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STATE OF HAWAII
LAND USE COMMISSION

June 19, 2026

Mr. Daniel Orodenker
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, HI 96804-2359

Dear Mr. Orodenker:

2026 Annual Report
Docket No. A06-771
Ho‘opili

D.R. Horton Hawaii LLC (fka D.R. Horton – Schuler Homes, LLC) (“Petitioner/Owner” or “P/O”) submits this fourteenth annual progress report to the Land Use Commission (“LUC” or the “Commission”) and the City Department of Planning and Permitting (“DPP”) pursuant to Condition 23 of the June 21, 2012 LUC order in Docket No. A06-771.

The subject of this annual report is the petition area currently identified as the “Ho‘opili” project and is comprised of 1,525.516 acres located at Ewa, Island of Oahu, original Tax Map Key Nos. (1) 9-1-017:004 (por.), 059 and 072; (1) 9-1-018:001 and 004 as described in and as depicted on Exhibit “A” attached to the D&O defined below (hereinafter referred to collectively as the “Property”). These original Tax Map Key Nos. have changed since the issuance of the D&O due to various subdivisions and other related actions. The Honolulu City Council unanimously approved the bill to rezone the Property on May 6, 2015, which was signed into law by Mayor Kirk Caldwell on May 20, 2015.

Following P/O’s 2025 annual report, P/O received a letter from DPP dated August 22, 2025 regarding the same. P/O responded to DPP’s August 22, 2025 letter (“8/22/2025 Letter”) on September 19, 2025 (“9/19/2025 Letter”). Continuing with the practice begun in the 9/19/2025 Letter, enclosed as Attachment A to this annual report is a list of additional Ho‘opili communities constructed by P/O as of June 16, 2026, which listing is intended to serve as a point of reference to P/O’s updates in this annual report.

LUC Reclassification (Docket No. A06-771)

Pursuant to the Findings of Fact, Conclusions of Law, and Decision and Order dated June 21, 2012 (the “D&O”), the Property was reclassified by the LUC from the Agricultural District into the Urban District for development.

Status of Compliance with Conditions

The conditions to reclassification are reproduced boldface followed by a description of the progress being made to comply with them.

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.

P/O prepared an updated phasing plan for the Property related to its subdivision plans, and provided it as an exhibit in the 2021 annual report. P/O continues to meet with all the Hoʻopili farming tenants on a regular basis and keeps them apprised of any and all future construction plans. Current farming tenants and acreage breakdown are as follows:

(1) Aloun Farms, Inc. – 271.843 acres
(2) Ho Farms, LLC – 20.93 acres
(3) FLF Farm LLC (via assignment from Fat Law's Farm, Inc.) – 23.800 acres
(4) SJ Farms, Inc. – 150.088 acres
(5) Island Green Produce, Inc. – 50.04 acres

No new notices of farmland withdrawals have been sent out since P/O's last annual report dated July 3, 2025.

2. Hoʻopili 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 Hoʻopili Sustainability Plan for the areas identified as Urban Agriculture prior to Hoʻopili'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 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.

As stated in the 9/19/2025 Letter, P/O has not yet recorded covenants on title to the civic farms, which P/O has been diligently working to subdivide as separate legal parcels since 2017. P/O's effort to create the civic farms as separate legal parcels is nearly complete. The status, which remains the same as in the 9/19/2025 Letter, is as follows:

i. Lot 18, 131.162 acres, Hoʻopili Phase 5 Bulk Lot Subdivision, File Plan 2529 (approved by the Department on 11/15/2019 as 2017/SUB-85), further subdivided to create Lot 9, 130.803 acres, Hoʻopili Phase 10A Subdivision, File Plan 2537 (approved by the Department on 2/12/21 as 2019/SUB-122);
ii. Lot 16, 6.058 acres, Hoʻopili Phase 11 Subdivision, File Plan 2567 (approved by the Department on 5/19/2023 as 2022/SUB-73); and
iii. Lot 9-B-1, 86.606 acres, Hoʻopili Mauka 2023/SUB-187 (approved by the Department on 11/22/2024), File Plan remains pending.

P/O continues to work on the formation documents for the Hoʻopili Urban Agricultural Association ("HUAA"), which will control the civic farms, and a farm declaration that includes covenants restricting the civic farms to agricultural production, as well as other associated documents.

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.

As reported in the 2017 annual report, P/O initiated the Steward Farms program, now called the Hoʻopili Urban Gardens ("HUG") program featuring edible landscaping throughout single-family lots. Each single-family lot has a designed landscape plan that includes a variety of fruit trees, fruiting shrubs, vegetables and herbs. The HUG program continues to expand with the addition of ʻAhakea (Parcel 92 only) at Hoʻopili in 2025-2026. As mentioned in the 9/19/2025 Letter, P/O has further calculated the acreages of edible landscaping it has installed at its cost throughout its multi-family projects and community amenities. The HUG program's current acreage is

approximately eighty-one (81) acres of installed edible gardens as of the date of this annual report. The eighty-one (81) acres are comprised of seventy-four (74) total acres within single-family and single-family condominium communities, five (5) total acres within multi-family communities, one and one-half (1.5) total acres within private parks, and one-half (0.5) total acre within single-family mail lots.

Continuing with the practice begun in the 9/19/2025 Letter, enclosed as Attachment B to this annual report is the ʻAhakea community sales brochures promoting the HUG program, as well as an Urban Garden Addendum for ʻAhakea that was/is reviewed and signed by all buyers as part of their purchase documents.

As stated in the 9/19/2025 Letter, P/O has undertaken agriculture-friendly covenants with the community by hosting quarterly agriculture events in Hoʻopili ("Ready, Set, Grow!) and annual Urban Garden workshops ("Urban Garden Learning Fair"). Since 2006, P/O has been supportive of and continues to allow Aloun Farms' Annual Pumpkin Festival & Educational Tours.

P/O will continue to comply with this condition in subsequent phases of development and expand the HUG program at Hoʻopili.

3. Compliance with HRS § 205-3.5, Relating to Agriculture 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 Distract. 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 Hawaii 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 or real property or any interest in real property.

P/O continues to comply with this condition by disclosing at each sale or transfer of real property or any interest in real property the existing agricultural operations on the adjacent Hoʻopili lands and surrounding properties.

Samples of disclosures/notices in connection with the above were attached as an exhibit to the 2024 annual report.

Continuing with the practice begun in the 9/19/2025 Letter, enclosed as Attachment C to this annual report are the following documents for the newest Hoʻopili communities, ʻAhakea and Uluwehi: (i) one executed, recorded deed, a specimen copy of which was provided to each buyer at contract signing, with relevant language outlined by red, dashed border; and (ii) the latest disclosure addendum with the relevant language outlined by red, dashed border.

4. Affordable Housing. Petitioner shall provide affordable housing opportunities for residents in the State of Hawaii 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.

As reported in the 2017 annual report, P/O entered into an Affordable Housing Plan Agreement with the City and County of Honolulu dated May 9, 2016 and continues to provide affordable housing opportunities in accordance with this plan, a copy of which was attached as an exhibit to the 2020 annual report. P/O regularly provides reports to the Department of Planning & Permitting to ensure compliance with the Agreement. A copy of the latest report to DPP is attached as Exhibit 1 to this annual report.

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 Hawaii Department of Education ("DOE"). Terms of any contribution shall be agreed upon in writing by the Petitioner and the education agency.

P/O has entered into an Educational Contribution Agreement with the Department of Education dated November 5, 2009, which sets forth cash and land contributions for educational facilities at Hoʻopili. P/O will comply with the terms of the Agreement. A copy of this Agreement was attached as an exhibit in the 2013 annual report.

As of the date of this annual report, the approximate statuses of these land parcels are essentially unchanged from the 9/19/2025 Letter:

i. *Elementary School/Hoʻopili Parcel 99 (Phase 13)*: Subdivided, mass graded, and ready to convey to DOE (which request to convey has been made) as of Q4 2023. DOE has yet to accept conveyance. DOE is in design and permitting, and has requested legislative funding for construction.
ii. *Middle School/Hoʻopili Parcel 93 (Phase 17A)*: Subdivided and ready to mass grade and convey to DOE within 90 days' notice of need from DOE. P/O understands that DOE expects to accept this site last of the five school sites in Ho'opili since DOE recently completed construction and opening of the nearby Honouliuli Middle School.

iii. *High School/Hoʻopili Parcel 47 (Phase 11)*: At DOE's request to convey the site to it by 2023, P/O accelerated subdivision and mass grading, and was ready to convey to DOE in early 2024. Awaiting notice from DOE.

iv. *Elementary School/Hoʻopili Parcel 29 (Phase 7B)*: Not yet subdivided or mass graded. P/O stands ready to proceed upon notice from DOE of school development plans.

v. *Elementary School/Hoʻopili Parcel 60 (Phase 15)*: Not yet subdivided or mass graded and remains in agricultural dedication. P/O stands ready to withdraw the site from agricultural dedication upon notice from DOE of school development plans.

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 Project shall use non-potable water for irrigation of the Project's greenbelts, parks and roadway medians if a suitable supply is available.

As reported in the 2016 annual report, the Hoʻopili Water Master Plan for off-site and on-site improvements were approved by the BWS, dated October 1, 2015 and August 19, 2015, respectively. The contract for the construction on the potable water system for the BWS 440-ft system was awarded to Nan, Inc. in late 2017 and construction is complete. Turnover of the offsite potable water system was originally anticipated to occur by August 2022. As reported in the 2023 annual report, BWS was performing additional testing to confirm performance and communication with existing infrastructure. After additional rounds of testing and replacement of certain equipment at the request of BWS, some small punchlist items were completed. It is anticipated that BWS will accept the constructed system upon the completion of final testing of the booster station and associated equipment. Completion of this testing is anticipated in late summer of 2026. Final testing has been delayed twice by BWS and has yet to be rescheduled. The system has been constructed and in use by BWS since 2022.

Continuing with the practice begun in the 9/19/2025 Letter, enclosed as Attachment D are title sheets signed by BWS for all Hoʻopili projects containing water facilities to be constructed by P/O and approved by BWS since the 9/19/2025 Letter.

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.

P/O's landscape designs and plans emphasize the use of endemic, indigenous and drought-tolerant planting within the confines of low maintenance and use of plants with color and edible fruit. A more detailed list of the exact plant types was included in the 9/19/2025 Letter.

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 and County of Honolulu.

P/O has satisfied this condition. Continuing with the practice begun in the 9/19/2025 Letter, enclosed as Attachment E to this annual report is an updated tracking sheet for Hoʻopili wastewater facilities that have been previously submitted and approved by the Department.

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.

As reported in the 2018 annual report, P/O continues to comply with this condition by disclosing at each sale or transfer of real property or any interest in real property the potential aircraft and airport activities/operations on adjacent Hoʻopili lands and surrounding properties. P/O will continue to comply with this condition in subsequent phases of development.

Samples of disclosures/notices in connection with the above were attached as an exhibit to the 2024 annual report. Example copies of one recorded deed and disclosure addendum from each community were included in the 9/19/2025 Letter. See Attachment C to this annual report for a deed and addendum from the newest community at Hoʻopili.

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 Hawaii Department of Transportation ("DOT") for the East-West 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.

P/O will comply with this condition.

As reported in the 2025 annual report, P/O entered into that certain Memorandum of Agreement (MOA) dated October 3, 2024 with the DOT regarding the Farrington Widening Project ("DOT Farrington MOA") to satisfy P/O's obligations in full to contribute to traffic and roadway improvements for Farrington Highway arising under Conditions 10.a.ii and Condition 10.a.iii (collectively, "Farrington LUC Conditions"), Exhibit E, Item 3 and Exhibit F, Items 12 and 18 of the 2020 DOT MOA, as defined in the 2020 annual report and subsequent annual reports ("Farrington Highway Obligation"), and the last sentence of Condition 10.a (providing that P/O " ... recognizes that there will be additional future contributions and requirements by the DOT that are yet to be determined") as such last sentence relates to the Farrington LUC Conditions and Farrington Highway Obligation.

As reported in the 2025 annual report, P/O concurrently entered into that certain Amendment No. 1 to the 2019 Memorandum of Understanding (MOU) with the City's Department of Design and Construction and DDP addressing, among other things, the delegation by the City to the DOT and the assumption by the DOT from the City of certain obligations thereunder, the revised scope of the Farrington Widening Project (as defined in the 2025 annual report), and P/O's satisfaction of the Farrington LUC Conditions, Farrington Highway Obligation and the last sentence of Condition 10.a as such last sentence relates to the Farrington LUC Conditions and Farrington Highway Obligation.

Regarding Conditions 10.a.v. and 10.a.vi., and as reported in the 2024 annual report and 2025 annual report, P/O completed contributing land for the Hoʻopili/Honouliuli Station, the guideway through Hoʻopili, and temporary park and ride at Hoʻopili/Honouliuli Station. P/O continues to work in coordination with the State of Hawaii Department of Land and Natural Resources on

contributing via fee conveyance, land for the permanent park and ride at UH West Oahu/Keone‘ae Station.

As part of the 2020 DOT MOA, and as reported in the 2020 annual report and subsequent annual reports, P/O and the DOT came to an agreement to satisfy Conditions 10.a.vii. and 10.a.viii, and in furtherance of the foregoing and to fully satisfy Condition 10.a.viii, P/O and the DOT entered into a Land Contribution Agreement dated effective September 5, 2023.

b. Petitioner shall submit an updated Traffic Impact Analysis Report ("TIAR") for review and acceptance by the DOT, the City and County 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 an validate all recommended mitigation measures 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 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 and County.

As instructed by DPP in their August 22, 2025 letter to P/O, below is an update on the schedule of dwelling units and a summary of updates since the last report (or, in this case, since the 9/19/2025 Letter):

i. *Schedule*: As of June 16, 2026, the total number of dwelling units closed is 3,548. This total includes Kulia (120 units) and The Element (318 units), which were developed by third parties, and excludes 25 total commercial units from Kohina and Kaikea.

ii. *TIAR Update Status*: A Ho‘opili Traffic Impact Analysis Report ("TIAR Update") dated November 3, 2022, was submitted by Austin, Tsutsumi & Associates, Inc. to State of Hawaii Department of Transportation ("DOT"), Highways Division Planning Branch on November 3, 2022, with copies to Mr. Jeyan Thirugnanam, HDOT Highways Division Planning Branch, Mr. Lance Watanabe, DPP Traffic Review Branch, and Mr. Kamaka Andrade, DPP Traffic Review Branch. On January 15, 2026, DOT indicated acceptance of the TIAR Update and requested P/O proceed with submitting a draft amendment and restatement of the 2020 DOT MOA based on the TIAR Update. A second round of comments to the TIAR Update was provided by TRB in March 2023; however, TRB has ultimately deferred acceptance of the TIAR Update to DOT. Given the acceptance of the TIAR Update by DOT, outstanding comments/concerns from TRB will be addressed in a Roadway Master Plan Report (RMPR) Update which is currently underway.

iii. *Summary of TIAR Update*: The TIAR Update reflects the following changes from the TIAR dated April 28, 2013, revised May 30, 2014 (and is unchanged from what was reported in the 9/19/2025 Letter):

- Updated 2021 traffic data along study roadways, including roadways constructed post-Original TIAR.

- Updated traffic projections and timelines for developments within West Oahu, Skyline, and the Farrington Highway Widening Project.
- Refined unit counts/square footages and phasing for the Ho'opili development and resulting trip generation updates.
- Evaluation of an alternate capacity-constrained future scenario in line with policy and regional infrastructure planning by DOT and the City and County of Honolulu (C&C) to support pedestrian/bicycle/transit modes. The capacity-constrained scenario includes:
  - Increased pedestrian/bicycle/transit trips within planned Transit-Oriented Development (TOD) areas.
  - Additional reroutes/reductions for Skyline use.
  - Increased trips remaining in West Oahu based on Kapolei being developed as "The Second City" versus traveling to/from the Honolulu Urban Core.
  - Reroutes along regional roadways to minimize delays and avoid capacity-constrained intersections.
- Updated recommended roadway improvements based on the capacity-constrained future scenario.

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.

P/O will comply with this condition. P/O is currently in the process of updating the TIAR. As requested by DPP in the 8/22/2025 Letter, below is an update on "i) 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; ii) the construction status and projected timeline for the SkyLine *[sic]* rail transit project; and iii) any additional mitigation required as a result of these changes."

i. Traffic improvements in the study area are shown in Table 6.1 from the TIAR Update and were enclosed in the 9/19/2025 Letter. A more detailed timeline for improvements related to the Hoʻopili development will be refined through an an amendment and restatement of the 2020 DOT MOA, the RMPR Update, and future TIAR and RMPR updates.
ii. Skyline was assumed to be completed from the East Kapolei Kualakaʻi Station to the Civic Center Kaʻākaukukui Station in 2031. Impacts to traffic resulting from the completion of Skyline were evaluated under the Year 2040 conditions in the TIAR Update (and is unchanged from what was reported in the 9/19/2025 Letter).
iii. Traffic improvements in the study area are shown in Table 6.1, which was enclosed in the 9/19/2025 Letter.

d. Petitioner shall fund the planning, design and construction of all traffic improvements 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.

P/O will comply with this condition. See Condition 10.e for annual updates on the status of this Condition.

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.

P/O has satisfied this condition with the execution of the 2020 DOT MOA, as reported in the 2020 annual report and subsequent annual reports.

As requested by DPP in the 8/22/2025 Letter, the 9/19/2025 Letter included an update on all traffic improvements that mitigate local or direct project-generated and/or related traffic impacts and the funding provided by the Petitioner and/or Owner as their fair share. P/O does not have further updates as of the date of this annual report.

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.

P/O will continue to comply with this condition. As stated in the 9/19/19 Letter, any and all coordination related to traffic impacts under the Ho‘opili TIAR and TIAR Update have been and continue to be coordinated with DOT, the Department, and the Department of Transportation Services by P/O’s consultants, R. M. Towill Corporation, Gray, Hong, Nojima & Associates, Inc., and Austin, Tsutsumi & Associates, Inc. This coordination is evidenced by approved construction plans.

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.

P/O complied with this condition. P/O does not have further updates to P/O's response in the 9/19/2025 Letter.

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.

As reported in the 2016 annual report, the Hoʻopili Drainage Master Plan, dated August 24, 2015 was approved by the City's DPP, Site Development Division by its letter dated September 16, 2015. Stormwater quality basins are being incorporated to mitigate non-point source pollution. P/O went into further detail about such sources in its 9/19/2025 Letter. P/O will comply with this condition in the implementation of the Hoʻopili Drainage Master Plan and subsequent phases of development.

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 State of Hawaii Land Use Commission ("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.

P/O will comply with this condition. As of the date of this annual report, P/O has not applied for any permits for grubbing or grading affecting SIHP Sites 50-80-12-4345, -4346, -4347 & -4348. P/O will comply with this condition prior to seeking a permit for grubbing or grading affecting SIHP Sites 50-80-12-4345, -4346, -4347 & -4348.

13. Previously Unidentified Burials and Archaeological/Historic 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, Oahu 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 and 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.

P/O will comply with this condition. As of the date of this annual report, no historic resources have been identified during construction. If historic resources are located during construction, P/O will comply with Chapter 6E HRS and relevant SHPD regulations.

14. Established Access Rights Protected. Pursuant to Article XI, Section 7 of the Hawaii 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.

P/O has complied with this condition. As stated in the 9/19/2025 Letter, the Final Environmental Impact Statement for Hoʻopili concluded that "no contemporary or continuing cultural practices occur within the Petition Area at present." To date and to the best of P/O's knowledge, no "established access rights of native Hawaiians" over and across the Petition Area have been identified pursuant to Chapter 6E HRS and the applicable Ka Paʻa Kai requirements.

15. Civil Defense. Petitioner shall fund and construct adequate solar-powered civil defense measures serving the Petition Area as determined by the State of Hawaii 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.

As reported in the 2018 annual report, P/O, in consultation with SCD, has located three (3) sites for solar-powered civil defense sirens within the Hoʻopili project. The locations have been mapped, reviewed by the SCD and field confirmed by the SCD. The first civil defense siren was installed and placed into service on September 1, 2017. The second civil defense siren was installed and placed into service on September 30, 2021. The third civil defense siren will be installed in a later phase of development.

16. Integrated Solid Waste Management Plan. Petitioner shall cooperate with the DOH and the City and County of Honolulu to conform to the program goals and objectives of HRS Chapter 342G and the City and County of Honolulu'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.

As reported in the 2018 annual report, P/O prepared an Integrated Solid Waste Management Plan ("ISWMP"), dated August 2017. The ISWMP was submitted on August 7, 2017 to the DOH and City and County of Honolulu, Department of Environmental Services ("ENV"). P/O will continue to implement the submitted ISWMP and comply with this condition in subsequent phases of development. As reported in the 9/19/2025 Letter, P/O reached out to both the DOH and ENV via letter on October 7, 2025 for their acknowledgement of the ISWMP. To date, P/O has not received a response.

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.

