate State and County government agencies, assist in the planning and promotion of solid waste recycling facilities.
- 17. **Best Management Practices**. Petitioner shall implement all appropriate Best Management Practices applicable to each proposed land use in order to minimize runoff from construction and vehicle operations, reduce or eliminate soil erosion and ground water pollution, and formulate dust control measures to be implemented during and after the development process in accordance with the DOH guidelines.

- 18. Infrastructure Deadline Within 10 Years. Petitioner shall complete construction of (a) offsite backbone sewer and water infrastructure; and (b) all onsite backbone roadway infrastructure, such as the North-South Spine Road ("Spine Road") and the University of Hawai'i West O'ahu Connector Road ("Campus Drive"), and major utility infrastructure within said roads within ten (10) years from the date of the Decision and Order.
- 19. Infrastructure Deadline Within 20 Years. Petitioner shall complete all backbone infrastructure, associated subdivision roadway and utility systems for the proposed residential, mixed-use/live-work commercial space, and commercial office and retail space within twenty (20) years from the date of the Decision and Order.
- 20. **Ho'opili Sustainability Plan**. Petitioner shall substantially comply with the Ho'opili Sustainability Plan, Petitioner's Hearing Exhibit 89B, including the implementation of the mitigation technologies, strategies and measures listed therein or the implementation of equivalent or better mitigation technologies, strategies, or measures. Petitioner's annual report shall detail the progress made in implementing the Ho'opili Sustainability Plan.
- 21. Compliance with Representations to the Commission. Petitioner shall develop the Petition Area in substantial compliance with the representations made to the Commission. Failure to so develop the reclassified area may result in reversion of the reclassified area to its former classification, or change to a more appropriate classification.
- 22. **Notice of Change of Ownership**. Petitioner shall give notice to the Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interests in the Petition Area, any time prior to completion of the development of the Petition Area.

- 23. **Annual Reports**. Petitioner shall timely provide without any prior notice, annual reports to the Commission, the OP, and the DPP, and their respective successors, in connection with the status of the development of the Petition Area and Petitioner's progress in complying with the conditions imposed herein. The annual report shall be submitted in a form prescribed by the Executive Officer of the Commission.
- 24. **Release of Conditions**. The Commission may fully or partially release the conditions provided herein as to all or any portion of the Petition Area upon timely motion and upon the provision of adequate assurance of satisfaction of these conditions by Petitioner or its successors and assigns.
- 25. **Notice of Imposition of Conditions.** Within seven days of issuance of the Commission's Decision and Order for the subject reclassification, Petitioner shall: (a) record with the State of Hawai'i Bureau of Conveyances ("Bureau of Conveyances") a statement that the Petition Area is subject to conditions imposed herein by the Commission in the reclassification of the Petition Area; and (b) file a copy of such recorded statement with the Commission.
- 26. **Recordation of Conditions.** Petitioner shall record the conditions imposed herein by the Commission with the Bureau of Conveyances pursuant to Section 15-15-92, HAR.

The limitations, restrictions, covenants and conditions of this Declaration shall continue and remain in full force and effect at all times with respect to the Property until such time that the Commission removes or releases the conditions enumerated in the Decision and Order.

DATED: Honolulu, Hawaii, August <u>W</u>, 2012.

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

Bv

Michael T. Jones Its President

STATE OF HAWAII

SS:

CIT I AND COUNTY OF HONOLULU
On this <u>liam</u> day of <u>August 2012</u> , before me appeared <u>Microst T. Trans</u> , to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.
Print Name: April H.M. Phi Notary Public, in and for said State My commission expires: 12/7/2015
NOTARY CERTIFICATION STATEMENT
Document Identification or Description: Declaration of anditrons Amplicable to an immendment of District Boundary from Agricultural to Work
Document Date. 8/16/12 or Undated at time of notarization.
No. of Pages: 31 Jurisdiction: 5t Circuit (in which notarial act is performed) Signature of Notary Date of Notarization and
Certification Statement (Official Stamp or Seal)

PROPOSED EAST KAPOLEI URBAN DISTRICT BOUNDARY AMENDMENT LOT A

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

Situate at Honouliuli, Ewa, Oahu, Hawaii.