P/O will comply with this condition. Continuing with the practice begun in the 9/19/2025 Letter, enclosed as Attachment H to this annual report are the Erosion and Sediment Control Plan (ESCP) pages from all civil construction plan sets approved for P/O projects within Hoʻopili since the 9/19/2025 Letter. Also enclosed as Attachment I: (i) BMP Declarations for Molehu, Noho Papa, Jim Shuler Paʻani Park, Pearl Park, Phase 5 Backbone Roads, Alana (Parcels 45/46) and (v) approved BMP Plan (Record Drawings Pending with our Engineer) for ʻAhakea (Parcel 91), Lanipo (Parcel 34), IMX Intersections.

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 Hawaii West Oahu Connector Road ("Campus Drive"), and major utility infrastructure within said roads within ten (10) years from the date of the decision and order.

As reported in the 2017 annual report, P/O began construction on infrastructure improvements in December 2015. It is valid to note this was the earliest date construction was possible, as it was following the receipt of rezoning approval from the City and County of Honolulu in May 2015 and immediately after the December 2015 decision by the Hawaii Supreme Court confirmed the LUC's reclassification of the Property. As of the date of this annual report, P/O has thus had ten-and-one-half years to freely construct improvements on the Property. In an effort to expedite meeting the requirements of the D&O, P/O at its risk expended significant effort, time, personnel, financial and other resources to obtain subdivision, design, construction and other needed approvals in the face of the uncertain outcomes of the rezoning and the Hawaii Supreme Court decision. As a consequence, once approvals were secured construction was able to start without delay in 2016.

Over that ten-and-one-half years: (a) all offsite backbone sewer infrastructure work has been completed; (b) the offsite backbone water infrastructure (including the H-1 crossing) has been completed; and (c) major sections of the onsite backbone roadway infrastructure are complete and support adjacent developments. Currently, approximately one mile of the North-South Spine Road, over half a mile of the Campus Drive including its connection to Kualakaʻi Parkway, and a total of 16.94 miles of backbone roadways and single-family, county-dedicable roadways in Development Phases 1-6 including Phase 1A (Gateway), 9 (IMX), 10A, 11, 13, 17A, 17B, 7A, 16A, and 16B are nearing completion, have been constructed and are open to the public, or will be constructed and open to the public within a year, subject to construction plan approvals for plans submitted to DPP in 2024, and carry significant portions of drainage, sewerage, water, electrical, cable, telephone and gas infrastructure that will broadcast throughout Hoʻopili. Approximately 2.57 miles of these backbone roadways in Phases 1, 2, and 3 have been dedicated to the City &

County of Honolulu, and P/O continues to await City & County acceptance of the dedication of 3.38 miles of backbone roadways in Phases 4, 5, and 6. In regard to any infrastructure improvement within its sole control and responsibility, P/O will continue to construct the infrastructure improvements toward compliance with this condition.

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.

In regard to any infrastructure improvement within its sole control and responsibility, P/O will comply with this condition.

20. Hoʻopili Sustainability Plan. Petitioner shall substantially comply with the Hoʻopili 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 shall detail the progress made in implementing the Hoʻopili Sustainability Plan.

As previously reported, implementation of sustainable technologies, strategies and measures at Hoʻopili continues in the single family homes that are photovoltaic ("PV") ready and electric vehicle (EV) ready; include energy efficient features such as dual glazed windows, air conditioning systems with a minimum SEER 20, ceiling fan options, LED lighting, solar water heaters, solatube options, solar attic fan options, smart home system expandable for future sustainable features, etc.; water conserving features (plumbing fixtures, appliances and landscaping); and participation in the City's recycling program.

A copy of the Hoʻopili Sustainability Plan was enclosed in the 9/19/2025 Letter. Additionally, the 9/19/2025 Letter included data on P/O's implementation of this plan. Since the 9/19/2025 Letter, the only further updates are as follows:

i. Photovoltaic (PV)
   - Annually, P/O tracks the installation of PV systems that the single-family homeowners have installed. As of August 2025, nearly 50% of single-family homes completed at Hoʻopili, from July 2017 to June 2026 have installed a PV system. Actual data through June 2026 are: ~1264 single-family homes closed, ~712 PV Systems installed.

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 Petition Area may result in reversion of the Petition Area to its former classification, or change to a more appropriate classification.

P/O will comply with this condition.

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, prior to development of the Petition Area.

P/O will continue to comply with this condition.

23. Annual Reports. Petitioner shall timely provide without any prior notice, annual reports to the Commission, OP, and the DPP 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 reports shall be submitted in a form prescribed by the Executive Officer of the Commission.

P/O is herewith submitting this thirteenth Annual Report to the LUC, OP and the DPP to show the current status of the Project and the progress in complying with the imposed conditions.

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.

P/O acknowledges the Commission's authority.

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 Hawaii 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.

P/O has satisfied this condition.

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.

P/O has satisfied this condition.

[Remainder of page intentionally left blank.]

If you have any questions do not hesitate to contact me at 782-4109 or Esther Roberts at 208-4911.

Sincerely,

D.R. HORTON HAWAII LLC
By Vertical Construction Corporation, Its Manager

Tracy Tonaki
Division President

Enclosures:

Attachment A: A list of Ho'opili communities
Attachment B: Urban Gardens – sales brochure and addendum
Attachment C: Agriculture / Aircraft – disclosure and example deed
Exhibit 1: Latest report showing compliance with the Affordable Housing Plan Agreement
Attachment D: BWS Approvals
Attachment E: Wastewater Facilities Tracker
Attachment H: Erosion and Sediment Control Plan (ESCP) pages
Attachment I: Best Management Practices documents

cc: Mary Alice Evans, Director, Office of Planning (w/ encl.)
Dawn Takeuchi Apuna, Director, Department of Planning and Permitting (w/ encl.)

ATTACHMENT A

See attached.

D.R. HORTON HAWAII LLC

HO'OPILI - COMMUNITIES

(As of June 16, 2026)

Total Units as of 7/3/2025:	3,209
Additional Units as of 6/16/2026:	360

PARCEL #	PROJECT NAME	LOCATION	PROJECT TYPE	NUMBER OF DWELLING UNITS CLOSED AS OF 6/16/26	CLOSING DATE OF 1st UNIT
14	Uluwehi	Ewa Beach, Oahu	MF	13	5/27/2026
18	Kaikea	Ewa Beach, Oahu	MF	129	3/22/2022
20/25	Kohina	Ewa Beach, Oahu	MF	276	9/20/2019
42/45/46	Alana	Kapolei, Oahu	MF	152	4/25/2025
49	Kapili (MF)	Kapolei, Oahu	MF	189	5/2/2025
92	'Ahakea (SF Condo)	Ewa Beach, Oahu	SF CONDO	51	11/26/2025
103	'Ikena	Ewa Beach, Oahu	SF	69	3/22/2022

ATTACHMENT B

See attached.

D·R·HORTON America's Builder HAWAII | GENHOMES HO'OPILI

WELCOME TO 'AHAKEA



Gen2 (Plan 16A)

'Ahakea at Ho'opili

E komo mai!

Welcome home to 'Ahakea at Ho'opili, a mixed-use condominium community* designed for residents to experience a convenient and new lifestyle.

Ho'opili is planned to have six community/recreation centers, and more than 200 acres of urban agriculture – comprised of proposed commercial farms, community gardens, and steward farms. Ho'opili will also include planned shopping and dining options.

The first phase of 'Ahakea features four, two-story floor plans of single-family detached condominium units ranging from 880 to 997 square feet of net living area.* Each home has designer selected flooring packages, whole house split air conditioning and stainless steel appliances.** Every residence comes with an expanded, Home Is Connected®-Smart Home system.+



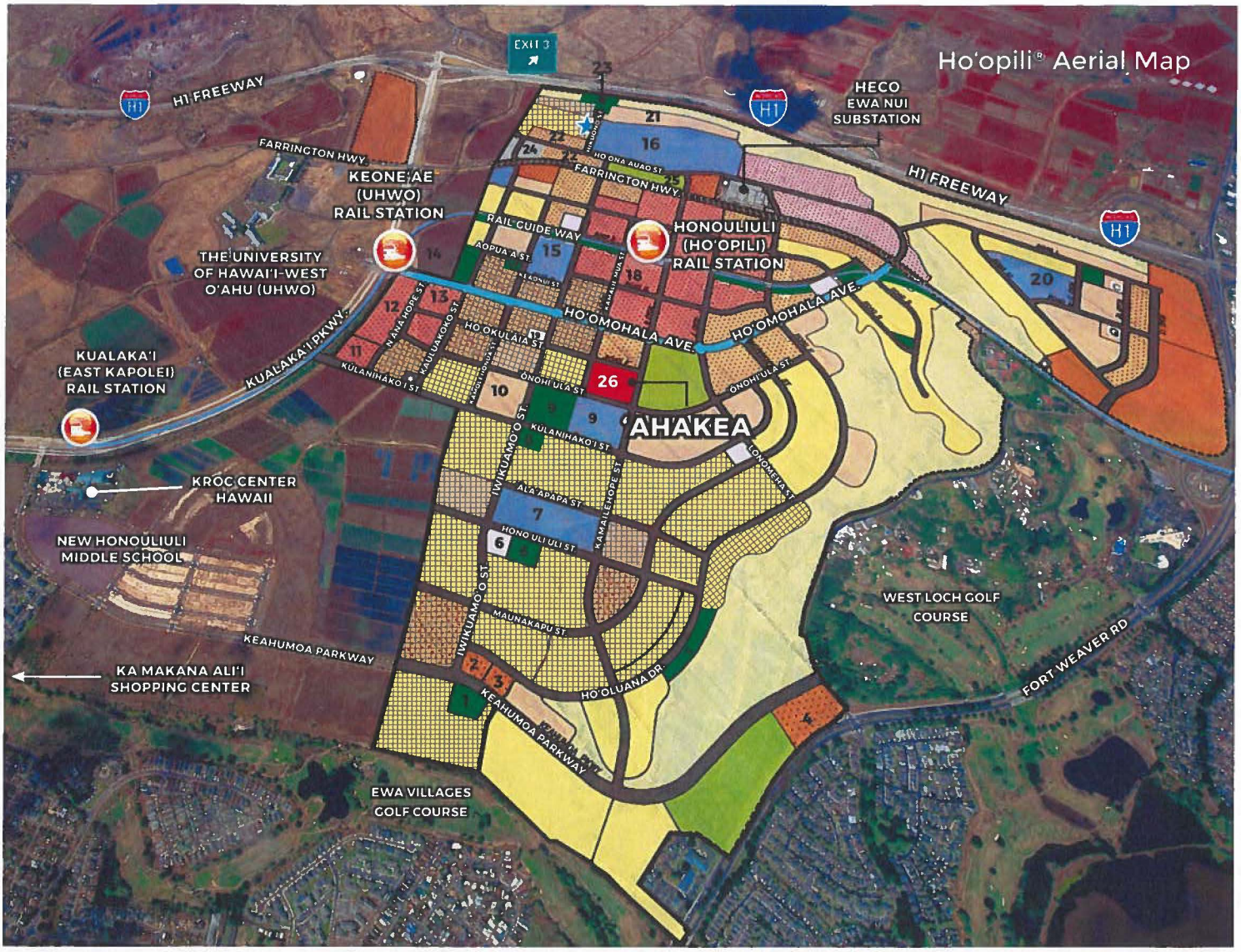
Jim Schuler Pa'ani Park

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- Ho'opili Parks
- County Parks
- Rec. Centers
- Agricultural Land
- Sold-Out Communities
- Ho'opili Pōhaku Estates Sales Center

1. Kōnane Park
2. Fred Lau Properties, LLC+
3. Waianae Coast Comprehensive Health Center+++
4. Hawaiian Humane Society+
5. The Pearl Park
6. SoHo Community Center, Park & Pool
7. Future Elementary School
8. Jim Schuler Pa'ani Park
9. Temporary 4J Soccer Fields (Future Middle School)
10. Kūlia at Ho'opili++
11. Future Hyatt Place & Hyatt House Hotel++
12. The Element++
13. The Queen's Medical Center+
14. Future Park & Ride
15. Future Elementary School
16. Future High School
17. Bark & Ride Park
18. Temporary Park & Ride
19. Future Urban Garden Community Center, The Urb
20. Future Elementary School
21. Kāpili at Ho'opili Pōhaku Estates
22. Alana at Ho'opili Pōhaku Estates
23. Future Park
24. Stormwater Drainage Basin
25. Future County Park
26. 'Ahakea at Ho'opili

HECO Substation (Current & Future)

+ Denotes name of owner. Future project.
++ Developed by third parties.
+++ Proposed, subject to change.

D.R. Horton is an Equal Housing Opportunity Builder. Images are representational only. Map is an artist's conception only and is not to scale. Community information, including proposed features and amenities, is subject to change at any time without notice or obligation. Certain amenities at Ho'opili have not yet been constructed and are subject to change at any time without notice or obligation. D.R. Horton cannot and does not guarantee timing of amenity construction or completion of any future community amenities. No representations or warranties are made regarding future projects or schools, school districts or school assignments. Buyer should conduct Buyer's own investigation of future projects, the present and future availability of schools, school districts and school assignments as well as the use or development of adjacent properties and properties not owned or controlled by D.R. Horton.

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'Ahakea at Ho'opili®

Standard Designer Finishes

- LX Hausys HI-MACS solid surface countertops
- Kohler® Task topmount kitchen sink
- Luxury vinyl plank and carpet flooring throughout home+

Energy Saving Features

- Split air conditioning throughout home - high efficiency rating
- SEER2 (22.0) certified
- LED lighting package
- Electric vehicle (EV) ready junction box at each home
- Photovoltaic system (PV) ready
- Solar hot water system

Home Included Features

- Whirlpool® stainless steel kitchen appliance package: refrigerator, range/oven, micro-hood, and dishwasher
- Whirlpool® washer/dryer
- White cabinetry with plywood cabinet boxes
- Soft-close cabinet drawers and doors
- Pre-wired for ceiling fans
- Shower/bathtub combination in secondary bathrooms++
- Bonus storage under stairs++
- Home is Connected®-Smart Home features+++

Home Exterior Features

- 10-year limited structural warranty*
- 30-year manufacturer's limited warranty on siding
- Limited lifetime manufacturer's warranty on roofing
- Fully fenced private backyard areas++
- Landscaping includes grass, shrubs, irrigation, fruit tree, and raised garden bed

Community Amenities

- SoHo Community Center, Park and Pool
- Kōnane neighborhood park
- Jim Schuler Pa'ani Park
- The Pearl Park
- Bark & Ride Park (Dog Park & Tot Lot)
- Temporary 4J Soccer Fields (Future Middle School)
- Pedestrian and bicycle pathways
- Approximately 2.0 miles to KROC Center, 2.5 miles to Ka Makana Ali'i, 1.7 miles to UH West O'ahu
- Close to schools,** shopping & recreational activities
- Future Urban Garden Community Center, The Urb
- Future parks

Upgrades***

- Ceiling fan package
- Faux wood blind window treatments

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'Ahakea at Ho'opili

'Ahakea
Oak



Kohler® Task topmount kitchen sink



'Ahakea
Ash



Whirlpool® Appliance Package



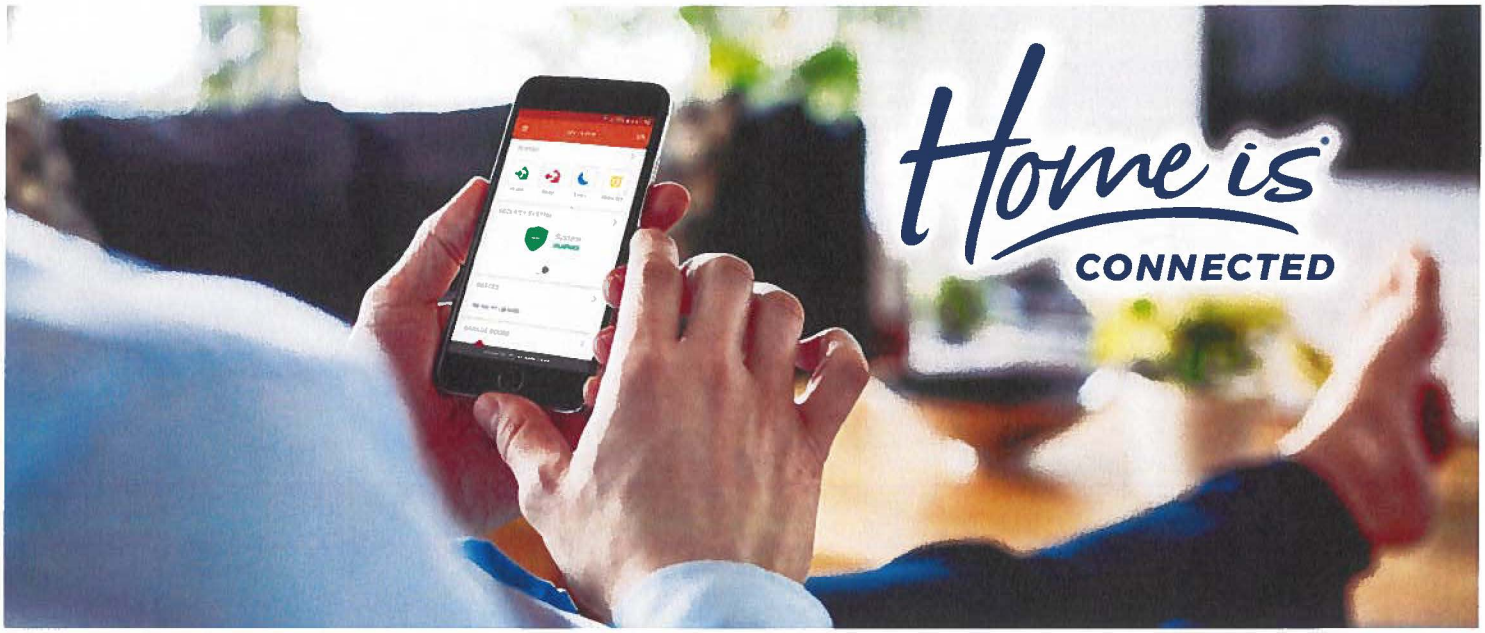
LX Hausys

Whirlpool CORPORATION

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America's Smart Home℠

Your Home, Smarter

Whether home or away, stay close to the people and place you value most. Introducing D.R. Horton's new smart home system, Home Is Connected. Designed by America's Builder for your peace of mind, this system seamlessly integrates with your devices. Control your system through one application, whether on your computer, tablet or smartphone. Wireless platform operations and automated systems help you stay connected to your family and home around the clock.

Alarm.com App

The alarm.com application serves as the central hub for your Home Is Connected system. Control your lights, unlock your front door, and speak to visitors through one single application. Everything at your fingertips, whether home or away.



Smart System includes:

1-Year Warranty Service
3-Years Monitoring Service
QOLSYS IQ Hub
Deako Smart Switch
Kwikset HomeConnect Lock
Alarm.com Doorbell Camera

And the ability to manage them all from one app, Alarm.com.

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QOLSYS IQ Hub

This award-winning panel connects you to the entire suite of Home Is Connected devices. Enjoy exciting new features with Bluetooth capability, including touchless front door access, integrated geofence technology and much more as you come and go from your home.



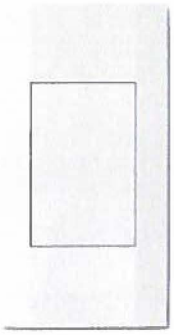
QOLSYS IQ Hub



Kwikset HomeConnect 918

Kwikset HomeConnect 918

Lock and unlock your door with a single, personalized code from anywhere in the world. Your Home Is Connected system allows you to remotely control your door lock using a smartphone, tablet or internet-connected device.



Deako Smart Switch

Deako Smart Switch

Use your voice to control the power to your lights with a Deako Smart Switch. This wireless application replaces a regular switch to provide ON/OFF control. The switch can be manually and remotely controlled by commands sent from your Home Is Connected system.



Alarm.com Doorbell Camera

Alarm.com Doorbell Camera

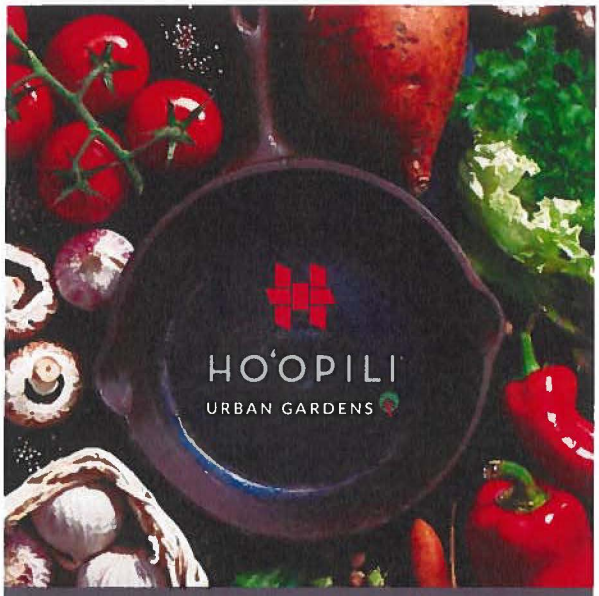
Alarm.com provides a smart video doorbell that enables you to see, hear and speak to the visitor at the door – whether you're at home, work or on the go. Stay up-to-date with the traffic in and out of your front door using the Alarm.com Doorbell Camera.