Beginning at the Northwest corner of this parcel of land, being also the Northeast Corner of Lot 11992 of Land Court Application 1069 as shown on Map 874 and on the Southeast side of Interstate Highway (F. A. P. No. I-HI-1(11)), the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 4,495.23 feet South and 3,549.22 feet East and running by azimuths measured clockwise from true South:

- Along the Southeast side of Interstate Highway (F. A. P. No. I-HI-1(11)), on a curve to the right with a radius of 2,171.83 feet, the chord azimuth and distance being:
 214° 42'
 88.06 feet;
- 2. 223° 45' 10" 248.83 feet along same;
- Thence along same, on a curve to the right with a radius of 2,915.91 feet, the chord azimuth and distance being:
 224° 18' 50" 190.81 feet;
- 4. 226° 11' 20" 386.90 feet along same;
- 5. 220° 08' 20" 160.12 feet along same;
- 6. 313° 20' 2,116.90 feet along Lot 11994 (Map 874) of Land Court Application 1069;
- 7. Thence along the Northwest side of Farrington Highway, on a curve to the right with a radius of 3,407.75 feet, the chord azimuth and distance being:

 43° 02' 09" 35.39 feet;
- 8. 43° 20' 871.44 feet along same;

9. Thence along same, on a curve to the right with a radius of 2,834.79 feet, the chord azimuth and distance being: 45° 00' 47.4" 166.20 feet;

10. 133° 20'

2,114.43 feet along Lot 11992 (Map 874) of Land Court Application 1069 to the point of beginning and containing an area of 52,289 acres.



December 5, 2006 Honolulu, Hawaii Wuffeld Y. K. Chin
Wilfred M. K. Chin
Licensed Professional Land Si

Licensed Professional Land Surveyor Certificate Number 3499 License Expires 4/08

PROPOSED EAST KAPOLEI URBAN DISTRICT BOUNDARY AMENDMENT

LOT B

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

Situate at Honouliuli, Ewa, Oahu, Hawaii

Beginning at the Northwest corner of this parcel of land, being also the Northeast corner of Lot 11994 (Map 874) of Land Court Application 1069 and on the Southeast side of Interstate Highway (F. A. P. No. I-HI-1 (11)), the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 2,516.93 feet South and 5,485.18 feet East and running by azimuths measured clockwise from true South:

1.	226°	11'	20"	238.84 feet along the Southeast side of Interstate Highway (F. A. P. No. I-HI-1 (11));			
2.	206°	25'		6.70 feet along same;			
3.	240°	33'		9.14 feet along same;			
4.	226°	11'	20"	1,707.42 feet along same;			
5.	Thence	e along	same, on a	curve to the right with a radius of 4,496.66 feet the chord azimuth and distance being: 228° 54' 16.5" 426.10 feet;			
6.	237°	38'	51"	343.17 feet along same;			
7.	239°	54'	28"	243.91 feet along same;			
8.	242°	57'	22"	291.94 feet along same;			
9. Thence along same, on a curve to the right with a radius of 4,453.66 feet the chord azimuth and distance being: 245° 03' 01.5" 338.85 feet;							
10.	247°	13'	50"	451.34 feet along same;			
11.	243°	39'	10"	400.62 feet along same;			

12.	247°	13'	50"	1,100.00 feet	along same;		
13.	252°	56'	30"	150.75 feet	along same;		
14.	247°	13'	50"	192.26 feet	along same;		
15.	244°	04'	55"	364.16 feet	along same;		
16.	239°	04'	23"	406.66 feet	along same;		
17.	Thence	along	same, on a cu	rve to the left	azimuth and	distance being	
18.	238°	50'	20"	705.60 feet	along same	;	
19.	242°	50'	30"	401.12 feet	along same	;	
20.	238°	50'	20"	54.12 feet	along same	,	
21.	Thence	along	same, on a cu	rve to the rigl		us of 5,939.00 uth and distand 20"	
22.	247°	20'	20"	635.41 feet	along same	;	
23.	Thence	along	the Southwest	corner of the	(F. A. P. No Road (F. A. curve to the	o. I-HI-1 (11)) a . P. No. F-075- e right with a ra the chord azin	ind Kunia 1 (2)), on a idius of
24.	32°	10'	.30"	15.00 fee	t along a jog	the Southwes . P. No. F-075-	t side Kunia
25	Thence	along	the Southwes	t side of Kuni	curve to the	e right with a ra t, the chord azi eing:	adius of
26.	320°	35'	20"	305.87 fee	t along sam	e;	

27.	323°	33'	52"	230.00 feet	along same;
28.	233°	33'	52"	15.00 feet	along a jog on the Southwest side of Kunia Road (F. A. P. No. F-075-1 (2));
29.	323°	33'	52"	796.77 feet	along same;
30.	327°	17'	10"	354.33 feet	along same;
31.	331°	09'	04"	291.68 feet	along same;
32.	335°	59'	36"	133.59 feet	along same;
33.	329°	36'	02"	347.40 feet	along same;
34.	Thence	along l	the Northwest o	corner of the	intersection of Kunia Road (F. A. P. No. F-075-1 (2)) and Farrington Highway, on a curve to the right with a radius of 320.00 feet, the chord azimuth and distance being: 15° 30' 37" 396.52 feet;
35.	Thence	along t	he Northwest s	side of Farrin	gton Highway, on a curve to the right with a radius of 2,720.00 feet the chord azimuth and distance being: 59° 41' 56" 559.61 feet;
36.	Thence	along s	same, on a cur	ve to the righ	t with a radius of 2,769.79 feet the chord azimuth and distance being: 72° 10' 12" 111.98 feet;
37.	343°	19'	42"	10.00 feet	along a jog on the Northwest side of Farrington Highway;
38.	Thence	along t	he Northwest s	side of Farrin	gton Highway, on a curve to the right with a radius of 2,779.79 feet the chord azimuth and distance being: 76° 49' 42" 339.40 feet;
39.	350°	19'	42"	15.00 feet	along a jog on the Northwest side of Farrington Highway;
40.	Thence	along t	he Northwest s	side of Farrin	gton Highway, on a curve to the right with a radius of 2,794.79 feet the chord azimuth and distance being: 84° 31' 51" 409.61 feet;

41.	88°	44'	59.76 feet	along same;
42.	358°	44'	25.00 feet	along a jog on the Northwest side of Farrington Highway;
43.	88°	44'	961.94 feet	along the Northwest side of Farrington Highway;
44.	358°	44'	10.00 feet	along a jog on the Northwest side of Farrington Highway;
45.	88°	44'	1,508.06 feet	along the Northwest side of Farrington Highway;
46.	358°	44'	5.00 feet	along a jog on the Northwest side of Farrington Highway;
47.	88º	44'	100.00 feet	along the Northwest side of Farrington Highway;
48.	Thence	along	same, on a curve to the left	with a radius of 1,939.86 feet the chord azimuth and distance being: 71° 03' 1178.49 feet;
49.	53°	22'	100.00 feet	along same;
50.	323°	22'	5.00 feet	along a jog on the Northwest side of Farrington Highway;
51.	53°	22'	987.79 feet	along the Northwest side of Farrington Highway;
52.	55°	30'	2,347.79 feet	along same;
53.	145°	30'	5.00 feet	along a jog on the Northwest side of Farrington Highway;
54.	55°	30,	100.00 feet	along the Northwest side of Farrington Highway;
5 5 .	Thence	along	same, on a curve to the left	with a radius of 1,939.86 feet the chord azimuth and distance being: 39° 25' 1,074.82 feet;
56.	23°	20'	181.20 feet	along same;

1,927.59 feet along Lot 11994 (Map 874) of Land Court Application 1069 to the point of beginning and containing a gross area of 456.302 acre and a net area of 447.592 acre after deducting 8.710 acre of Lot 11995-B (Map 954) of Land Court Application 1069.



December 5, 2006 Honolulu, Hawaii Wilfred Y. K. Chin
Wilfred Y. K. Chin

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

PROPOSED HO'OPILI DISTRICT BOUNDARY AMENDMENT AGRICULTURAL TO URBAN

REVISED LOT C-1

Being all of Lot 10067-B-1-A (Map 1523) and Lot 10068 (Map 777) and being also portion of Lots 10069-A (Map 1162) and 10078 (Map 785) of Land Court Application 1069.

Situate at Honouliuli, Ewa, Oahu, Hawaii

Beginning at the West corner of this parcel of land, being also the South corner of Lot 10067-A-1 (Map 1372) of Land Court Application 1069 and on the Northerly side of Lot 10067-B-2 (Map 1514), the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 6,420.38 feet South and 7,377.39 feet East, and running by azimuths measured clockwise from true South:

1.	Along Lot	10067-A-1	(Map 1	372) of Lar	right	Wi	ith a r		,500	a curve to the .00 feet, the e being:
					230	}	46'	04"		679.55 feet;
2.	141°	36'		2,246.74 fe				067-A-1 (l Application		
3.	203°	20'		213.56 fe	et alon High			east side (of Fa	arrington
4.	Thence al	ong same,	on a cu	rve to the r				is of 1,879 th and dis		
					219)	25'		1	,041.58 feet;
5.	235°	30'		100.00 fe	et alon	g s	same;			
6.	145°	30'		5.00 fe				on the Sou lighway;	uthea	ast side of
7.	235°	30'		2,348.71 fe	et alon	g S	South	east side	of Fa	arrington