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'AHAKEA URBAN GARDEN
Single-Family Detached Condominium Units



TREES
Orange, Lemon, Lime, Tangerine, Tangelo

SHRUBS*
Tiare Gardenia, Eldorado, Fragrant Ixora, Purple Eranthemum

PLANTER BOX
Green Onion, Lettuce, Basil, Oregano, Tomato, Eggplant, Chives

GRASS
Zoysia 'El Toro'

**Non-Fruiting/Non-Edible*

'Ahakea Urban Garden

The vision for the Ho'opili Urban Gardens is to feature edible landscaping throughout each single-family home lot and certain single-family condominium private yard areas. Plantings vary by community and lot and may include a variety of fruit trees, fruiting shrubs, vegetables and/or herbs. By fostering a culture of sustainability, we can enhance the connection between our food sources and our land, creating a healthier and more habitable community.



Your Own Raised Planter Bed

As one of the pillars of our Urban Agricultural commitment, raised vinyl beds are located in the home's private yard area, encouraging the growth of a variety of fruits, vegetables, and herbs. Families may consume what is produced and share with their friends and family.

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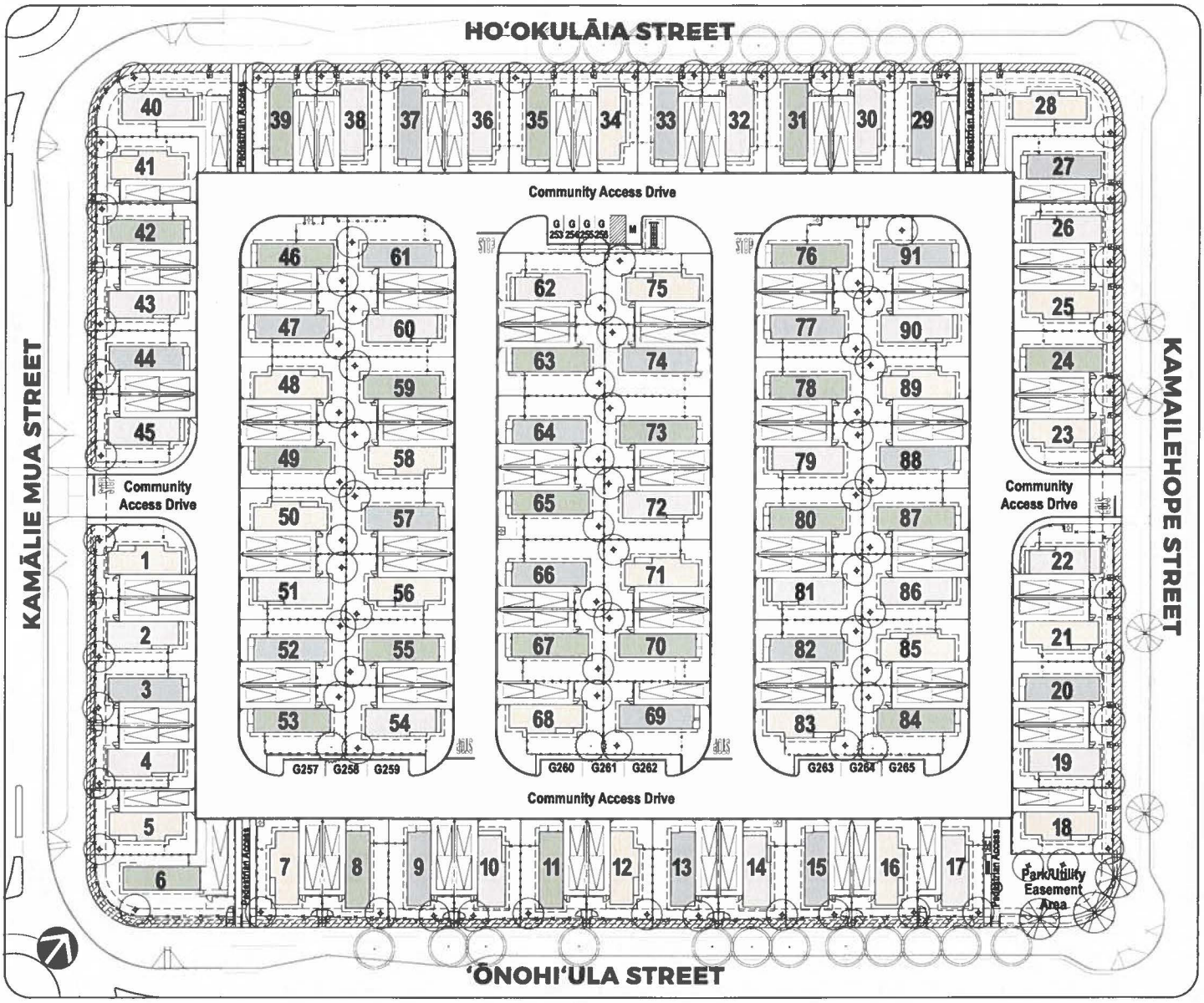
Offered by D.R. Horton Hawaii LLC (R). D.R. Horton is an Equal Housing Opportunity Builder. The above is a selection of some of the plants and trees that could be planted in the private yard area ("PYA"). Not all plants and not all trees on the list will be planted in the PYA due to plant availability and substitutions may occur. It is critical to follow the recommendations in the Soils Condition and Drainage Addendum to the Sales Contract. Seller will provide a 90-day maintenance warranty on landscaping which will run from the time of installation (not closing). Installation of landscaping may occur well in advance of closing. Seller has established the Ho'opili Urban Gardens program for the purpose of steward farming. Individual homeowners shall be responsible for the cost of ongoing care and maintenance. Offered by D.R. Horton Hawaii LLC (R). Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Images are representational only.

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D·R·HORTON America's Builder HAWAII | GENHOMES

'AHAKEA AT HO'OPILI | SITE MAP

Single-Family Detached Condominium Units



Gen1 (PLAN 15)
2 bed, 2 bath
2 parking stalls

Gen2 (PLAN 16)
3 bed, 2 bath
2 parking stalls

Gen3 (PLAN 17)
3 bed, 2 bath
2 parking stalls

Gen4 (PLAN 18)
3 bed, 2 bath
2 parking stalls

M = USPS MAIL COURIER STALL

G = GUEST PARKING STALL

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Gen1 (Plan 15A)

Gen1

'Ahakea at Ho'opili

880 net living area sq. ft. | 2 bed, 2 bath, 2 parking stalls | 2 story

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808.674.8398 · E-mail: AhakeaSales@drhorton.com · drhorton.com/hawaii

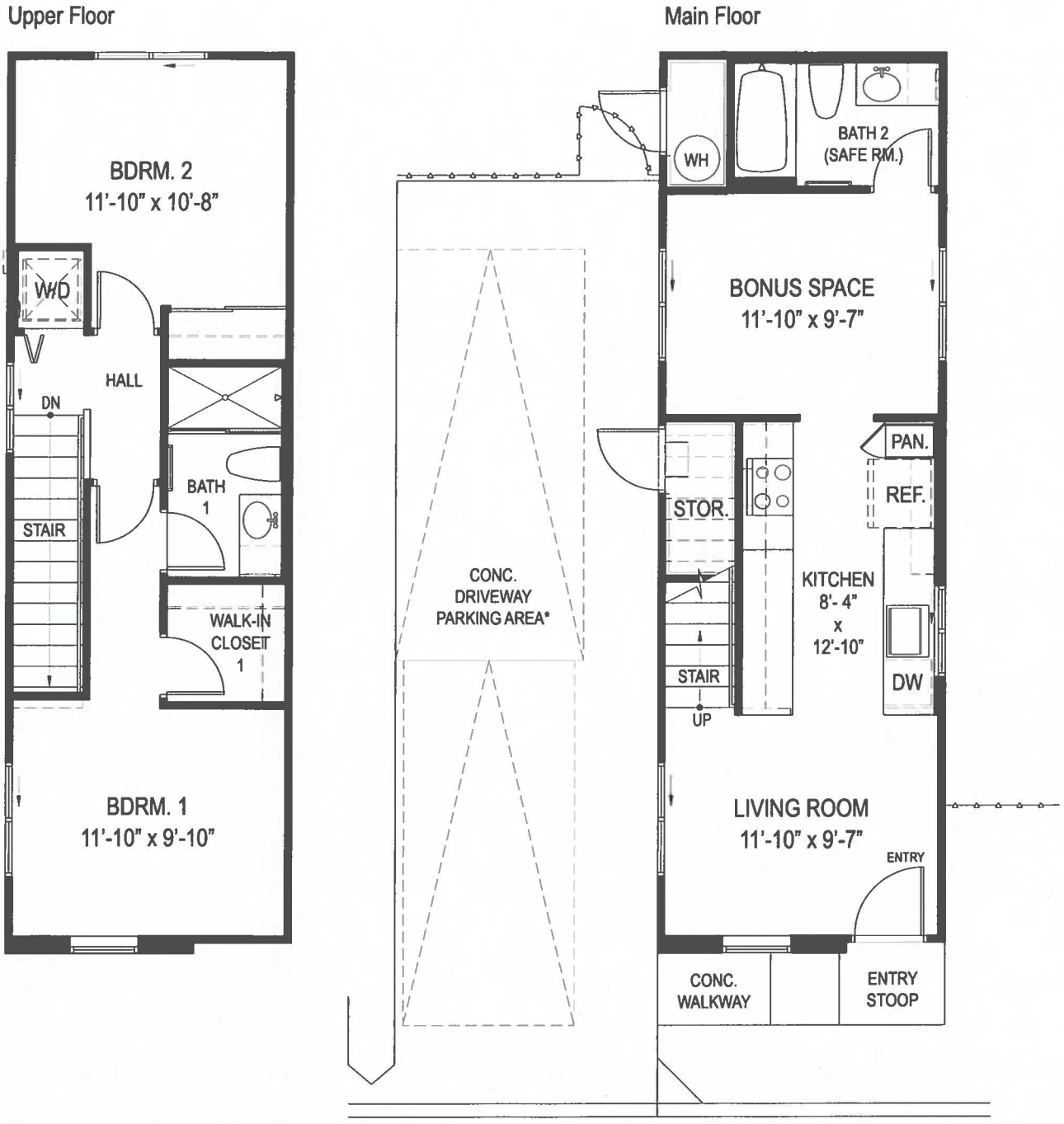
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Offered by D.R. Horton Hawaii LLC (R). D.R. Horton is an Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Homes are within 'Ahakea at Ho'opili, a mixed-use condominium community comprised of 197 condominium units, specifically, 91 single-family detached units, 80 multi-family attached units, and 26 live-work attached units. Homes are subject to prior sale. Square footages are approximate and vary by elevation. Square footages of condominium units are expressed in terms of net living area. Images, floor plans, renderings, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plan types. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details, including parking stall information.

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D·R·HORTON America's Builder HAWAII | GEN-HOMES HO'OPILI

GEN1 (PLAN 15)



880 net living area sq. ft. | 2 bed, 2 bath, 2 parking stalls | 2 story

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Gen2 (Plan 16A)

Gen2

'Ahakea at Ho'opili

919 net living area sq. ft. | 3 bed, 2 bath, 2 parking stalls | 2 story

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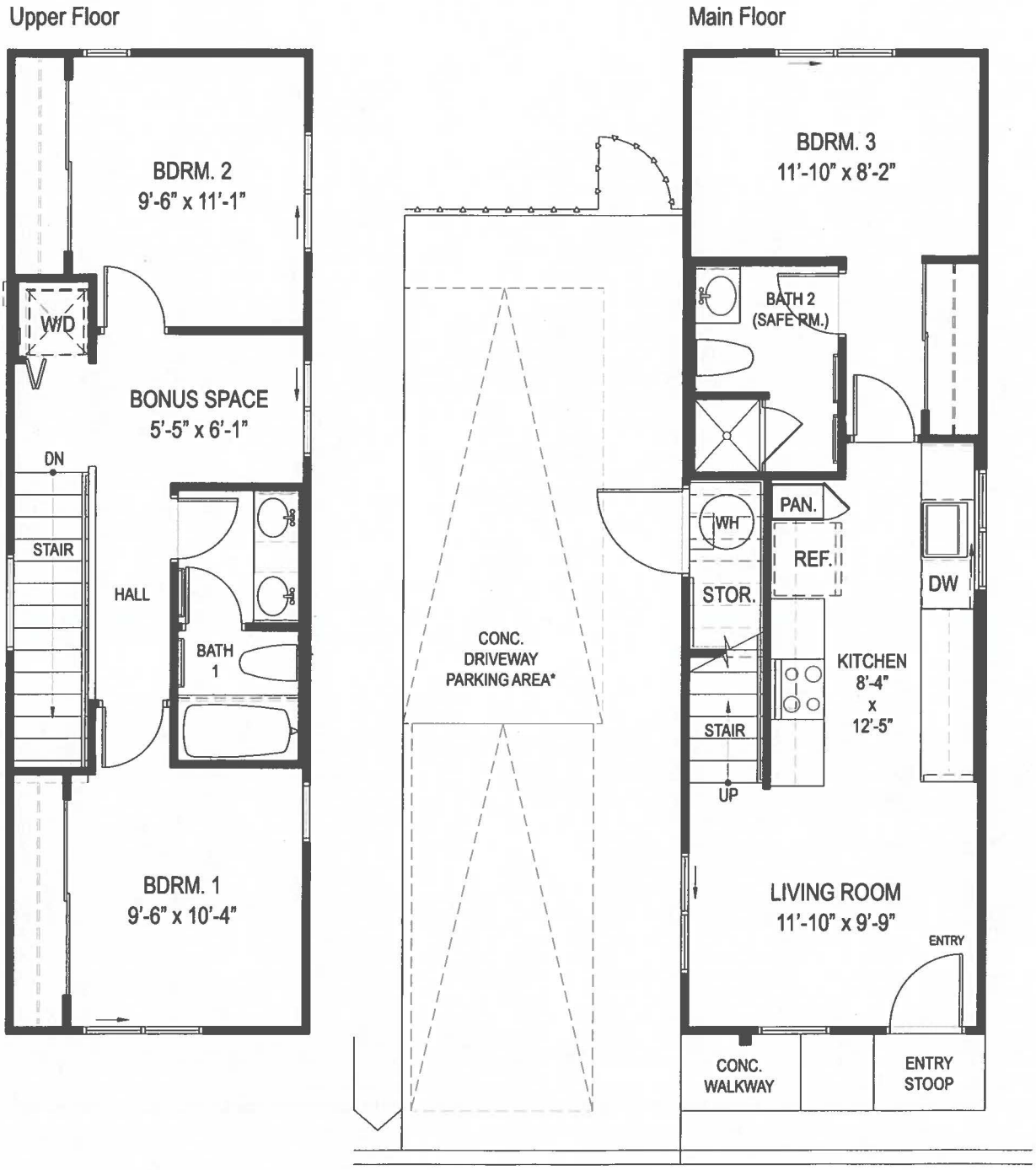
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D·R·HORTON America's Builder HAWAII | GEN-HOMES HO'OPILI

GEN2 (PLAN 16)



919 net living area sq. ft. | 3 bed, 2 bath, 2 parking stalls | 2 story

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Gen3 (Plan 17A)

Gen3

'Ahakea at Ho'opili

959 net living area sq. ft. | 3 bed, 2 bath, 2 parking stalls | 2 story

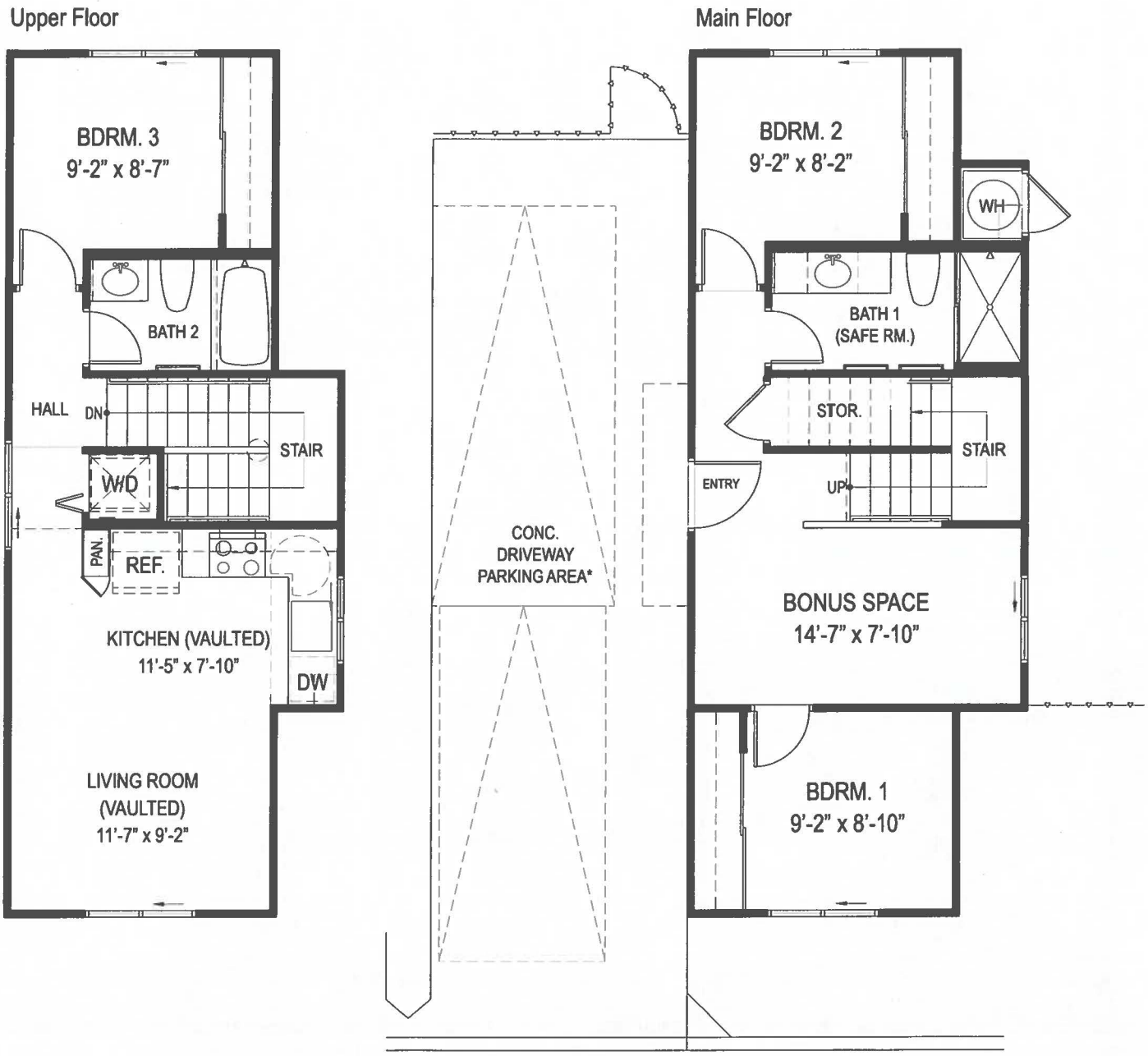
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959 net living area sq. ft. | 3 bed, 2 bath, 2 parking stalls | 2 story

Offered by D.R. Horton Hawaii LLC (R). D.R. Horton is an Equal Housing Opportunity Builder. Drawings, renderings, square footages, floor plans, and sizes are approximate and for illustration purposes only and will vary from the homes as built. Square footages are approximate and vary by elevation. Square footages of condominium units are expressed in terms of net living area. *For parking use only. See sales agent for complete details.