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Highway;

8.	233°	22'	988.71 feet	along same;
9.	323°	22'	5.00 feet	along a jog on the Southeast side of Farrington Highway;
10.	233°	22'	100.00 feet	along Southeast side of Farrington Highway;
11. 7	Thence al	ong sar	me, on a curve to the rigl	nt with a radius of 1,879.86 feet, the chord azimuth and distance being:
				251° 03' 1,142.04 feet;
12.	268°	44'	100.00 feet	along same;
13.	358⁰	44'	5.00 feet	along a jog on the Southeast side of Farrington Highway;
14.	268°	44'	894.40 feet	along the Southeast side of Farrington Highway;
15.	44°	13'	1,198.11 feet	along the remainder of Lot 10069-A (Map 1162) of Land Court Application 1069;
16.	88°	44'	806.24 feet	along same;
17.	53°	22	157.62 feet	along same;
18.	143°	22'	5.00 fee	along same;
19.	53°	22'	988.71 fee	along same;
20.	55°	30'	1,530.53 fee	t along same;
21.	321°	08'	05" 3,561.80 fee	t along same;
22.	316°	41'	4,085.43 fee	t along the remainder of Lot 10069-A (Map 1162) and the remainder of Lot 10078 (Map 785) of Land Court Application 1069;
23.	75°	40'	540.00 fee	t along Lot 18277 (Map 1442) of Land Court Application 1069;

24.	46°	41'	1,027.64 feet	along same;
25.	136°	41'	3,826.56 feet	along Lots18065 and18066 (Map1410) of Land Court Application 1069;
26.	57°	00'	1,411.72 feet	along Lot 18066 (Map 1410) of Land Court Application 1069;

27. Thence along Lot 18066 (Map 1410) of Land Court Application 1069, on a curve to the right with a radius of 2,000.00 feet, the chord azimuth and distance being:

63° 24' 38.5" 446.62 feet;

28. Thence along Lot 10067-B-2 (Map 1514) of Land Court Application 1069, on a curve to the left with a radius of 4,352.00 feet, the chord azimuth and distance being:

156° 08' 27" 1678.78 feet;

to the point of beginning and containing a gross area of 440.238 acre, and a net area of 439.595 acre after deducting 0.643 acre of Lot 8862-B (Map 709) of Land Court Application 1069.

July 20, 2011 Honolulu, Hawaii



Gary S. Takamoto

Licensed Professional Land Surveyor Certificate Number 7946

1aka

License Expires 4/12

PROPOSED HO'OPILI DISTRICT BOUNDARY AMENDMENT

LOT C-2

Being all of Lot 98-B (Map 442) and being also portions of Lots 10069-A (Map 1162) and 10078 (Map 785) and portions of Exclusion 3 and 5 (Map 1) of Land Court Application 1069, covered by R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekaunohi.

Situate at Honouliuli, Ewa, Oahu, Hawaii

Beginning at the Northwest corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 3,228.04 feet South and 8,394.45 feet East, and running by azimuths measured clockwise from true South:

1.	235°	30,	1,530.53 feet	along the remainder of Lot 1006-A (Map 1162) of Land Court Application 1069;
2.	233°	22'	988.71 feet	along same;
3.	323°	22'	5.00 feet	along same;
4.	233°	22'	157.62 feet	along same;
5.	268°	44'	806.24 feet	along same;
6.	224°	13'	1,198.11 feet	along same;
7.	268°	44'	123.16 feet	along the Southeast side of Farrington Highway;
8.	358°	44'	200.00 feet	along Lot 2654 (Map 273) of Land Court Application 1069;
9.	268°	44'	246.00 feet	along same;
10.	334°	15'	212.18 feet	along the Southwest side of Old Fort Weaver Road;
11.	Thence a	long same	e, on a curve to the left	with a radius of 352.00 feet, the chord azimuth and distance being: 306° 07' 30" 331.86 feet;
12.	278°	00,	407.89 feet	along the South side of Old Fort Weaver Road;