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Gen4 (Plan 18A)

Gen4

'Ahakea at Ho'opili

997 net living area sq. ft. | 3 bed, 2 bath, 2 parking stalls | 2 story

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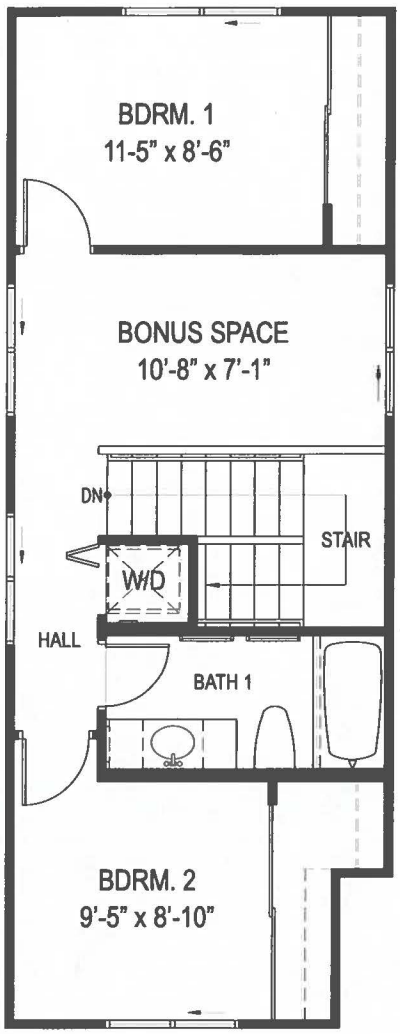
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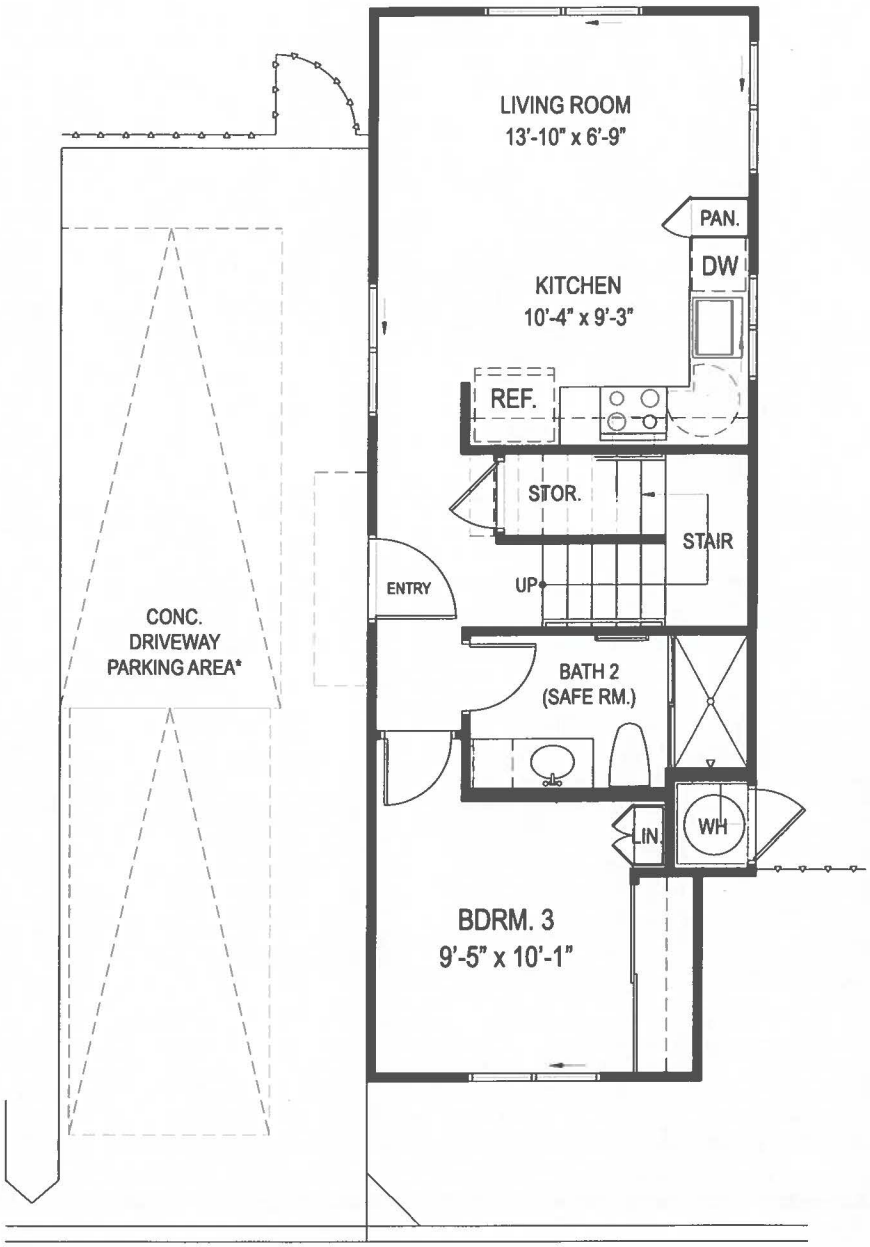
D·R·HORTON America's Builder HAWAII | GEN-HOMES HO'OPILI

GEN4 (PLAN 18)

Upper Floor



Main Floor



997 net living area sq. ft. | 3 bed, 2 bath, 2 parking stalls | 2 story

Offered by D.R. Horton Hawaii LLC (R). D.R. Horton is an Equal Housing Opportunity Builder. Drawings, renderings, square footages, floor plans, and sizes are approximate and for illustration purposes only and will vary from the homes as built. Square footages are approximate and vary by elevation. Square footages of condominium units are expressed in terms of net living area. *For parking use only. See sales agent for complete details.

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‘AHAKEA AT HO'OPILI
URBAN GARDEN ADDENDUM
UNIT «PLAT-LOT» (the "Unit")

This Urban Garden Addendum (“**Addendum**”) amends and supplements that certain Fee Simple Unit Purchase Agreement ("**Sales Contract**") by and between D.R. Horton Hawaii LLC, a Delaware limited liability company ("**Seller**") and «BUYERS-LEGAL-NAMES-LIST» ("**Buyer**"), relating to the sale of the Unit in ‘Ahakea at Ho'opili Community. All capitalized terms used herein without definition shall have the meanings given them in the Sales Contract and/or Disclosure Addendum, as applicable.

Buyer acknowledges and agrees that:

1. Seller has installed or will be installing in Buyer's Private Yard Area a Ho'opili Urban Garden ("**Urban Garden**") that includes some of the plants identified in the portion of the ‘Ahakea brochure titled "‘Ahakea Urban Garden" ("**Brochure**") provided to Buyer. Not all plants listed in the Brochure will be installed in the Private Yard Area of the Unit, and Seller may substitute any of the plants identified in the Brochure for any other plant at any time without notice to or the consent of Buyer.

2. Seller will provide a ninety (90) day maintenance warranty of the Urban Garden commencing from the date of the installation of the Urban Garden. Buyer understands that the installation of the Urban Garden may occur well in advance of Closing and the transfer of the Unit to Buyer.

3. Buyer is solely responsible for the ongoing care, irrigation and maintenance of Buyer's Urban Garden, including compliance with the ‘Ahakea at Ho'opili Soils Condition and Drainage Addendum, the HCA Declaration, and other Community Documents. When irrigating the Urban Garden, Buyer must be especially sensitive to landscape watering and avoid over watering and ponding of water as disclosed in the Soils Condition and Drainage Addendum.

4. Buyer may wish to implement a composting system in the Private Yard Area of Buyer's Unit for Buyer's Urban Garden and yard. Compost is organic material that may be used as a soil amendment/enhancer/purifier or as a medium to grow plants. Composting systems shall not be unsightly and Buyer shall maintain and inspect the compost system so that it does not serve as a source of rhinoceros beetles or any other insects and does not emit odors that will affect neighbors and adjacent property.

This Addendum constitutes the entire agreement among the parties hereto with respect to the subject matter hereof and supersedes all prior understandings or agreements as to the subject matter hereof.

All other terms and conditions of the Sales Contract shall remain in full force and effect. The undersigned agree to and acknowledge receipt of a fully completed copy of this Addendum.

BUYER(S):

«BUYER-SIGNATURE-LINE-BELOW-BLOCK»

«COBUYERS-SIGNATURE-LINES-BELOW-BLOCK»

ATTACHMENT C

See attached.

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
November 26, 2025 8:01 AM
Doc No(s) A - 9461000442-44 (3)

Doc 1 of 4
Pkg 12639141 OFC

/s/ MIKE H. IMANAKA
REGISTRAR

Conveyance Tax: $1,477.90

RS1

Return by Mail [ ] Pickup [ ]
Raul De La Torre
91-3525 Kamalie Mua Street #40
Ewa Beach Hawaii 96706

Escrow #6511001595-JI

Total Pages: 23

'AHAKEA AT HO'OPILI
UNIT DEED AND RESERVATION OF RIGHTS

THIS UNIT DEED AND RESERVATION OF RIGHTS ("**Unit Deed**") is made this 21st day of November, 2025, by and between **D.R. HORTON HAWAII LLC**, a Delaware limited liability company, the address of which is 130 Merchant Street, Suite 112, Honolulu, Hawaii 96813 ("**Grantor**"), and **RAUL DE LA TORRE, III**, whose address is **801 South Street #3812, Honolulu, Hawaii 96813** (hereinafter called "**Grantee**");

Grantor, in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to Grantor paid by Grantee, receipt of which is acknowledged, and of the promises and covenants hereinafter set forth and on the part of Grantee to be faithfully observed and performed, does hereby grant, bargain, sell and convey unto Grantee, as **tenant in severalty**, the premises described in this Unit Deed, and the reversions, remainders, rents, issues and profits thereof and all of the estate, title and interest of Grantor, both at law and in equity, therein and thereto.

The premises hereby conveyed comprise a portion of the 'Ahakea at Ho'opili condominium community ("**Community**"), as established by the Declaration of Condominium Property Regime of 'Ahakea at Ho'opili Condominium Map No. 6756 recorded in the Bureau of Conveyances of the State of Hawaii ("**Bureau**") as Document No. A-9344000982, as the same may be amended, restated and/or supplemented from time to time ("**Community Declaration**"). Capitalized terms used in this Unit Deed without definition shall have the meanings assigned to such terms in the Community Declaration. The Community consists of those certain parcels of land situate at Honouliuli, Ewa, City and County of Honolulu, State of Hawaii, more particularly described in the Community Declaration and in Exhibit A attached hereto, which description is incorporated herein by this reference, together with the improvements located thereon, as more particularly described

STATE OF HAWAII
BUREAU OF CONVEYANCES
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November 26, 2025 8:01 AM
Doc No(s) A - 9461000442-44 (3)

Doc 2 of 4
Pkg 12639141 OFC

/s/ MIKE H. IMANAKA
REGISTRAR

RS1

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Raul De La Torre
91-3525 Kamalie Mua Street #40
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in the Community Declaration ("**Property**"). The portion of the Community constituting the premises hereby conveyed ("**Premises**") is more particularly described as follows:

FIRST:

Unit No. **40** ("**Unit**") of the Community, which is designated and described as a **Single-Family Unit,** in the Community Declaration and shown on the plans thereof recorded in said Bureau as Condominium Map No. 6756, as the same may be amended from time to time ("**Condominium Map**").

SECOND:

An undivided **0.004996 (0.4996%)** interest in all Common Elements of the Community, as established for the Unit by the Community Declaration, or such other undivided interest as hereafter established for the Unit by any amendment of the Community Declaration, as tenant in common with the holders of other undivided interests in and to the Common Elements of the Community.

TOGETHER with easements appurtenant to the Unit as established by and described in the Community Declaration, including, without limitation, the following:

(a) The right to use those certain Limited Common Elements of the Community, if any, which are described in the Community Declaration as being appurtenant to the Unit, including specifically without limitation the Private Yard Area bearing the same unit number as the Unit number hereby conveyed as shown on the Condominium Map and described in the Community Declaration, which Private Yard Area (inclusive of fencing bounding the Private Yard Area, subject to Grantee's obligations with respect to Party Walls, as defined in the Community Declaration) is appurtenant with the Unit and shall be encumbered by and subject to rights in the nature of a non-exclusive easement or easements benefiting the Community or other individual units in the Community for the installation, construction, maintenance, repair, and replacement of various utility facilities, lines and related components, together with right of access thereto over, on and under such Private Yard Area;

(b) The parking facilities and the parking stall(s), if any, appurtenant to or included in the Unit;

(c) Nonexclusive easements for use of the Common Elements in accordance with the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other unit owners, subject always to the exclusive use of the Limited Common Elements as provided in the Community Declaration;

(d) Nonexclusive easements for use of the Common Elements for ingress to and egress from utility services, air conditioning units, and elements for support, maintenance, and repair of the Unit; and

(e) In the case of encroachments by the Unit upon any other unit or Common Elements, a valid easement for such encroachment and the maintenance thereof shall and does exist in favor of and appurtenant to the Unit for so long as such encroachment continues. In the event any building of the Community shall be partially or totally destroyed and then rebuilt, or in the event of any shifting, settlement or movement of any portion of the Community, encroachments upon any part of the Common Elements or units due to the same shall be

permitted, and valid easements for such encroachments and the maintenance thereof shall exist in favor of and appurtenant to the Unit for so long as such encroachment continues.

EXCEPTING AND RESERVING AND SUBJECT TO all use restrictions applicable to such Unit as specified in the Declarations as hereinafter defined, and all easements for encroachments appurtenant to other units as they arise in the manner set forth in the preceding paragraph, now or hereafter existing thereon, and subject also to easements for access to the Unit and/or the Limited Common Elements contained therein from time to time during reasonable hours as may be necessary for the operation of the Unit or for making emergency repairs therein to prevent damage to the Common Elements or to another unit or units or for the installation, repair or replacement of any Common Elements, as established by and more particularly described in the Community Declaration;

ALL TOGETHER WITH AND SUBJECT TO AS TO FIRST AND SECOND, each and all of the encumbrances, obligations, conditions, restrictions, liens, acknowledgements, covenants, agreements, and other matters and provisions and reserving unto Grantor those easements, exceptions, reservations, and all such other items as may be set forth in the 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 ("**Land Court**") as Document No. T-9864231, as the same may be modified, amended, and/or supplemented from time to time ("**HCA Declaration**" and together with the Community Declaration, "**Declarations**"), Bylaws of Ho'opili Community Association adopted January 31, 2017, as the same may be modified, amended, and/or supplemented from time to time ("**HCA Bylaws**"), Community Declaration, limited warranty delivered to Grantee by Grantor ("**Limited Warranty**"), this Unit Deed, Bylaws for the Community recorded in said Bureau as Document No. A-9344000983, as the same may be modified, amended and/or supplemented from time to time ("**Community Bylaws**" and together with the HCA Bylaws, "**Bylaws**"), Ho'opili Design Review Committee Rules and Guidelines described in the HCA Declaration, as the same may be amended, modified and/or supplemented ("**Design Guidelines**"), and all rules and regulations promulgated thereunder, including without limitation the Community Rules of the Ho'opili Community Association ("**HCA**") adopted August 1, 2025, as the same may be amended, modified and/or supplemented ("**Community Rules**") and the Condominium Map, all of which are incorporated herein by this reference and which constitute covenants running with the land, equitable servitudes and liens to the extent set forth therein and provided by law, and which are hereby accepted by Grantee as binding and to be binding on Grantee, Grantee's successors and assigns, and as benefitting Grantor and the lands of Grantor surrounding the Premises;

AND FURTHER SUBJECT TO AS TO FIRST AND SECOND AND EXCEPTING AND RESERVING unto Grantor, its successors and assigns, perpetual easements and rights of way over, across, under and through the Property and Premises hereby conveyed for roadway purposes and for all utilities (whether public or private or for the benefit of homeowners in the Community) and any public type facility or use, including but not limited to water, drainage (including drainage channels, swales and ditches), sanitary and storm sewers, gas, Party Walls (including the creation of the same on the Private Yard Area boundaries), refuse, disposal, landscape, maintenance, driveways, parking areas, access roadways, pathways, bicycle paths and pads, alleys, telephone, electricity, cable (including without limitation television transmission facilities), mail centers, mailboxes, security systems, communication lines and systems and electromagnetic and optical transmission facilities and other similar service purposes as Grantor in its discretion may from time to time designate, whether or not the easements or rights of way are for the purpose of serving the Property or other real property adjacent to the Property, including, without limitation, the reservation of the right to enter upon the Premises and Property

to construct, reconstruct (even after recording of this Unit Deed), install, operate, maintain, repair and relocate such lines, wires, circuits, conduits, cables, channels, swales, ditches, mailboxes, facilities and appurtenances for the aforesaid purposes and the right to grant such easements or rights of way to governmental or quasi-governmental agencies, public, quasi-public or private utility or service companies, other private entities, the association of homeowners, if any, or any other homeowner or group of homeowners in the Community or any adjacent community, without joinder or consent of, and without notice to, Grantee or Grantee's mortgagee. These reserved easements include the right to use for the benefit of other portions of the Common Elements within the Property and the right to use any and all existing utility lines within the Property for such purposes, provided the services therefrom employed to benefit others is submetered. These reserved rights are to be exercised in a manner that will cause the least practicable interference with the Grantee's occupancy of the Premises.

TO HAVE AND TO HOLD the same, together with all rights, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith unto Grantee, absolutely and forever and in fee simple, according to the tenancy and estate set forth herein.

Grantor hereby covenants and agrees with Grantee that Grantor is lawfully seized in fee simple of the Premises hereby conveyed; that the same is free and clear of and from all encumbrances except as set forth herein and except for the lien of real property taxes not yet by law required to be paid; that Grantor has good right and title to sell and convey said Premises in the manner set forth herein; and Grantor will WARRANT AND DEFEND the same unto Grantee forever against the lawful claims and demands of all persons, except as herein mentioned.

Grantee hereby covenants and agrees, for the benefit of Grantor, its successors and assigns, that Grantee and Grantee's family, lessees, tenants, servants, guests, invitees, licensees, employees, or other persons who may occupy or otherwise use the Unit, Community, or improvements therein with Grantee's permission (collectively, "**Grantee's Parties**") will, at all times, observe, perform, comply with and abide by all of the covenants, agreements, obligations, conditions and other provisions herein set forth, and Grantee covenants to indemnify, hold harmless and defend Grantor for any failure to so comply with, observe and perform any such covenant, condition, restriction or other provision contained in this Unit Deed, the Declarations, Bylaws, Limited Warranty, and any existing or future amendments and/or supplements to any of the foregoing.

By acquiring ownership of the Premises hereby conveyed, Grantee, for Grantee and for Grantee's Parties, acknowledges and agrees that Grantee has received, read and understood the Declarations, Limited Warranty, Bylaws, and Community Rules; and acknowledges, agrees with and accepts the disclosures, conditions, covenants, easements and reservations of rights contained in the Declarations, Limited Warranty, Bylaws, Community Rules, and this Unit Deed; and Grantee hereby covenants and agrees that Grantee will observe and perform all of the terms, covenants, conditions and provisions required to be observed and performed by an "owner" under this Unit Deed, the Declarations, Limited Warranty, Bylaws, and Community Rules, including without limitation payment of common expenses assessed in proportion to the common interest appurtenant to the Unit and additional expenses to be allocated to certain classes of Units related to the operation and maintenance of the Common Elements and Limited Common Elements for such Units based on the Units class undivided interest; and Grantee further covenants and agrees that Grantee's Parties will abide by all of the applicable terms, covenants, conditions and provisions set forth in this Unit Deed, the Declarations, Limited Warranty, Bylaws, and Community Rules.

Grantee acknowledges and agrees that the Community is within and a part of an area intended to be developed as a master planned community known as "**Ho'opili**" as described in the HCA Declaration and that the Premises hereby conveyed and the Community are subject and subordinate to the terms and provisions of the Declarations.

Without limitation of matters set forth in the Declarations, Community Rules, Bylaws, or Limited Warranty, the respective contents of which shall control over the disclosures regarding the same contained in this instrument, the Declarations and Limited Warranty, among other matters, provide that Grantee, for Grantee and for Grantee's Parties, acknowledges and agrees that the foregoing documents contain various reservations in favor of Grantor, as "Declarant" under the Declarations, as well as specific limitations, restrictions, requirements, covenants, undertakings, waivers of rights, disclosures, and disclaimers, all of which are binding upon Grantee and all owners of units within the Community (and in Ho'opili) and which may affect the Community, the Unit, and Grantee's use and enjoyment of the Unit due to traffic, noise, dust, mold, vibration, nuisances, irritation, disturbances, annoyances, hazards, effects, and other inconveniences and risks of damage attributable thereto, resulting from properties and uses located near or around the Community. Such properties immediately adjacent to the Community include (i) a future public middle school to the immediate south of the Community, a portion of which is being used by HCA for the temporary 4J Soccer Park; (ii) a future County park to the immediate east of the Community; and (iii) properties zoned for residential, mixed residential and commercial uses and other differing zoning designations. Surrounding the Community, but not immediately adjacent thereto, include properties used for (i) construction, installation, repair, modification, maintenance and/or appearance of improvements, Community Access Drives, landscaping (which must be installed within a limited time period at Grantee's cost), irrigation, private roadways and common driveways, if any, sewer, drain and electrical improvements and facilities, and boundary fences and walls, among others; (ii) plans for the development and use of all or any part of the Community and/or Ho'opili, which may change at any time without notice to Grantee, and which may include but are not limited to the construction of residential and rental housing being developed in cooperation with the County Department of Planning and Permitting or an equivalent State agency as affordable housing available only for purchase or rental by home buyers or renters satisfying specific median income limitations established by such agency or satisfying specific State or Federal income limitations; (iii) continued extensive construction and sales activities within and around the Community, which may result in noise, dust, mold, vibration and other nuisances, irritation, disturbances, annoyances, hazards and effects, and providing for the acceptance by Grantee of such inconveniences and risk of damage attributable thereto, and further providing for the agreement by Grantee to suffer and permit all actions and consequences incidental to such ongoing construction and sales activities; (iv) various adverse environmental hazards, conditions or circumstances, including, without limitation, noise, dust, smoke, soot, ash, odor, noxious vapors, mold, surface water runoff, or other adverse environmental conditions described in the Declarations, and providing for Grantee's acceptance and assumption of risk of the possibility of such occurrences, and damages attributable thereto, and the express waiver of all claims against Grantor and others arising out of or in connection with such adverse conditions or circumstances, including the right to seek damages or the abatement or elimination thereof; (v) potential impacts from residential, mixed residential, retail, agricultural, industrial, recreational, and commercial uses within the Community and Ho'opili, which may be expanded or reduced in accordance with amendments and revisions to the County land use ordinance as may be adopted from time to time, and the anticipated presence of schools, universities, churches, library(ies), day care centers, animal kennels and refuges, homeless shelters or transitional shelters, commercial and retail uses, possible future bus stop locations, facilities, and routes (which are not in control of Grantor), rail transit facilities, parks, walkways, pathways, public throughways, Festival Street, government offices, cellular towers, facilities and other features common to urban environments,

including, without limitation, a Community wide system of bicycle and walking paths and pads and aboveground and underground radio transmission wires and high voltage electric lines, which lines purportedly may emit electric and magnetic fields; (vi) potential impacts from traffic and nearby airport facilities, including but not limited to, aircraft noise, and 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; (vii) potential impacts from the (1) production of pineapple, sugar cane, diversified agricultural, other agricultural and related uses, including, without limitation, an Aloun Farm affiliated processing plant; (2) development of alternative energy projects, including but not limited to an "Energy Corridor" containing an underground energy transmission system located generally along the northern/mauka side of Farrington Highway for transporting primarily by underground pipelines, sources of energy, including, without limitation, gas and petroleum, and existing and future above-ground and underground utility lines and electrical lines (including overhead 138kV transmission, 46kV sub-transmission, and/or 12kV distribution lines (both permanent and temporary), which may be relocated); (3) public highways, including H-1 Freeway, Kualaka'i Parkway, and Farrington Highway, with a planned widening of Farrington Highway that commenced in 2025 and may take many years to complete and which will affect, without limitation, traffic and entry ways to and from Farrington Highway leading to the Ho'opili Community; (4) areas intended for a private community garden, private community center, BWS pump station, possible car wash(s) and/or gas station(s) with a convenience store and a possible cell tower(s) and/or battery storage site(s) or other commercial use, possible meeting facilities, expansion of the West Oahu campus of the University of Hawaii, a future public high school located in the northern portion of the Ho'opili Community along Ho'ona'auao Street, two future public elementary schools in the southern portion of the Ho'opili Community, and proposed parks, which may contain a playground, barbecues, a community center, community garden, and/or civic farms, all maintained by HCA; (5) transmission, sub-transmission and distribution lines and energy transmission facilities, including, without limitation, the Ewa Nui Substation located along Ho'ona'auao Street, which includes and/or may be modified further to include and/or serve, among other things and without limitation, overhead 138kV transmission lines, 46kV sub-transmission lines, and 12kV distribution lines, the Kulanihakoi Substation along Kauluakoko Street and Kulanihako'i Street, which includes and/or may be modified further to include and/or serve, among other things and without limitation, overhead 46kV sub-transmission and 12kV distribution lines and related equipment, transformers, switchgear, switches and associated structures, bus conductors and connectors, lightning arresters and other associated pad mounted equipment, fencing with barbed wire, drive gates and main gates for security control, signage, lights and cameras, two future substations within or immediately adjacent to the Ho'opili Community, portions of the Honolulu rapid transit rail system and guideway, rail station(s), including, but not limited to, the Honouliuli Rail Station, bus transfer facilities, and a temporary park and ride; and (6) development of land owned by DLNR to the west of the Ho'opili Community, which may currently be in use for the production of pineapple, sugar cane, diversified agricultural, other agricultural and related uses, and which future uses may include, among other things and without limitation, residential, light industrial, warehouse, and business park uses; (viii) previous use of the Premises for commercial agricultural and farming operations, and in connection therewith, fertilizer and pesticides, among other things, which may have been or will be applied and used upon the Property, or lands adjacent thereto and may have a long term effect on the Property, water, and/or environment; and (ix) occasional dust from field operations, pollutants, smoke and debris from other agricultural activities or feral lands not in close proximity to the Community, such as sugar cane fires, odor, noise, and other agricultural nuisances associated with agricultural cultivation, including, but not limited to insects, birds, white flies, mongoose and rodents, and continuing agricultural uses. Other rights and easements reserved by or on behalf of Grantor that may affect the Community and the Unit, including without

limitation the right to make specific grants thereof and therefor without consent and/or joinder by Grantee or Grantee's mortgagee, are further described within the Community Documents.

Without limitation of the foregoing, Grantee acknowledges and agrees that commercial and community agricultural uses are planned in Ho'opili and will be supported by the Ho'opili "Urban-Agriculture" initiative, which will include without limitation, land for commercial farming operations, shared and home gardens, community farms and gardens, civic farms, and urban gardens. The urban gardens are intended to feature edible landscaping throughout certain lands in Ho'opili. Commercial agricultural uses are protected under the Hawai'i Right to Farm Act, Hawaii Revised Statutes, Chapter 165, and Hawaii law limits the circumstances under which farming activities may be deemed a nuisance. Grantee further acknowledges and agrees that Grantee shall provide subsequent notice to Grantee's lessees, tenants or assignees of these aforementioned farming operations and practices on adjacent or contiguous land and the protections of such uses afforded under the Hawaii Right to Farm Act.

In furtherance of and without diminution of the foregoing, Grantee hereby further acknowledges and approves the (1) obligations imposed on Grantee pursuant to the terms of the Declarations and Limited Warranty and (2) reservation by Grantor of each and all of the following facts, rights and easements:

(a) Grantor, and its agents, successors, mortgagees and assigns, shall have the right and an easement to conduct extensive sales activities on and at the Community, including the use of any improvements or units within the Community owned by Grantor (and any other unit, with the express permission of the owner of such unit) for model homes, sales and management offices, parking and extensive sales displays and activities, and the posting and maintenance of signs and other advertisements relating to such sales activities;

(b) Grantor and its agents, employees, contractors, licensees, successors, mortgagees and assigns shall have an easement over, under and upon the Community, the Private Yard Area and the Unit, as may be reasonably necessary for the completion of improvements to and correction of defects, as that term is defined in the Limited Warranty and other warranty or "punchlist" items in the Community, the Private Yard Area or the Unit;

(c) Grantor and its agents, employees, contractors, licensees, successors, mortgagees and assigns shall have an easement over, under and upon the Community and each and any portion of the Community, including the Private Yard Area and individual units, to create and cause noise, dust, vibration and other nuisances or annoyances created by and resulting from any work connected with or incidental to the development, construction and sale of any Unit or other improvement to the Community, any additional phase to the Community, or any other community which Grantor, its successors or assigns, may develop on property adjacent to or in the vicinity of the Community. Grantee and any other person acquiring any interest in the Community waives any and all rights, claims or actions that might otherwise be asserted against Grantor, its members, managers, agents, employees, licensees, successors, mortgagees and assigns, based on any such noise, dust, vibration and other nuisances or annoyances;

(d) Grantor hereby reserves an easement to enter upon, across, over, in, and under any portion of the Community, including any Private Yard Area, for the purpose of changing, correcting, or otherwise modifying the grade or drainage channels or chambers of any portion of the Community so as to improve the drainage of water on the Community. Reasonable efforts shall be made to use this easement so as to disturb as little as possible the uses of Grantee, to

undertake such drainage work promptly and expeditiously, and to restore any areas affected by such work to a sightly and usable condition as soon as reasonably possible following such work;

(e) There shall be reciprocal appurtenant easements of encroachment between adjacent Private Yard Areas within the Community due to the unintentional placement or settling of shifting of the improvements constructed, reconstructed, or altered thereon (either initially by Grantor or subsequently by Grantee if in accordance with the terms of the Declarations) to a distance of not more than one foot, as measured from any point on the common boundary between said adjacent Private Yard Areas, along a line perpendicular to such boundary at such point; provided, however, in no event shall an easement for encroachment exist if such encroachment occurred due to willful and knowing conduct on the part of a Grantee as opposed to Grantor. These easements shall be for the encroaching improvements and their maintenance (including access to and from the encroachment);

(f) Grantee hereby acknowledges and agrees that the Unit's Private Yard Area may not and shall not be improved with in-ground/below-grade water features and/or swimming pools. As used herein, the term "water feature" is inclusive of ponds, pools, waterfalls and waterwalls, fountains, courses and streams, and similar improvements containing or intended to contain water and typically used as a decorative or ornamental element. As used herein, the term "swimming pool" is inclusive of outdoor Jacuzzis, whirlpool baths, hot tubs, lap pools, plunge pools, and similar improvements containing or intended to contain sufficient water to partially or fully immerse a person;

(g) Grantee acknowledges that the Unit may be affected by a Roadway Landscape Easement Area granted to HCA. Owners are prohibited from adding to, altering, or modifying the landscape within the Roadway Landscape Easement Area, as defined and further described in the Community Rules and Community Declaration;

(h) Grantor reserves the right either to record an affidavit of a surveyor containing the metes and bounds description of the Community Land or create a File Plan depicting the legal description and easements of the Community, either of which actions are specifically authorized by and without the joinder or consent of Grantee and/or Grantee's mortgagee(s). Such descriptions in the affidavit and/or File Plan shall be consistent with that of the Subdivision Map currently referenced in Exhibit A attached hereto, and upon the approval and filing of the File Plan at the Bureau, the affidavit description and/or File Plan description shall replace and supersede the Land and easement descriptions of the Subdivision Map set forth in Exhibit A attached hereto;

(i) Grantor reserves the right to record a Supplemental Declaration annexing the Community Land into and making the Land subject to that certain Declaration of Restrictive Covenants (Private Park) dated May 17, 2017, recorded in the Land Court as Document No. T-10027224, as the same may be amended, modified and/or supplemented ("**Park Declaration**"), which such action is specifically authorized by and without the joinder or consent of Grantee and/or Grantee's mortgagee(s). Grantee expressly acknowledges and agrees upon recordation of such a Supplemental Declaration, the Community Land will be subject to the terms and conditions of the Park Declaration;

(j) There are two (2) Unit Type Classes included in the Community (as described in the Community Declaration, including without limitation, Exhibit D-2 thereof) which consist of Single-Family Units, located on Parcel 92, and Multi-Family Units, located on Parcel 91. Each Unit within a Unit Type Class is assigned an undivided interest in the Common Elements

appurtenant to the Unit Type Class, as stated in the Community Declaration, including without limitation, Exhibit G-2 thereof; and

(k) There are multiple use classifications of Units included in the Community (as described in the Community Declaration) which are interspersed throughout the Community that include Residential Units and Live-Work Units.

(l) Grantor is installing fencing and landscaping within or adjacent to the landscape easement area in the Community adjacent to Kamalie Mua Street, Ho'okulaia Street, Kamailehope Street and 'Onohi'ula Street, except as otherwise provided below. Due to the topography and site conditions of the Private Yard Area of the Unit, Grantor may construct the fence and landscaping in a location that may differ from the location shown on the Condominium Map and Private Yard Area Plan, and the fence may be located outside of the landscape easement area. Grantor and HCA shall have the right to maintain and access the landscape easement area and any area outside between the landscaping easement and the fence installed by Grantor. Grantee acknowledges and agrees that Grantee may not remove or alter the fence, Grantee is responsible for the maintenance, repair and, when required, replacement of the fencing in accordance with the Community Documents, and Grantee is responsible for maintaining any and all landscaping inside of the fencing located within Grantee's Private Yard Area.

(m) The Unit is bounded on one side by a pedestrian path reflected on the Condominium Map for the Community and/or Private Yard Area Plan for the Unit ("**Pathway**"). Fencing within the Private Yard Area for the Unit may consist of an aluminum picket fence, vinyl privacy fence and/or vinyl semi-privacy fence, ("**Pathway Fence**") separating the Private Yard Area from the Pathway and is reflected on the Private Yard Area Plan for the Unit. Grantee acknowledges and agrees that Grantee is responsible for the maintenance, upkeep and repair of all elements of the Pathway Fence, including the side of the Pathway Fence facing the Pathway, as required under the HCA Declaration and may not alter the Pathway Fence without approval from the HCA Design Review Committee. In the event Grantee fails to maintain, keep up, repair or replace as necessary the Pathway Fence, this obligation may be performed by HCA at Grantee's expense.

By acquiring ownership of the Unit, Grantee hereby further covenants and agrees, for the benefit of Grantor and its successors and assigns, as follows:

(1) The foundation systems for the buildings in the Community have been designed in accordance with the recommendations of geotechnical and structural engineers to meet the requirements of the soil and structural conditions and those of local public agencies. The foundation type employed on grade is generally a post-tensioned waffle-pod style slab foundation, as further described in the Community Declaration. Further, concrete slabs for the buildings may be reinforced with a grid of steel cable installed in the concrete slab and then tightened to create extremely high tension. This type of slab is known as a "Post Tension Slab." Grantee is aware that any alteration to the foundation systems for any reason or purpose (e.g., installing or modifying landscaping, altering gutters, installing a floor safe, remodeling plumbing, etc.) may adversely affect the foundation system and moisture or vapor barriers for the Community and may be hazardous, resulting in serious damage to the Unit, personal injury, or both, as well as serious damage to other units and aspects of the Community. Grantee agrees that Grantee: (a) shall not cut into or otherwise tamper with the foundation slab or perimeter walls; (b) shall not permit or allow any other person to cut into or tamper with the foundation slab or perimeter walls; (c) shall disclose the existence of the character of the foundation slab to any person who rents, leases or purchases the Premises; and (d) shall indemnify, defend and hold Grantor, Grantor's agents, and

the Association of Unit Owners of 'Ahakea at Ho'opili ("**Association**"), free and harmless from and against any and all claims, damages, losses or other liability (including attorneys' fees and costs of court) arising from any breach of this covenant by Grantee.

(2) Soils within the Community, including the land below any building, unit, or structure, may have expansive characteristics, which will require special consideration and attention. Grantee understands and agrees that Grantor bears no responsibility for the manner in which Grantee irrigates Grantee's Private Yard Area and the effect of such irrigation on the soils condition. Grantee shall not change the existing drainage pattern on the Private Yard Area and any modifications made to the grading or drainage pattern on the Unit and Private Yard Area, and any modifications made by Grantee to the grading or drainage contours/swales/flowlines of surfaces or subsurface drainage systems, if any, installed by Grantor are made by Grantee at Grantee's own risk. Because any changes made to the grade or contour of the Private Yard Area may alter the drainage flow and cause damage to other improvements within the Community and Ho'opili, Grantee must be sure to properly landscape so water is directed away from the Unit. Grantee must (a) ensure that any construction or alteration of patios, walkways, wall or planters or installation of landscaping or other improvements on the Private Yard Area, if and as permitted in accordance with the Community Declaration and Community Rules, shall not alter or block the current surface or subsurface drainage systems installed by Grantor and (b) install and maintain appropriate additional drainage and/or gutter systems to accommodate such alterations and improvements. Regular inspection and maintenance must be performed to keep all drainage devices free from dirt, debris and obstructions.

(3) Except as otherwise provided in the Community Declaration, Community Bylaws, or other rules and regulation promulgated thereunder, Grantee may install "solar energy devices" as such term is used in and subject to the provisions of Section 514B-140 of the Act; provided that, Grantee shall assume all risk and liability in connection with the construction, installation, maintenance, and repair of one or more solar energy devices on any portion of the Unit, including the roof, and such risk and liability assumed by Grantee shall include without limitation the risk that such construction, installation, maintenance and repair may affect or void the Limited Warranty and any existing contractor's guarantee or manufacturer's warranty on any portion of the Unit, including without limitation, the roof, roofing membrane, or roofing material; provided further that, by undertaking the construction, installation, maintenance and repair of a solar energy device on the Unit, Grantee shall release, indemnify, and hold harmless Grantor and any other party as may be required by the Community Declaration, Community Bylaws, or other rules and regulation promulgated thereunder, from and against all claims, liability, and expense arising in connection with such construction, installation, maintenance, and repair; and provided further that, in its discretion, the Board of the Association or a committee constituted thereunder may require Grantee to execute and deliver an indemnification and release in accordance with the foregoing in a form that is satisfactory to said Board or committee.

Grantee acknowledges and agrees that, except for the express written Limited Warranty, a sample of which is included in Grantor's homeowner manual ("**Homeowner's Manual**"), and as the same may be limited under the Community Declaration, Grantor is not making or offering any warranties, express or implied, with respect to the Property, Premises, Unit, Private Yard Area, or Community, including, without limitation, any warranties of merchantability, habitability, quality of construction, or fitness for a particular purpose. Grantor expressly disclaims any warranties other than the Limited Warranty, including, without limitation, any express or implied warranties of merchantability, habitability, quality of construction, or fitness for a particular purpose with respect to the Property, Unit, Private Yard Area, or Community. Grantee acknowledges and agrees that the Limited Warranty in respect of the Unit and coverage thereunder may be affected

by acts of Grantee, including without limitation by installation of solar energy devices on the Unit, if and where permitted as provided for and in accordance with the Community Declaration and Community Rules. Grantee acknowledges and agrees that (i) Grantee has received, read and understands the terms of the Limited Warranty and Homeowner's Manual and is familiar with the coverage and exclusions contained in the Limited Warranty, (ii) Grantee shall abide by all the applicable terms, covenants, conditions and provisions of the Limited Warranty and Homeowner's Manual and (iii) other than the Limited Warranty, Grantor is making no other representations, promises, or warranties of any kind, including, without limitation, any express or implied warranties of merchantability, habitability, quality of construction, or fitness for a particular purpose with respect to the Property, Premises, Unit, Private Yard Area, or Community. Grantor has established a customer care program (which will be administered by Grantor pursuant to the section in the Homeowner's Manual commonly referred to as the "Customer Care Program" ("**Customer Care Program**")). The Limited Warranty and Customer Care Program do not cover and Grantee acknowledges and agrees that the Limited Warranty and Customer Care Program do not cover (i) any consequential damages, including, but not limited to, damage to the Unit or Community that is caused by a warranted defect (as defined in the Limited Warranty) but is not itself a warranted defect and/or any claims for emotional distress, lost opportunity, profit or time (from Grantee's employment or otherwise), loss of use of the Premises or any other improvements in the Community, the costs of shelter, transportation, food, moving, storage or other incidental expenses related to relocation during repairs of the Unit or (ii) any appliance, equipment, or other items which are "consumer products" for purposes of the Magnuson-Moss Warranty Act, 15 U.S.C. § 2301, et seq., or which are "consumer goods". The only warranties of such consumer products or goods are those which the manufacturer provides to the purchaser. Information as to such manufacturer's warranties will be provided to Grantee. Grantor does not assume any obligation to service or repair such consumer products or goods. They are included on an "AS IS" basis with Grantee assuming the entire cost of all necessary service, repair, or replacement in the event of defect in quality or performance. With respect to appliances or other consumer products included in Grantee's purchase of the Premises hereby conveyed, this Unit Deed operates as an assignment from Grantor to Grantee of all manufacturer's or dealer's warranties, if any, covering any such appliances or consumer products for the unexpired term thereof to the extent that Grantor has the right and power to make such an assignment. Grantee acknowledges and understands that Grantor is not stating that any such warranties exist, or that such an assignment will be effective, nor is Grantor adopting any such manufacturer's or dealer's warranties or acting as a co-warrantor, but Grantor is merely attempting to pass through to Grantee the benefits of such warranties, if any exist. Grantee specifically agrees that during the term of and in accordance with the Limited Warranty, Grantee shall in each and all instances permit Grantor or Grantor's designated representative and/or the administrator of or insurer under the Limited Warranty or their respective representative to repair any and all items classified by Grantor or the administrator as items covered by the Limited Warranty or provide such alternate coverage in respect of warranted items available under the Limited Warranty, and that Grantee shall have no further rights and Grantor no further obligation to Grantee in respect of such matters repaired or administered as provided in the Limited Warranty.