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2	7.	336°	20'	10"	761.67 feet	t along same;
26	6. ⁻	Thence al	ong sai	me, on a cui	rve to the left	t with a radius of 434.30 feet, the chord azimuth and distance being: 357° 34' 25" 314.64 feet;
2	5.	18°	48'	40"	472.96 feet	along same;
24	4	Thence al	ong sai	me, on a cur	ve to the righ	ht with a radius of 548.00 feet, the chord azimuth and distance being: 8° 24' 55" 197.77 feet;
2	3.	358°	01'	10"	240.97 feet	along same;
2:	2. ⁻	Thence al	ong the	e Westerly si	de of Old We	eaver Road, on a curve to the left with a radius of 741.30 feet, the chord azimuth and distance being: 8° 59' 26" 282.16 feet;
2	1.	289°	57'	42"	8.00 feet	along a jog on the Westerly side of Old Fort Weaver Road;
20	0	Thence al	ong sai	me, on a cur	ve to the left	with a radius of 749.30 feet, the chord azimuth and distance being: 23° 58' 11" 104.75 feet;
19	9.	27°	58'	40"	98.76 feet	along the Westerly side of Old Fort Weaver Road;
18	8.	177°	58'	40"	8.00 feet	along a jog on the Westerly side of Old Fort Weaver Road;
1	7.	27°	58'	40"	338.56 feet	along same;
1(6. ⁻	Thence al	ong sai	me, on a cur	ve to the righ	nt with a radius of 611.01 feet, the chord azimuth and distance being: 356° 28' 20" 638.60 feet;
1:	5.	324°	58'		101.98 feet	along same;
1.	4	Thence al	ong sai	me, on a cur	ve to the left	with a radius of 1,662.10 feet, the chord azimuth and distance being: 329° 05' 45" 239.36 feet;
1:	3.	333°	13'	30"	276.52 feet	along the Westerly side of Old Fort Weaver Road;

28.	Thence al	ong sa	ame, on a cu	rve to the left	t with a radius of 2,317.00 feet, the chord azimuth and distance being: 333° 11' 05" 254.75 feet;
29.	330°	02'		214.71 feet	along same;
30.	240°	02'		68.23 feet	t along the remainder of Old Fort Weaver Road and along Lot 98-D (Map 442) of Land Court Application 1069;
31.	307°	17'		276.16 feet	t along Lot 98-D (Map 442) of Land Court Application 1069;
32.	285°	40'		98.51 feet	t along same;
33.	265°	28'	28"	56.70 feet	t along same;
34.	270°	39'	40"	332.55 feet	t along same;
35.	9°	08'		65.31 feet	t along the Westerly side of Fort Weaver Road (F.A.S.P. No. S-RS- 07060 (2));
36.	358°	03'		60.65 feet	t along same;
37.	354°	33,	30"	60.81 fee	t along same;
38.	0°	41'	50"	60.13 fee	t along same;
39.	Thence al	ong sa	ame, on a cu	ırve to the lef	ft with a radius of 2,090.00 feet, the chord azimuth and distance being: 6° 11' 34" 450.55 feet;
40.	353°	05'	40"	104.72 fee	et along same;
41.	Thence al	ong s	ame, on a cı	urve to the let	ft with a radius of 2,080.00 feet, the chord azimuth and distance being: 351° 24' 12" 415.82 feet;
42.	345°	40'		61.22 fee	et along same;
43.	345°	38'	25.56"	146.14 fee	et along same;
44.	345°	40'		437.36 fee	et along same;
GT/09122V of	G-2		Cor	ntrolPoint Sun	veving, Inc.

GT\09122\Lot C-2

45	. 70°	01'	10"	313.04 feet	along Lot 3178-A-2 (Map 427) of Land Court Application 1069;
46	. 33°	52'		151.24 feet	along same;
47	. 40°	52'	20"	95.49 feet	along Lot 10069-B (Map 1162) of Land Court Application 1069;
48	. 345°	40'		523.09 feet	along same;
49.	252°	41'		171.15 feet	along same;
50.	254°	51'		231.26 feet	along same;
51.	260°	36'		100.91 feet	along same;
52.	345°	40'		121.18 feet	along the Westerly side of Fort Weaver Road (F.A.S.P. No. S-RS- 0760 (2));
53.	75°	55'		315.84 feet	along Lot 18277 (Map 1442) of Land Court Application 1069;
54.	77°	56'		232.45 feet	along same;
55.	79°	10'		215.27 feet	along same;
56.	65°	52'		89.63 feet	along same;
57.	111°	20'		324.83 feet	along the remainder of Lot 10069-A (Map 1162) of Land Court Application 1069;
58.	21°	20'		380.98 feet	along same;
59.	75°	40'		237.25 feet	along Lot 18277 (Map 1442) of Land Court Application 1069;
60.	136⁰	41'		4,085.43 feet	along the remainder of Lot 10078 (Map 785) and the remainder of Lot 10069-A (Map 1162) of Land Court Application 1069;