Grantee, for Grantee, its successors and assigns, and Grantee's Parties who may occupy or otherwise use the Premises or Property, and any improvements thereto or thereon, including without limitation the Community Access Drives described in the Community Declaration, acknowledges, covenants and agrees that: (a) Grantor may continue to use the Community Access Drives for construction and sales activities within the Community, which may from time to time result in noise, vibration and other hazards and inconveniences to Grantee; (b) Grantee shall use the Community Access Drives with due care for public and private safety and shall comply with all laws, statutes, ordinances, and all rules and regulations of Grantor, while occupying or using the

Community Access Drives; (c) Grantee will not interfere with any work being performed, operations being carried out, or use being engaged in or on the Community Access Drives by, on behalf of, or authorized by Grantor; (d) Grantor shall have no liability or obligation of any nature to Grantee or Grantee's Parties as a result of such persons' entry upon or use of the Community Access Drives or other property owned or controlled by Grantor; (e) Grantee shall indemnify and hold harmless Grantor, and its respective affiliates, members, managers, officers, directors, representatives, employees and agents, from and against any and all loss, damage, costs, expenses, including attorneys' fees, liability, demands, or causes of action resulting from nuisance, injury, harm or death to persons or property arising out of or in any way connected with Grantee's use of the Community Access Drives, except any loss or damage caused by the gross negligence or willful misconduct of Grantor; and (f) Grantee fully realizes and assumes all risks of using the Community Access Drives, including, but not limited to, the dangers associated with construction equipment and workers on or near the Community Access Drives, the dangers resulting from the condition of the Community Access Drives, and the dangers of collision with other vehicles and pedestrians using the Community Access Drives.

Without limitation of any other provision herein contained, Grantor hereby grants Grantee a non-exclusive right of entry for access purposes over, upon and across the roadway lots ("**Roadway Lots**") more specifically described in Exhibit A attached to this Unit Deed owned by Grantor and/or others; provided, however, that such right of entry shall automatically terminate upon dedication of the Roadway Lots to any governmental authority. Grantee, for Grantee, its successors and assigns, and Grantee's Parties, acknowledges, covenants and agrees that: (a) Grantor may continue to use the Roadway Lots for agricultural uses, construction and sales activities within the Community, which may from time to time result in noise, vibration and other hazards and inconveniences to Grantee; (b) Grantee shall use the Roadway Lots with due care for public and private safety and shall comply with all laws, statutes, ordinances, and all rules and regulations of Grantor while occupying or using the Roadways Lots; (c) Grantee will not interfere with any work being performed, operations being carried out, or use being engaged in or on the Roadways Lots by, on behalf of, or authorized by Grantor; (d) Grantor shall have no liability or obligation of any nature to Grantee or Grantee's Parties as a result of such persons' entry upon or use of the Roadway Lots or other property owned or controlled by Grantor; (e) Grantee shall indemnify and hold harmless Grantor and its affiliates, members, managers, officers, directors, representatives, employees and agents, from and against any and all loss, damage, costs, expenses, including attorneys' fees, liability, demands, or causes of action resulting from nuisance, injury, harm or death to persons or property arising out of or in any way connected with the right of entry granted by Grantor pending dedication as described above, except any loss or damage caused by the gross negligence or willful misconduct of Grantor; and (f) Grantee fully realizes and assumes all risks of using the Roadway Lots prior to dedication of the Roadway Lots as described above, including, but not limited to, the dangers associated with agricultural and construction equipment and workers on or near the Roadway Lots, the dangers resulting from the condition of the Roadway Lots, and the dangers of collision with other vehicles and pedestrians using the Roadway Lots.

Without limiting the generality of the foregoing, Grantee hereby specifically acknowledges and agrees to all of the reservations of rights and easements as set forth and described in the Declarations in favor of Grantor and Grantor's successors and assigns as "Declarant". By acceptance of this Unit Deed, Grantee hereby consents and agrees to and with Grantor that in order to effectuate the rights and easements reserved to Grantor as aforesaid, Grantor and/or Grantor's assignee shall also have the right to prepare, execute, file, process and record necessary and appropriate papers and documents to establish and grant easements and to make necessary and appropriate amendments of the Declarations, all without further notice to Grantee

or Grantee's Mortgagee. By such acceptance, Grantee also agrees to execute all documents and to do all other things as may be necessary or convenient to effect the same; and such acceptance shall be deemed an appointment of Grantor and/or Grantor's assignee, with full right of substitution, as the attorneys-in-fact of Grantee (and any mortgagee of Grantee) to execute such documents and to do such things on Grantee's (or Grantee's mortgagee's) behalf, which grant of such power, being coupled with an interest, is irrevocable for the term of Grantor's reserved rights and shall not be affected by the disability of Grantee.

Grantee, on behalf of Grantee and Grantee's successors and assigns, agrees that in the event Grantee or any other person with an interest in the Community or the Premises shall have any claim or cause of action arising out of or in any way related to this Unit Deed, except as specifically provided above, the Declarations (and any and all rules, regulations and supplemental declarations promulgated pursuant to the foregoing, and the enforcement thereof), any aspect of the Unit and related facilities or the Private Yard Area as they relate to exposure to the sun, moisture, mold and/or wind and/or adjacent properties, Ho'opili, the Community, the development, construction, quality, sales, marketing, disclosures, financing, delivery of the Unit, Community or improvements thereto, any Private Yard Area or improvements thereto, the Limited Warranty, or each of those items identified in the Limited Warranty, the Customer Care Program, all of which are incorporated herein by this reference, and/or any other aspect of or activity with respect to Ho'opili, the Community, improvements thereto, or the Premises (collectively, "**Covered Matters**"), against Grantor and/or any of the Covered Parties defined in the Community Declaration, such claim or cause of action ("**Dispute**") whether such Dispute is based on contract, tort, or statute, including, without limitation, any Dispute described in the Declarations, whether such Dispute arises before or after the recording of this Unit Deed, shall be resolved by binding arbitration in accordance with the Federal Arbitration Act (9 U.S.C. §1, et seq.) now in effect and as the same may from time to time be amended, to the exclusion of any different or inconsistent state or local law, ordinance, regulation, or judicial rule, by and pursuant to the rules of Dispute Prevention and Resolution, Inc. ("**DPR**") in effect at the time of the initiation of the arbitration (sometimes "**Arbitration**" or "**arbitration**") after it shall have first been submitted to the process of "Negotiation" and "Mediation" defined in the Community Declaration, and not by a court of law; provided, however, any and all Disputes relating to Unresolved Warranty Issues (as the same is or may be defined in the Limited Warranty) shall be resolved by mediation and arbitration in the manner specified in the Limited Warranty, utilizing the mediator and arbitrator selected under the provisions of the Limited Warranty; provided further that in the event of an arbitration of a Dispute relating to an Unresolved Warranty Issue under the terms of the Limited Warranty, the provisions of the Community Declaration shall apply only to the extent not in conflict with the Limited Warranty. Any such claim or cause of action shall be subject to arbitration, regardless of whether the claim is against Grantor, or the "Covered Parties", defined in the Community Declaration, which include, without limitation, Grantor's real estate broker, agent or attorney, the architects, engineers, or other design consultants for the Community, the contractor, subcontractors, sub-subcontractors, material suppliers or other persons involved with the Community, their officers, directors, agents, servants, employees or representatives, the managing agent, if any, and their respective officers, directors, agents, servants, employees or representatives, provided that such person(s) agrees to or has agreed to arbitrate such disputes; or if such claim or cause of action is filed jointly and severally against other parties, it shall be subject to arbitration whether or not such other parties are willing to submit to arbitration as provided in this Unit Deed. Any arbitration shall be conducted in the County in which the Premises is located and, notwithstanding anything contrary contained in the Limited Warranty, any such Arbitration shall be conducted at the office of the arbitrator. No punitive damages shall be awarded in any claim against Grantor or any other Covered Parties; provided however in the event such limitation is determined to be invalid or unenforceable, then such limitation shall be severed and this Unit Deed shall be construed as if

such limitation were omitted and shall not affect the other provisions hereof. Further, no award for damages attributable to emotional distress or a multiple of actual damages based upon any theory of law may be awarded by the arbitrator in any claim against Grantor or any of the other Covered Parties. The award rendered by the arbitrator shall be final.

CHAPTER 672E OF THE HAWAII REVISED STATUTES CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT OR OTHER ACTION FOR DEFECTIVE CONSTRUCTION AGAINST THE CONTRACTOR WHO DESIGNED, REPAIRED, OR CONSTRUCTED YOUR HOME OR FACILITY. NINETY DAYS BEFORE YOU FILE YOUR LAWSUIT OR OTHER ACTION, YOU MUST SERVE ON THE CONTRACTOR A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE. UNDER THE LAW, A CONTRACTOR HAS THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR AND/OR PAY FOR THE DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY A CONTRACTOR. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THE LAW, AND FAILURE TO FOLLOW THEM MAY NEGATIVELY AFFECT YOUR ABILITY TO FILE A LAWSUIT OR OTHER ACTION.

EXCEPT FOR CLAIMS BROUGHT BY THE ASSOCIATION PURSUANT TO SECTION 514B-104, HAWAII REVISED STATUTES, TO THE FULLEST EXTENT ALLOWED BY LAW, GRANTEE, ON BEHALF OF GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS, AND GRANTOR EXPRESSLY WAIVE THE RIGHT TO BRING OR PARTICIPATE IN ANY CONSOLIDATED, CLASS, COLLECTIVE, OR REPRESENTATIVE ARBITRATION OR LAWSUIT AGAINST THE OTHER OR ANY COVERED PARTIES. THIS WAIVER MEANS THAT THE PARTIES DESCRIBED IN THIS PARAGRAPH AGREE TO NOT JOIN OR CONSOLIDATE CLAIMS OF MULTIPLE INDIVIDUALS OR PARTIES INTO A SINGLE ARBITRATION OR LAWSUIT, WHETHER AS A CLASS ACTION, COLLECTIVE ACTION, REPRESENTATIVE ACTION, OR OTHERWISE. EACH PARTY DESCRIBED IN THIS PARAGRAPH AGREES THAT ANY DISPUTE SHALL BE ARBITRATED SOLELY ON AN INDIVIDUAL BASIS AND NOT AS A CLASS, COLLECTIVE, OR REPRESENTATIVE ACTION. IN THE EVENT THE FOREGOING WAIVER IS HELD NOT TO APPLY OR IS HELD INVALID, VOID OR UNENFORCEABLE, THE REMAINING PROVISIONS OF THIS INSTRUMENT SHALL CONTINUE IN FULL FORCE AND EFFECT.

Grantor and Grantee mutually agree that this instrument may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same agreement, binding all of the parties hereto, notwithstanding all of the parties are not signatory to the original or the same counterparts. For all purposes, including, without limitation, recordation, filing and delivery of this instrument, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

Grantor and Grantee mutually agree that the terms "Grantor" and "Grantee" as and when used in this Unit Deed, or any pronouns used in place thereof, shall mean and include the masculine, feminine or neuter gender, the singular or plural number, individuals or corporations, and each of their respective heirs, devisees, personal representatives, members, managers, successors, successors in trust and assigns, according to the context thereof. If this Unit Deed is signed by two or more persons or parties as Grantee, all covenants of Grantee contained in this Unit Deed shall be deemed joint and several. Each and every acknowledgment, acceptance, appointment, agreement and covenant of Grantee contained in this Unit Deed shall run with the Premises hereby conveyed and constitute an equitable servitude and lien thereon, and each and every person or party hereafter acquiring from Grantee any interest in such Premises shall be

Grantor and Grantee have executed this Unit Deed and Reservation of Rights as of the date first referenced above.

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

By VERTICAL CONSTRUCTION CORPORATION,
a Delaware corporation
Its Manager

By _____
Name: GRANT M. NAKAGAWA
Title: Vice President

Grantor

_____
RAUL DE LA TORRE, III

Grantee

Grantor and Grantee have executed this Unit Deed and Reservation of Rights as of the date first referenced above.

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

By VERTICAL CONSTRUCTION CORPORATION,
a Delaware corporation
Its Manager

By _____
Name: GRANT M. NAKAGAWA
Title: Vice President

Grantor

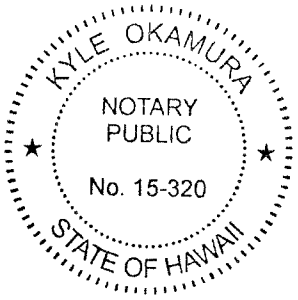


RAUL DE LA TORRE, III

Grantee

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

On this 3 day of Nov, 2025, before me personally appeared **GRANT M. NAKAGAWA**, 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 or type name: Kyle Okamura
Notary Public, State of Hawaii
My commission expires: September 13, 2027

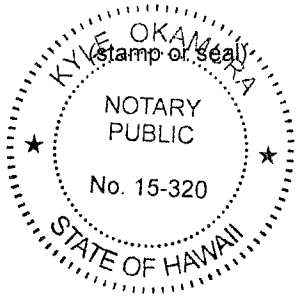
Date of Doc:	Undated at time of notarization	# Pages:	18 (Excluding Exhibit(s))
Name of Notary:	Kyle Okamura	Notes:	Unsigned by Grantee (counterparts)
Commission Expires:	September 13, 2027		
Doc. Description:	'Ahakea at Ho'opili Unit Deed and Reservation of Rights		

11/3/25
Notary Signature Date

First Circuit, State of Hawaii

NOTARY CERTIFICATION

(Stamp or Seal)



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

On this 21 day of November, 2025 before me personally appeared **RAUL DE LA TORRE, III**, 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 or type name: Tiah Davidson
Notary Public, State of Hawaii
My commission expires: 2/25/2028

TIAH DAVIDSON NOTARY PUBLIC 24-25 STATE OF HAWAII

Date of Doc: Undated at Signing	# Pages: 18
Name of Notary: Tiah Davidson	Notes:
Commission Expires: 2/25/2028	
Doc. Description: 'Ahakea at Hoʻopili Unit Deed and Reservation of Rights	(stamp or seal)

11/21/2025
Notary Signature Date

First Circuit, State of Hawaii

NOTARY CERTIFICATION

EXHIBIT A

All of that certain parcel of land in the community known as "'Ahakea at Ho'opili" situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, more particularly described as follows:

> Lot 1, area 5.721 acres, more or less, and an approximate 5.507 acre portion, more or less, of Lot 3, being 120.627 acres, more or less, as described in Second Amended and Restated Declaration of Subdivision (Ho'opili Phase 17A Subdivision) (DPP File No. 2023/SUB-70), recorded January 22, 2025 in the Bureau of Conveyances of the State of Hawaii ("**Bureau**") as Document No. A-9153000679 (both Lot 1 and Lot 3 being a portion of deregistered Lot 20159, as shown on Map 1698 of Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased, having been deregistered and recorded October 29, 2019 in the Bureau as Document No. A-72410581).

Together with access over Lots 5, 6, 7, 8 and 9 ("**Roadway Lots**") as shown on File Plan 2529 filed in the Bureau, to Lot 20156, 20157 and 20158 as shown on Map 1698 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii ("**Land Court**"), with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased, to Lot 20145 and to Lot 20143 and to Lot 20142 as shown on Map 1693 and then to Kualakai Parkway, a public road, as set forth by Land Court Order No. T-10837271, recorded on September 3, 2019; provided, however, that in the event that any Roadway Lots are conveyed to the State of Hawaii, the City and County of Honolulu or other governmental authority, said right of access as to said roadway lots so conveyed shall immediately terminate.

Being the premises acquired by:

> TRUSTEES' LIMITED WARRANTY DEED WITH COVENANTS AND RESERVATION OF RIGHTS
>
> Recorded: March 1, 2006 in the Bureau as Document No. 2006-039948, and in the Land Court as Document No. 3398322

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature.

2. EASEMENT IR-11

   Purpose: irrigation purposes affecting Lot 1
   Referenced: as shown on DPP File No. 2023/SUB-70, as described in Second Amended and Restated Declaration of Subdivision (Ho'opili Phase 17A Subdivision) (DPP File No. 2023/SUB-70), recorded January 22, 2025 in the Bureau as Document No. A-9153000679, together with the right reserved to Grantor to grant the same without joinder or consent of the Grantee or Grantee's mortgagee

3. EASEMENT D-1

Purpose: drainage purposes affecting Lot 3
Referenced: as shown on DPP File No. 2023/SUB-70, as described in Second Amended and Restated Declaration of Subdivision (Ho'opili Phase 17A Subdivision) (DPP File No. 2023/SUB-70), recorded January 22, 2025 in the Bureau as Document No. A-9153000679, together with the right reserved to Grantor to cancel and/or grant the same without joinder or consent of the Grantee or Grantee's mortgagee

4. The terms and provisions contained in the following:

Entitled: TRUSTEES' LIMITED WARRANTY DEED WITH COVENANTS AND RESERVATION OF RIGHTS
Dated: March 1, 2006
Recorded: March 1, 2006 in the Bureau as Document No. 2006-039948, and in the Land Court as Document No. 3398322

PARTIAL ASSIGNMENT OF RIGHTS dated effective June 18, 2020, recorded July 2, 2020 in the Bureau as Document No. A-74880655, and in the Land Court as Document No. T-11140354, by and between TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED, acting in their fiduciary and not in their individual capacities, by JAMES CAMPBELL COMPANY LLC, a Delaware limited liability company, its De-Facto Successor in Interest, "Assignor", and JAMES CAMPBELL COMPANY LLC, a Delaware limited liability company, "Assignee".

5. The terms and provisions contained in the following:

Entitled: DECLARATION OF CONDITIONS APPLICABLE TO AN AMENDMENT OF DISTRICT BOUNDARY FROM AGRICULTURAL TO URBAN
Dated: August 16, 2012
Recorded: August 20, 2012 in the Bureau as Document No. A-46150824, and in the Land Court as Document No. T-8267285

6. The terms and provisions contained in the following:

Entitled: UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING
By: D.R. HORTON - SCHULER HOME, LLC, a Delaware limited liability company, d.b.a. D.R. HORTON-SCHULER DIVISION, "Declarant"
Dated: May 4, 2015
Recorded: May 4, 2015 in the Bureau as Document No. A-56020836, and in the Land Court as Document No. T-9254221

7. The terms and provisions contained in the following:

Entitled: MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HO'OPILI
Dated: January 3, 2017
Recorded: January 3, 2017 in the Land Court as Document No. T-9864231, as the same may be amended, supplemented and/or restated

SUPPLEMENTAL DECLARATION OF ANNEXATION (HO'OPILI) dated October 6, 2017, recorded October 11, 2017 in the Bureau as Document No. A- 64930547, filed in the Land Court as Document No. T-10145148.

SUPPLEMENTAL DECLARATION REGARDING SINGLE FAMILY USES OF DWELLING UNITS AT HO'OPILI dated January 17, 2019, recorded February 1, 2019 in the Bureau as Document No. A-69710594, filed in the Land Court as Document No. T-10623205.

AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION AND EASEMENTS FOR HO'OPILI dated March 29, 2021, recorded April, 22, 2021 in the Bureau as Document No. A-77820091, filed April 23, 2021 in the Land Court as Document No. T-11435152.

SUPPLEMENTAL DECLARATION ESTABLISHING AND DEFINING LAND USE CLASSIFICATIONS FOR HO'OPILI (Agricultural, Recreational and Open Space Use, School Use, and Public Service Areas) dated August 30, 2022, recorded August 30, 2022 in the Bureau as Document No. A-82770690.

SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION AND EASEMENTS FOR HO'OPILI dated April 14, 2022, recorded May 6, 2022 in the Bureau as Document No. A-81610129, filed in the Land Court as Document No. T-11813047.

SUPPLEMENTAL DECLARATION ESTABLISHING REPORTING OBLIGATIONS IN COMPLIANCE WITH THE FEDERAL CORPORATE TRANSPARENCY ACT (Ho'opili) dated April 26, 2024, recorded May 2, 2024 in the Bureau as Document No. A-88880550.

SUPPLEMENTAL DECLARATION DESIGNATING LAND USE CLASSIFICATION AND SUBDISTRICT FOR PHASE 17A PARCEL 92 AND PHASE 17B PARCEL 91 OF HO'OPILI ('Ahakea at Ho'opili) dated July 25, 2025, recorded July 30, 2025 in the Bureau as Document No. A-9342000720, as the same may be amended, supplemented and/or restated.

VARIOUS SUPPLEMENTAL DECLARATIONS AFFECTING LANDS OTHER THAN THOSE DESCRIBED IN THIS EXHIBIT HAVE BEEN OMITTED HEREFROM.

8. The terms and provisions contained in the following:

Entitled: DECLARATION OF RESTRICTIVE COVENANTS (PRIVATE PARK)
Dated: May 17, 2017

Recorded: June 15, 2017 in the Land Court as Document No. T-10027224, as the same may be amended, supplemented and/or restated

9. The terms and provisions contained in the following:

Entitled: SECOND AMENDED AND RESTATED DECLARATION OF SUBDIVISION (Ho'opili Phase 17A Subdivision) (DPP File No. 2023/SUB-70)
Dated: January 17, 2025
Recorded: January 22, 2025 in the Bureau as Document No. A-9153000679, as the same may be amended, supplemented and/or restated

10. The terms and provisions contained in the following:

Entitled: GRANT OF EASEMENTS (Ho'opili - Phase 17A Infrastructure)
To: HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation, and HAWAIIAN TELCOM, INC., a Hawaii corporation
For: utility purposes
Dated: July 24, 2025
Recorded: July 29, 2025 in the Bureau as Document No. A-9341000169, together with the right reserved to Grantor to amend, restate and/or cancel the same without joinder or consent of the Grantee or Grantee's mortgagee

11. CONDOMINIUM MAP NO. 6756, filed in the Bureau, as amended by Document No. A-9364000844, as the same may be further amended.