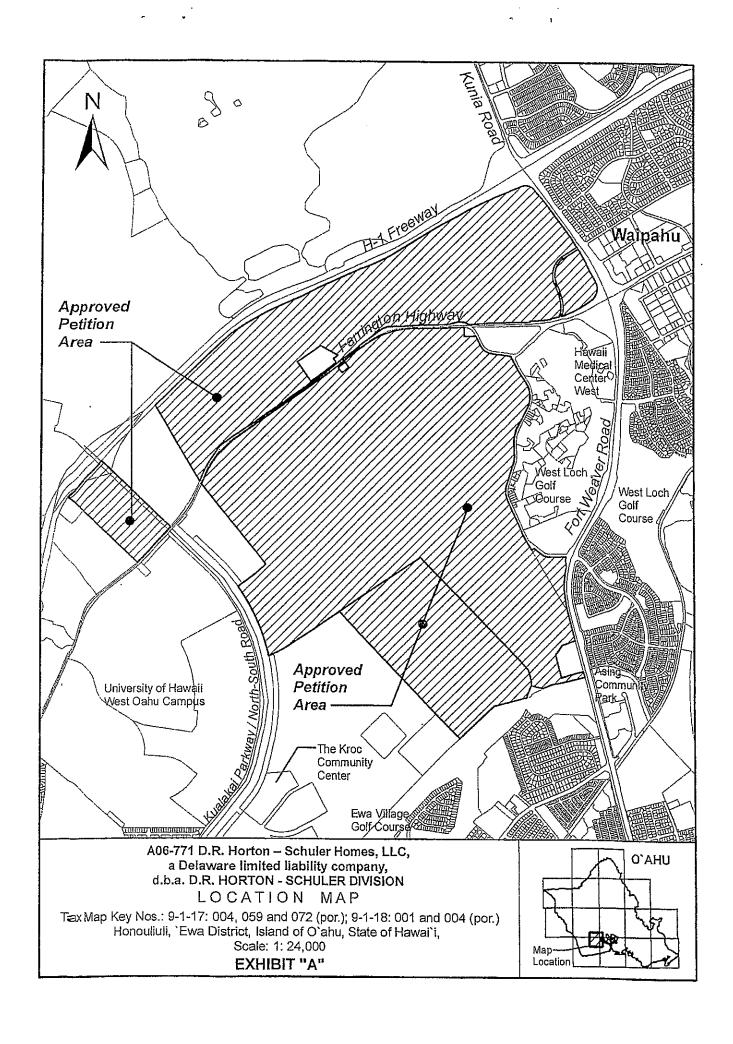
61. 141° 08' 05"

3,561.80 feet along the remainder of Lot 10069-A (Map 1162) of Land Court Application 1069 to the point of beginning and containing an area of 586.040 acre.

January 21, 2011 Honolulu, Hawaii



Gary S. Takamoto
Licensed Professional Land Surveyor
Certificate Number 7946
License Expires 4/12



Ashford & Wriston

A LIMITED LIABILITY LAW PARTNERSHIP LLP

BENJAMIN A. KUDO Telephone: (808) 539-0400 Fax: (808) 533-4945

bkudo@awlaw.com

Transmittal Letter						
Date:	August 20, 2012				FROM:	Benjamin A. Kudo
To:	Mr. Daniel Orodenker Executive Officer Land Use Commission, State of Hawaii State Office Tower, Room 406 235 South Beretania Street Honolulu, Hawaii 96813			awaii	RE:	D.R. Horton – Schuler Homes – LUC Docket No. A06-771
The following Document(s) is/are enclosed herewith: Item Copies Description						
1. 1 Declaration of Conditions Applicable to an Amendment of District Boundary from Agricultural to Urban (recorded copy)						
As Requested				For Review and Comment		
	For Your Information and Files				=	Signature and Return Signature and Forwarding
	For Approval For Filing/Recording					Signature Before a Notary
For Necessary Action					Remarks Below	
Remarks:						
Deliv	ery by:	☐ Mail [Hand Delivery	Other_		