12. The terms and provisions contained in the following:

Entitled: DECLARATION OF CONDOMINIUM PROPERTY REGIME OF 'AHAKEA AT HO'OPILI CONDOMINIUM MAP NO. 6756
Dated: July 25, 2025
Recorded: August 1, 2025 in the Bureau as Document No. A-9344000982, as amended by Document No. A-9364000847 and Document No. A-9431000583, as the same may be further amended, supplemented, and/or restated

ANY AND ALL INCREMENT NOTICE(S) FOR THE CONDOMINIUM PROPERTY REGIME OF 'AHAKEA AT HO'OPILI (for individual increment) (Condominium Map No. 6756) recorded or to be recorded in the Bureau.

13. The terms and provisions contained in the following:

Entitled: BYLAWS OF THE ASSOCIATION OF UNIT OWNERS OF 'AHAKEA AT HO'OPILI
Dated: July 25, 2025
Recorded: August 1, 2025 in the Bureau as Document No. A-9344000983, as the same may be amended, supplemented, and/or restated

14. The terms and provisions contained in the following:

Entitled:	GRANT OF EASEMENTS ('Ahakea at Ho'opili - Phase 17A, Parcel 92)
To:	HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation
For:	utility purposes
Dated:	August 28, 2025
Recorded:	September 3, 2025 in the Bureau as Document No. A-9377000291, together with the right reserved to Grantor to amend, restate and/or cancel the same without joinder or consent of the Grantee or Grantee's mortgagee

15. Amended and Restated Bylaws of Ho'opili Community Association adopted October 19, 2025, as the same may be further amended, supplemented and/or restated.

END OF EXHIBIT A

'AHAKEA AT HO'OPILI
DISCLOSURE ADDENDUM

'Ahakea at Ho'opili Community. 'Ahakea at Ho'opili is a fee simple mixed residential-commercial subdistrict ("**Community**"), consisting of 197 condominium units ("**Units**") comprised of 91 Single-Family Units in Parcel 92 and 80 Multi-Family Units and 26 Live-Work Units in Parcel 91. The Community is located within Ewa Beach, Hawaii 96706.

Sales Contract. This Disclosure Addendum supplements Buyer's Sales Contract and is part of that legally binding agreement. Defined terms used in the Sales Contract are sometimes used in this Disclosure Addendum and have the same meanings here.

SCOPE OF DISCLOSURE. THIS DISCLOSURE ADDENDUM IS NOT EXHAUSTIVE IN SCOPE. BY ENTERING INTO A SALES CONTRACT BUYER IS ENTERING INTO A LEGALLY BINDING AGREEMENT. BUYER SHOULD READ AND FULLY UNDERSTAND THE CONTENTS OF EACH AGREEMENT MENTIONED IN THE SALES CONTRACT, INCLUDING, BUT NOT LIMITED TO, THOSE DOCUMENTS CONTAINED IN THE DOCUMENT PACKAGE FOR THE COMMUNITY AND HO'OPILI. THESE DOCUMENTS ARE CALLED THE "**COMMUNITY DOCUMENTS**" AND EACH DOCUMENT WILL AFFECT BUYER'S SUBSTANTIVE RIGHTS AND OBLIGATIONS. THIS DISCLOSURE ADDENDUM ATTEMPTS TO HIGHLIGHT SOME BUT NOT ALL OF THE IMPORTANT PROVISIONS OF THE COMMUNITY DOCUMENTS AND TO PROVIDE BUYER WITH OTHER INFORMATION. IN THE EVENT OF A CONFLICT BETWEEN THE COMMUNITY DOCUMENTS AND THIS DISCLOSURE ADDENDUM, THE COMMUNITY DOCUMENTS SHALL CONTROL. HOWEVER, WHERE THIS DISCLOSURE ADDENDUM PROVIDES FOR ADDITIONAL, DIFFERENT OR EXPANDED COVENANTS OR OBLIGATIONS WHICH ARE NOT CONTAINED IN THE COMMUNITY DOCUMENTS, THIS DISCLOSURE ADDENDUM SHALL CONTROL.

BUYER UNDERSTANDS AND ACKNOWLEDGES THAT THE MATTERS CONTAINED IN THIS DISCLOSURE ADDENDUM AND OTHERWISE IN THE SALES CONTRACT REPRESENT A GOOD FAITH EFFORT BY SELLER TO DISCLOSE CERTAIN INFORMATION THAT MAY AFFECT BUYER'S DECISION TO PURCHASE THE PROPERTY, BUT THAT THESE DISCLOSURES ARE NOT INTENDED TO BE AND SHOULD NOT BE REGARDED BY BUYER AS A COMPLETE DESCRIPTION OF ALL MATTERS THAT ARE OR MIGHT BE RELEVANT TO THE OWNERSHIP AND USE OF THE PROPERTY. BUYER ALSO UNDERSTANDS THAT THIS DISCLOSURE ADDENDUM CONTAINS A RELEASE PROVISION THAT HAS LEGAL CONSEQUENCES. Buyer understands and acknowledges that the activities in and around the Community affect the use and enjoyment of the Property and represents and warrants to Seller that Buyer, in Buyer's sole discretion, based on Buyer's independent investigation, has determined that the benefits of owning and enjoying the Property outweigh such detriments and risks. Buyer hereby covenants and agrees to assume all risks of impairment of the use and enjoyment of the Property, property damage and personal injury arising from activities affecting the Community. The terms of this Disclosure Addendum shall survive occupancy of the Property by Buyer and the recordation of the Deed and shall be binding upon and inure to the benefit of the parties and their respective heirs, personal representatives, successors and assigns.

«INITIAL-LINES-BELOW-BLOCK-DATELESS--BUYE» «INITIAL-LINES-BELOW-BLOCK-DATELESS--COBU»

Community Documents. Buyer is strongly encouraged to carefully read the Community Documents applicable to the property Buyer is purchasing (sometimes "**Property**" and/or "**Unit**"). Without limitation, the Community Documents, as the same may be amended, modified and/or supplemented, include the: (1) HCA Declaration; (2) HCA's Articles and Bylaws; (3) Community Articles of Incorporation; (4) Community Declaration (collectively with the HCA Declaration, "**Declarations**"); (5) Community Bylaws; (6) Condominium Map; (7) Community Rules; (8) HCA Rules; (9) Ho'opili Design Guidelines, Ho'opili Urban Design Plan ("**Ho'opili UDP**"), and any supplemental architectural standards contained in the Community Rules; (10) Ho'opili Commercial Use Guidelines; (11) Ho'opili Signage Guidelines; (12) other materials adopted by HCA; (12) Sales Contract; (13) Deed; (14) any Special Disclosure Addenda in addition to this one, if any; and (15) Public Report.

Master Planned Community. The Ho'opili Community is a master planned community encompassing several residential and mixed use communities, condominiums, commercial and other related facilities. Ho'opili is planned to have many subdistrict areas. The Community is within the Ho'opili Community. By purchasing a Unit in the Community, Buyer agrees that Buyer, Buyer's family, lessees, tenants and guests will observe and obey the terms, covenants, conditions and provisions contained in the HCA Declaration, HCA Articles and Bylaws, HCA Design Guidelines, HCA Community Rules, as well as those terms, covenants, conditions and provisions set forth in the Community Documents.

Mixed Use Community. There are three (3) use classifications of Units included in the Community (as described in the Community Declaration) and may be interspersed throughout the Community:

"**Residential Units**" means those Single-Family Units and Multi-Family Units, including all Improvements and facilities constructed or reconstructed therein and all Limited Common Elements appurtenant thereto, designated for residential use as limited by the Community Declaration. Residential Units are intended for use for dwelling purposes or long-term residential purposes and shall not be used for any other purpose.

"**Live-Work Unit(s)**" means and refers to those C1/C1(R) and C2/C2(R) Units delineated on the Condominium Map and are identified in **Exhibit D-2** or an amendment to the Community Declaration, all Improvements and facilities constructed or reconstructed therein, and all Limited Common Elements appurtenant to such Unit(s). These Units are initially designated for residential use as Residential Units, but may be designated for mixed residential and commercial uses as limited by the Community Declaration, subject to the limitations contained at **Section H.2** or otherwise in the Community Declaration and upon the Recordation of one or more Supplemental Declarations by Declarant (each, a "**Conversion Declaration**") designating such Live-Work Units for mixed residential and commercial uses. Live-Work Units may be used for long-term residential use on a portion of the ground floor and the entire second floor of such Units and commercial purposes on a portion of the ground floor as specified in and limited by the Community Declaration.

"Designated Commercial Live-Work Unit" means and refers to those Live-Work Units designated by Seller for use wholly as one or more Commercial Units.

Commercial Uses. Pursuant to the Community Declaration, certain commercial uses are permitted, which may include but are not limited to, commerce and business, social and civic services, and utilities and communications. Buyer is encouraged to review the Community Declaration to become familiar with the commercial uses that are allowed and prohibited within the Community.

Uses Permitted in Future. Additional commercial uses not currently permitted may be also permitted if/when Bill 64 (2023) is adopted by the City, which proposes, among other things, changes to use permissions and new uses and standards. Buyer accepts all of these risks. Additionally, the Community, together with other portions of Ho'opili, may be included within a future Transit-Oriented Development Special District ("**TOD Special District**") that may overlay and supplement or supersede certain zoning elements currently applicable to the Community. Based upon the adoption of Bill 64 (2023) and/or approval of the TOD Special District and pursuant to the Community Documents, Declarant may amend, but is under no obligation to amend, the Community Declaration to allow and permit the Commercial Use Committee to approve commercial uses within the Community in addition to those currently permitted under the Community Declaration, including, without limitation, commercial uses not currently permitted under applicable zoning of the Community. Buyer accepts the expended commercial uses that may be undertaken in the community and other risks associated with the foregoing.

Design Review. Seller and the County retain design review and approval authority over all developments in Ho'opili, pursuant to the Ho'opili UDP and Ho'opili Design Guidelines. In order to assist in the review of projects and interpretation of provisions of the Ho'opili UDP, Seller has established a Design Advisory Board ("**DAB**") comprised of professionals in various fields including but not limited to architecture, planning, landscape architecture and engineering to review project plans. As an accommodation, the authority of the DAB to administer and to enforce the Ho'opili UDP and the Ho'opili Design Guidelines with respect to proposed improvements by Owners and commercial users within the Ho'opili Community has been delegated to the Ho'opili Design Review Committee ("**DRC**" or "**Design Review Committee**") established pursuant to the HCA Declaration, which may adopt such design guidelines and rules, as determined appropriate by the DRC, specific to any land use classification within Ho'opili and which may otherwise contain specific provisions that vary from one portion of Ho'opili to another depending upon the location, unique characteristics and intended use thereof. Pursuant to the HCA Declaration, the responsibilities of the DRC may be delegated to the Community's Association, the Community's Board of Directors ("**Board"**), if and when constituted, or the Community's DRC, if established. The delegation to the Board or the Community's DRC may be limited, including, without limitation, by deferring the delegation in respect of approvals or additions that use or modify Common Elements within the Community until after the first meeting of the Community Association. For example, this may delay the installation of photovoltaic or other solar energy devices.

Private Yard Area Plans. Single-Family Unit Owners will be provided with a "**Private Yard Area Plan**" prepared by Seller for their Unit and appurtenant Private Yard Area, which will show certain information specific to such Unit and Private Yard Area (e.g., the approximate location of utilities and their connection points, some of the easements affecting the Private Yard Area, and building setbacks). The Unit and Private Yard Area shall be subject to all items shown or referred to on the Private Yard Area Plan. Both before and after such Unit is conveyed, Seller shall have the right to revise the Private Yard Area Plan to show new or revised utility, landscaping and drainage easements benefiting such Unit and Private Yard Area and/or other portions of the Community.

Date of Disclosure. Information in this Disclosure Addendum is current, to the best of Seller's knowledge, as of the date of publication set forth in the bottom left hand corner of this page. The information contained herein was collected from sources deemed to be reliable. While Seller has made every effort to obtain the most recent and accurate information, Buyer should rely solely on Buyer's own investigation and the investigation of Buyer's agents in making a decision to purchase. As information can change rapidly, Seller also encourages Buyer to contact the agencies and named individuals at the addresses and phone numbers listed for the most up-to-date information.

Closing. Completion dates are ALWAYS and ONLY estimates. Early occupancy is NOT ALLOWED. Early delivery of furniture is NOT ALLOWED.

Loans. Closing of any loan that will finance Buyer's purchase is Buyer's responsibility. Buyer's sales representative will assist, but each Buyer must stay in contact with Buyer's lender so that loan approval is obtained in accordance with the time frames provided in the Sales Contract and Closing coincides with building completion. Buyer must be in a position to close escrow on the transaction within five (5) days after Buyer's Unit is ready for occupancy. Delay interest charges may be charged if these deadlines are not met and/or Seller may cancel the Sales Contract.

Owner Occupancy and Pre-Sale Requirements. If Buyer is obtaining FHA financing, Buyer understands that in order for the Community to qualify for FHA financing, FHA requires a certain percentage of Units in the Community be owner-occupied or sold to persons who intend to occupy the Units before Buyer's FHA loan can close. The required percentages may vary and Buyer should consult its lender to determine what percentages will apply to Buyer's loan. Buyer also understands that pursuant to FHA regulation, FHA approval of the Community for FHA loans does not occur until after the Unit is ready for occupancy. As a result, a delay in Closing may occur based on the timing of FHA's review of Community Documents. Seller is not able to estimate the length of any delay that may occur and is not responsible for any delay attributable to FHA review.

Financing. The primary lender will be DHI Mortgage Company, Ltd. ("**DHI Mortgage**"). DHI Mortgage is an affiliate of Seller. Buyer should review the special disclosure regarding DHI Mortgage. Buyer should be aware that DHI Mortgage may offer special rates and incentives and if the loan is approved by DHI Mortgage and closed utilizing the settlement services of DHI Mortgage, Buyer shall be entitled to purchase a package of related settlement services at a discounted price. Also, because of its knowledge of the Community, DHI Mortgage should be able to approve Buyer's loan quickly. Buyer is not required to use the affiliated company as a condition of Buyer's purchase of the Property or Buyer's access to settlement services. Buyer may use any lender Buyer wishes. However, Seller has not reviewed or approved any lender's sales or marketing materials, and does not make any representations or warranties whatsoever regarding any matters set forth therein or Buyer's ability to obtain any financing under any particular terms. Buyer is strongly encouraged to make Buyer's own independent evaluation of the rates and loan programs offered by all lenders. Buyer understands that the interest rate and loan fees for the loan applied for will be determined at the time of the Close of Escrow and may be higher or lower than on the date Buyer signed the Sales Contract to purchase Buyer's Unit. Buyer also acknowledges that the interest rate, loan fees estimates or quotations that may have been provided to Buyer are for illustrative purposes only and do not constitute a binding commitment. If Buyer has chosen to make a loan with a lender with whom Seller has arranged a loan commitment, the interest rate quoted may not be available unless the loan closes by a certain date. Seller is not responsible if, for any reason, including construction delays, Buyer's loan does not close on time to obtain a guaranteed rate.

Model Homes.

Decorator Items. One or more but not all Units to be offered for sale by Seller may be available for viewing by Buyer as a model home (each, a "**Model Home**"). These Model Homes generally show the configuration of certain Units that may be constructed by Seller in the Community but are not necessarily identical in construction or configuration to Units bearing the same model designation. Model Homes may reflect typical or different exterior elevations, floor plans, workmanship, and methods of construction, but may differ from the Unit ultimately purchased by Buyer. The Unit will not be constructed to the precise specifications or design of any Model Home. The exterior elevations, architectural treatments, floor plans and colors shown on any master plans on display at the office of Seller may be different than those displayed in the models. Room dimensions, square footages, cabinetry and countertops in kitchens, bathrooms and laundry areas, etc., plumbing and electrical fixtures, door types, door hardware, shower walls, closet doors, appliances, tile and floor covering, bathroom accessories (faucets, shower heads, etc.), window types, and electrical and cable outlet placement may also vary from Model Homes, the plans, and/or the Unit. By way of example, Model Homes may have window coverings that are not included in the purchase price of the Unit. Seller's warranty and representation as to the similarity between the Unit being purchased and a

Model Home constructed by Seller is limited strictly to design and configuration (subject to variance in horizontal measurements permitted by construction tolerances (+/ - 2%) and not to similarity of appearance dependent upon particular decorations, furnishings, or landscaping, or the location of wall switches, electrical outlets, thermostats, chases, plumbing and similar items (which may vary from the Model Home). Buyer should note that Model Homes which Buyer may have seen have been professionally decorated and landscaped to present an attractive appearance to prospective buyers and will differ from the Unit Buyer is purchasing. Certain landscaping features may not be permitted under the HCA Declaration and the Community Declaration. Variations in floor plan, paint schedules and landscaping are to be expected. Buyer should also be aware that model homes and units in other communities developed by Seller may contain features or have been constructed in a manner different from Model Homes in this Community.

Model Homes may show the types of features that could be incorporated into the Units and may be helpful in providing purchasers with possible decorating ideas. Model Homes may display certain fixtures and furnishings, which MAY be identified as "**Decorator Items**." These are not available to purchasers even upon payment of an additional charge. In certain instances, decorator items may not be marked. Buyer should further be aware that window coverings may not be included in the purchase price of a Unit even though they may be installed in Model Homes. In Model Homes, Decorator Items (such as furnishings, draperies, built-in shelves, ceiling fans, and lighting) and landscaping and hardscaping (such as entryways, patios, and spas) are displayed only to suggest ideas to buyers. All such options and upgrades displayed in Model Homes (including decorator items, landscaping, and hardscaping) are not included in the purchase price for the Unit unless expressly agreed to in writing by Seller. If Buyer has any questions regarding which items, such as light fixtures, may be purchased as an option or come with the Unit, they should consult a Sales Representative and make sure the item in question is addressed in writing in the Sales Contract.

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Materials and Construction. Buyer should be aware that Units in the Community are constructed and fabricated with various materials and may include steel, wood framing, and ground face CMU components. Wood framing components include such items as stud framing in certain locations, blocking, posts, plates, beams and roof trusses, among others. Seller may substitute materials, fixtures, equipment and appliances of substantially equal quality as (a) those specified in the plans and specifications for the Unit or models and/or (b) the standard items displayed in the Model Homes. As a result, the Unit may be constructed completely of wood framing materials. Seller also reserves the right to change the location of electrical switches, water meters, plumbing chases outlets, windows (including the deletion thereof) and the like and the right to make any changes in construction (e.g. plan changes, field changes or otherwise) such as window types, door types, door configurations, and roofing materials which it deems appropriate, such as the substitution of wood and metal framing. Buyer understands that asphalt shingles are subject to cracking if walked on or struck by an object. In addition, Seller has the right to make changes in construction and as may be required from time to time by any lender, government agency, or as may be required by any law or regulation, by labor, material or utility availability, shortages, or stoppages or by any emergencies. Buyer accepts all of these changes. Buyer understands and agrees that any available rebates in connection with or attributable to the installation by Seller of ENERGY STAR or other energy-efficient appliances or devices, including photo-voltaic, solar and EV devices, in the Unit or at the Community shall belong to Seller.

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Construction Plans. Copies of construction plans for the Unit are available for inspection prior to Closing. However, Buyer should be aware that the construction plans will not include field changes (changes made during construction, which occur regularly) or the changes described above. As a result, construction plans will not reflect the as-built condition of the Unit.

Dimensions and Square Footages Are Estimates Only. Unit dimensions and square footages are approximate. Buyer should be aware that any statement regarding the dimensions of rooms or square footages of Units or other areas are approximates only. Buyer may not rely upon any written brochures and other sales documents or oral statements by Seller or Seller's agents regarding the exact square footage of Buyer's Unit or Private Yard Area.

Net Living/Floor Area Square Footage. The area of each Unit is generally expressed as "**net living/floor area**" square footage. This measurement represents the Community architect's best estimate of the interior square footage of the Unit as measured from interior of the Unit's perimeter walls, which are included in the Unit. The measurement is based upon the plans for construction of the Unit and different architects performing the same measurement may obtain a larger or

smaller result after making allowances for exterior or perimeter wall thickness. Advertising materials may express square footage using other methods. Some materials for the Single-Family Units may give gross living area along with net living/floor area. Gross living area is typically based on an American National Standards Institute® standard using exterior perimeter measurements. Other documents and maps may give net floor area and gross living area figures for the Single-Family Units that differ from other materials because a different method of determining net floor area and/or gross living area may have been used.

Homeowner's Manual/Orientation/Keys. At the time that Buyer signs the Sales Contract Buyer will receive the Homeowner's Manual and Customer Care Program Guide ("**Homeowner's Manual**") in electronic format on a USB data stick, commonly referred to as a "flash drive" or a "thumb drive." Buyer is strongly encouraged to carefully read the manual completely and become familiar with its contents prior to meeting regarding option selections and the home orientation tour of the Unit. If there are any questions, please ask Buyer's sales representative. Seller will schedule an appointment with Buyer to conduct a home orientation tour of the Unit prior to Closing. At that time, Seller will review portions of the Homeowner's Manual and Seller's Limited Warranty. Buyer should advise Seller's warranty service representative of any concerns Buyer may have about the Unit during the course of the home orientation tour. By doing so, delays in Closing may be avoided. Keys to Buyer's new Unit will be available after recording of the Deed. Buyer acknowledges that the Homeowner's Manual contains certain operating instructions and maintenance requirements and schedules for certain components of Buyer's Unit, including, without limitation, information relating to mold and mildew. Buyer must review and comply with any and all operating instructions, maintenance requirements and schedules for Buyer's Unit contained in such Homeowner's Manual.

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Elevations and Plans. In order to provide diversity for the street scene, Seller's architect may have produced more than one exterior elevation for the front, side and rear of each floor plan. Due to this and due to certain variations caused by construction techniques and methods, Buyer may notice size, scale and proportional interior and exterior changes from the Model Home or other Units in the Community from Buyer's particular elevation. These may include such items as ceiling heights, sloped ceilings, veneer treatments, window locations, window types and sizes, gutter and downspouts, interior and exterior wall and roof lines, color schemes and front porch dimensions. It is the responsibility of Buyer to inspect the Property and consider the differences in the elevations and other features of the Unit prior to Close of Escrow. Buyer acknowledges that Buyer has had the opportunity to review the floor plan and elevation and interior details for the Unit that Buyer is purchasing, all as shown on the building plans located in the sales office. Seller may alter, add or delete any unit plans for Units to be constructed in the development.

No Guarantee About Development. Seller does not make any representation that the Community will be developed as proposed. Seller reserves the right, at any time and without notice, to modify its development plan for the Community, including, but not limited to, changing the style, size, square footage, density, exterior elevations, color schemes, construction schedule and/or phasing of the Units in the Community. The Model Homes are displayed for illustrative purposes only and such display does not constitute a commitment to complete the development with the same or similar Units. Seller may also sell all or any of the property in the development to another builder, who may change the unit plans, square footage, elevations, features, materials or designs of the Units.

Buyer Information and As-Built Conditions. In connection with Buyer's purchase of the Unit in the Community, Seller may provide Buyer with sales literature, which may include such information as elevations, Private Yard Areas, set-backs, unit orientation, driveway locations, parking stall locations, utility structures, rear yard dimensions, easements, etc. This information is intended for general informational purposes. There may be discrepancies between this information which is provided to Buyer and the actual as-built conditions. If there are such discrepancies, the as-built conditions will control.

Additional Information About the Unit.

1. **Front Doors**. Front doors will vary by elevation and floor plan. Standard doors included with the purchase of the Unit will vary in style to suit different exterior elevations. Certain door styles, such as those distressed or antiqued for decorative accent, may differ in appearance from the doors installed on the Model Homes.

2. **Color Variations**.

Paint – Buyer should confirm with Buyer's representative what interior colors will be used in the Unit. Regarding white walls, it must be remembered that there are many shades of white. Buyer should not assume that the Unit will be painted any shade of white shown in the Model Homes. Model interior paint colors are chosen by the model decorators and

are not necessarily what will be used in the Unit. Buyer should also be aware that variations in wall texture and drywall taping may be more obvious where gloss, semi-gloss, and/or luster paint is used and may appear more obvious at different times of the day or night depending upon the lighting in the Unit. These variations are within industry standard.

Grout – The elements of nature including, but not limited to, sun, temperature, food, or chemical reactions may, combined with the aging process, change the color of the grout in varying degrees from time to time. In the event of repairs or replacement of tile or grout in the future, the replacement grout and/or tile probably will not match the color of the original tile or tile grout.

Countertops – Samples are small select cuts from a slab; they do not exhibit all the characteristics of a design and therefore are not fully representative of what will be installed in the Unit. Variations in the color, pattern, size, shape and shade are inherent and unique characteristics to be expected with this product. This does not affect the product performance in any manner. Certain colors are meant to be used as accents rather than a main work surface. Furthermore, the pattern may not always match at the seams and there may be variations between the deck surface and backsplash. These items are not covered by the warranties of Seller, the countertop fabricator, and the countertop manufacturer. Buyer's countertop will not be replaced due to these variations.

3. **Building Code Changes**. Periodically, governing agencies change building codes and other requirements; therefore, as construction proceeds, future Units may be constructed differently in order to meet these updated or revised regulations. Seller reserves the right to change elevations, designs, or other elements of the construction process at its sole discretion. Seller is not responsible for providing any certification Buyer may request or require concerning compliance of construction of the Unit with Building Codes or other requirements.

4. **Fences and Walls**. Buyer should be aware of what fencing or walls have been or will be constructed surrounding the Unit, if any, and the fences Buyer will be required to maintain. The exact size, type and location of Buyer's fence or wall will be determined at the time of fencing installation. Certain fences and walls have been constructed on the common Private Yard Area boundary between Private Yard Areas appurtenant to adjacent Units as delineated on the Condominium Map, with portions of the fence or wall located in one or the other of the Private Yard Areas (such fences and walls are described in the Community Declaration as "Party Wall(s)"), the routine maintenance of which is shared by the Owners of the abutting Private Yard Areas. Only one fence is permitted to be constructed on the common boundary line between the Private Yard Areas for adjacent Units. These fences and walls may not be removed or altered or modified by any Owner, except in accordance with the terms of the Community Declaration.

5. **Concrete Products**. Cracks will occur in any stucco, EFS, and/or plaster exterior. This is normal in all cementitious materials. Certain elevations incorporate a "smooth trowel" plaster finish. Buyer should be aware that this finish is particularly susceptible to cracking. Cracking does not affect the structural integrity of the Unit and is part of the natural look of stucco and plaster. Poured on grade concrete is prone to a certain amount of cracking as it cures over time. Such cracks can be minimized by scoring, but they cannot be completely avoided.

6. **Fire Prevention**. Smoke detectors will be installed in all Units in accordance with the requirements of the local agency. Smoke detectors must be maintained by Buyer and backup batteries replaced in accordance with manufacturer's recommendations provided to Buyer at the orientation. Emergency contact is not automatically made when a smoke alarm is sounding, so Buyer is charged with calling the proper emergency number upon the occurrence of an emergency.

7. **Insulation.** Where insulation is installed, Seller will install unfaced, friction-fit, flexible batt or blanket fiberglass insulation batt insulation with an R-value (or R-value equivalent) of R-19 is installed in the attic of the home during construction. Unfaced, friction fit, thermal batt insulation with an R-value (or R-value equivalent) of R-13 is installed in the exterior walls of living spaces and in any floor system between the garage and living spaces during the course of construction. No representations are or may be made that Buyers of homes in the Community will save on household expenses as a result of any house insulation.

8. **Driveways and Garages**. The shape and dimensions of the driveways and garages for the Units in the Community, to the extent applicable, may not be standardized. Driveways may vary in size, shape, length and/or configuration from the model driveways or from what is shown on any depiction of the Community. Some garages may require Buyer to maneuver a lengthy driveway to enter and exit the garages. Parking of vehicles in the garages may also require Buyer to maneuver a vehicle back and forth to enter the garage. Certain obstacles (i.e., pillars, the Unit, fencing, improvements, etc.) may make it difficult to maneuver a vehicle into and out of the driveway and garage. Seller is not responsible for any damage to any Unit, vehicle, landscaping, pillars, fencing or any other improvement incurred during

Buyer's or Buyer's guests or visitors maneuvering of the driveway and/or parking of a vehicle in the garages. It may not be possible to maneuver certain types of vehicles on the driveways and into the garage. Not all garages will accommodate all vehicles (especially full-size models and sport utility vehicles) due to the shape, size, configuration, and location of the garages, garage doors, driveways, and Units. Also, parking the maximum number of cars for which a garage were designed may block or make it difficult to access any storage area (if any) in the garage or to the Unit from the garage. Buyer acknowledges that it is Buyer's responsibility to determine whether the size and location of car spaces in the garage of the floor plan of the Unit selected by Buyer are adequate and appropriate to park Buyer's vehicles. For Units with an enclosed or attached garage, Buyer should also be aware that the height of the opening of the garage door may not permit Buyer to park some larger automobiles, such as Hummers, etc., inside the garage, and some vehicles may be too long to park in the garage or on the driveway. Accordingly, these automobiles may need to be parked on the street. Buyers should analyze the garage floor plan dimensions and model garages (if available) and review their garage at the homeowner tour to ensure the garage is large enough for their vehicles. Buyer should also confirm where street parking is permitted. Please realize that in many instances, the Board may limit parking on private streets and streets dedicated to the County, and the County may restrict parking on public streets.

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9. **Satellite Dishes**. Satellite dish antennas may be installed and used within the Community only to the extent permitted by law and to the extent such facilities are permitted by the Board. Where possible, all components of the system should be concealed from public view and be placed on the side of the Unit not facing the adjacent road. The system should not be visible from the front yard of the Unit. In instances where Buyer can demonstrate that installation on the rear of the Unit would cause an unreasonable increase in the expense of installation, maintenance or use, or would prevent reception of acceptable signal quality, installation in a location where the satellite dish is visible from the street may be appropriate. Submission of documents supporting Buyer's position that installation in a location visible from the street is appropriate shall be made within thirty (30) days of installation. The DRC may retain its own expert to confirm that installation on the rear of the Unit causes an unreasonable increase in the expense of installation, maintenance or use, or would prevent reception of acceptable signal quality. Such installation, if and where permitted, shall only be made in accordance with the Declarations, Community Rules, and any other recorded restrictions and governmental requirements. However, if installed, Seller has provided no assurances or guarantees that any satellite dish or other antenna installed within the Community will remain unobstructed. Buyer should understand that antennae signals may become obstructed by the installation and maintenance of Improvements within and outside of the Community including units, walls, fences, trees and other landscaping.

10. **Electrical Outlets in Garage**. The building code requires that electrical outlets in garages be provided with ground fault interrupter circuits. These circuits are not intended for use with any appliances, especially refrigerators, freezers, and aquariums, or on any service that an interruption of electrical power would cause a problem. Seller strongly recommends that Buyer not use garage circuits for appliances or any service (such as freezers, e-bikes, e-scooters, or other electrical devices) that would be harmed by an interruption of electrical power. Seller cannot be held responsible for the contents of appliances damaged because of the ground fault interrupter switches shutting off power, nor can Seller be held responsible for damage to the appliance units themselves. Please check with an electrician for further information.

11. **Electric Vehicle (EV) Ready**. All Single-Family Units are “EV ready,” which means that a junction box will be installed on the exterior wall of the home, adjacent to the driveway, and provided with a size 6/3 cable from the 200amp house meter, which will have reserved slots to accommodate an additional 110V or 220V to be installed by the Buyer to use as an "EV ready system." Buyer acknowledges that Seller has not made any representations or warranties with respect to capacity beyond 110V or 220V and that such capacity may not be available.

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For Multi-Family Units and Live-Work Units that have a garage, such garage is "EV Ready," which means the Unit's garage is provided with a size 6/3 cable installed from a junction box in the garage to the Unit’s 150amp load center. Space in the load center has been provided to accommodate an additional 110V or 220V to be installed by the Buyer to use as an "EV ready system." Buyer acknowledges that Seller has not made any representations or warranties with respect to capacity beyond 110V or 220V and that such capacity may not be available or may be allocated to other Units.

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12. **PV Ready (Single-Family Units Only)**. Each Single-Family Unit is "PV Ready" which means the Single-Family Unit is "pre-plumbed" for installation of a photovoltaic system ("**PV System**") post-closing by Buyer in that a

photovoltaic conduit will be/has been installed from the electric panel into the Single-Family Unit's attic. The PV System pre-plumbed improvements by Seller do not penetrate the insulation in the attic or the roof deck of the Single-Family Unit, but permit future re-routing by Buyer's PV System contractor. Seller provides no assurance that the installation of a PV System will be permitted under practices, regulations or rules adopted by Hawaiian Electric Company ("**HECO**"). Buyer should confirm with HECO whether such a system may be installed at the Home. Buyer acknowledges and agrees that Seller makes no warranty or representation concerning electrical expense savings a Buyer may obtain through the installation of a PV System, the efficiency of any solar energy (hot water and photovoltaic) system, which are dependent on a myriad of factors including, without limitation, system quality, weather, orientation to the sun, the size of the system capable of being installed on the roof of the Unit, or the impact such installation may have on the integrity of the roof system. If Buyer elects to have such a system installed and the installation is authorized by HECO, Buyer must utilize a certified licensed photovoltaic system installer and should consult with the installer regarding the size and location of the PV System as the design of the roof or roof orientation may not be optimal for the PV System. Before commencing any installation effort, Buyer must secure any and all necessary permits required to allow such installation and obtain all necessary approvals of such activity in accordance with the Ho'opili Design Guidelines. Buyer assumes all risk and liability in connection with the construction, installation, maintenance, and repair of the solar energy devices on the Single-Family Unit, including the roof, and such risk and liability assumed by Buyer shall include without limitation the risk that such construction, installation, maintenance and repair may affect or void any existing contractor's guarantee or manufacturer's warranty on the roof, roofing membrane, or roofing material. Further, by undertaking the construction, installation, maintenance and repair of a solar energy device on the Unit, Buyer shall release, indemnify, and hold harmless Seller, Community Association, Board, and the Community DRC from and against all claims, liability, and expense arising in connection with such construction, installation, maintenance, and repair. The Board or the Community DRC may require Buyer to execute and deliver an indemnification and release in accordance with the Community Declaration. Buyer should review the Ho'opili Design Guidelines closely and should provide a copy of the Ho'opili Design Guidelines to Buyer's photovoltaic contractor before installation of such a system.

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13. **Dryer Vent System**. The dryer vent system in the Units has been installed pursuant to the design instructions of the manufacturer of the dryer being offered by Seller. If Buyer does not select the dryer being offered by Seller at the time of purchase (or installs a new dryer in the future), Buyer understands that the design of the dryer vent system may not conform to the dryer being installed by Buyer as each dryer manufacture has its own dryer vent system requirement. Prior to the installation of a dryer by Buyer, Buyer should review the manufacturer's dryer vent system requirements to verify that the dryer vent system installed in the Unit conforms to the manufacturer's requirements.

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14. **Plumbing, Electrical, and Air Conditioning Lines, and Fire Sprinkler Lines**. Buyers should use caution and care when hanging items on walls and ceilings so as not to puncture and/or damage plumbing, electrical, or air conditioning lines and as to Multi-Family and Live-Work Units, fire sprinkler lines, in each case, within the walls and ceilings of the Unit. Further, as to Multi-Family and Live-Work Units, air conditioning condensate lines may run down the building exterior walls to the splash blocks located along the perimeter of the ground floor units, including Private Yard Areas. Owners may not change the location of the splash blocks.

15. **Safe Room**. In accordance with applicable codes, Single-Family Units will include a "residential safe room," as reflected on the Condominium Map. The intent of the safe room as provided in such applicable codes is to temporarily provide an enhanced protection area, fully enclosed within a dwelling or within an accessory structure to a residence, which is designed and constructed to withstand the wind pressures, windborne debris impacts, and other requirements of such applicable codes. Buyer should use caution and care when undertaking any alterations or improvements to the safe room, including but not limited to the installation of a closet system and/or shelving, and Buyer shall be responsible to verify with Buyer’s contractor or other professional that any such alterations or improvements do not compromise the safe room’s compliance with applicable codes.

Seller's Limited Warranty.

Generally. Seller will provide purchasers with Seller's Limited Warranty (herein, sometimes, the "**Limited Warranty**") covering the Unit at Closing. Seller makes no warranty or guarantee, express or implied, except as specifically set forth in the Limited Warranty. A sample copy of Seller's Limited Warranty is in the Homeowner's Manual and Customer Care Program Guide that Buyer receives in electronic format on a USB data stick, commonly

referred to as a “flash drive” or a “thumb drive”, at the time of purchase as well as in the Developer’s Public Report. The Limited Warranty describes Seller's repair and warranty obligations in respect of the Unit, the procedures for making a warranty claim and the procedures for the settlement of disputes.

Exclusions. In order for the Limited Warranty to be effective, common-sense maintenance of the Unit is required. Buyer should review the Limited Warranty to familiarize Buyer with specific exclusions. By way of example, the Limited Warranty does not cover non-structural cracking of the Unit's drywall and garage slab, foundation slab or non-structural variations from level in the garage slabs, foundation slabs or upper story sub-floors. Standard construction techniques and the applicable design for the Unit's foundation slab or upper level sub floors may result in a degree of non-structural cracking or "spider" cracking in the slab and may result in modest variations from level in the slab and sub-floor. Although certain garage foundation slabs will contain contraction joints to minimize this result, such cracking is inherent in concrete construction. Variations from level on second floor sub-floors are filled and patched with an adhesive floor leveling agent. As a result, hard surface floor coverings (wood, marble and ceramic tile), where permitted, may also crack or reflect the effect of foundation slab cracking. There is no warranty coverage for these circumstances. To minimize this risk, Seller recommends that hard surface floors, where permitted, be installed over a "slip sheet" available through Buyer's flooring supplier. In conformance with home construction standards, the rafter tails will not be caulked unless there is a gap between the rafter tails and the fascia in excess of 1/8 of an inch. Additionally, the Limited Warranty contains an exclusion for any defect consisting of, caused by, contributed to, or aggravated by moisture, wet or dry rot, mold, mildew, fungus, or rust, regardless of the originating cause of any moisture or water penetration that leads to the defect.

By signing the Sales Contract and this Disclosure Addendum, Buyer accepts these conditions with respect to the Unit. Buyer should review the "Preconstruction Conference Confirmation Form" prior to the home orientation tour to become familiar with Seller's standards and specifications and the exclusions contained in the Limited Warranty.

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Private Yard Areas. The land area appurtenant to a Unit, if any, as described in the Community Declaration and shown on the Condominium Map, and bearing the same Private Yard Area number as the unit number assigned to the Unit, is a Limited Common Element. Private Yard Areas are not legally subdivided lots. They are an exclusive Limited Common Element available for Buyer's use, subject to the limitations of the Community Declaration and reserved easement areas and utility facilities benefitting more than a single Unit. The dimensions of the Private Yard Areas are shown on the Condominium Map Private Yard Areas shall be encumbered by and subject to rights in the nature of a non-exclusive easement or easements benefiting the Community or other individual Units in the Community by maintenance easement areas shown on the Condominium Map and for the installation, construction, maintenance, repair, and replacement of various utility facilities, lines, and related components, together with a right of access thereto over, on and under such Private Yard Areas.

Maintenance of Parking Spaces/Driveways. Owners and occupants shall be responsible for the cleanliness of their respective garages, parking stalls, and appurtenant Limited Common Element driveways and driveway aprons, as the case may be, which includes the removal of any grease build-up. Parking areas left unclean may be cleaned by the Association and a cleaning fee may be charged to Owner of the parking area. **NO PERSONAL ITEMS, SUCH AS LUMBER, CRATES, POTTED PLANTS, FURNITURE, STORAGE CONTAINERS, OR RECREATIONAL EQUIPMENT, SHALL BE PERMITTED IN THE DRIVEWAYS AND/OR PARKING STALLS.** No parking stall or driveway, including those within the Private Yard Area of Single-Family Units may be temporarily or permanently covered in any manner, including without limitation by shade tent or canopy style cover.

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Parking in Proper Place. Only one vehicle is allowed to be parked in any parking stall and vehicles shall be centered in the parking stalls or the driveway parking area serving the Single-Family Units. No vehicle shall be parked in any garage, parking stall, or driveway, as the case may be, if such vehicle does not completely and clearly fit between the painted parking lines designated for a parking stall or otherwise physically fit wholly within the designated space (the boundaries of which are the ground surface, any street side curb, gravel/planting strip or garage wall, the interior edge of the painted stall striping, the lowest surface of the ceiling above the areas or any protruding pipe or apparatus above the stall area, or if there is no ceiling, the imaginary horizontal plane 7.5 feet above the surface of the floor or ground) or any other portion of the parking areas in the Community designed for ingress and egress of vehicles. No parking on or over graveled areas abutting the driveway parking area serving the Single-Family Units or graveled areas abutting any open driveway parking stall

fronting a garage as to Multi-Family and Live-Work Units. Parking on and/or driving over the gravel areas can damage utilities serving the Unit and/or the Community. No parking is allowed on any roadway except in designated areas (e.g., designated assigned parking stalls and parking permitted zones on public streets). Parking is not permitted on driveway aprons. The use of "handicap" guest stalls, if any, is restricted to guests with disabilities using vehicles with the appropriate County handicap placard.

"Authorized Vehicles" means motorized land vehicles designed and used primarily for non-commercial passenger transport, such as automobiles, passenger vans designed to accommodate ten (10) or fewer people, two wheel motorcycles, pick up trucks having a manufacturer's rating or payload capacity of one (1) ton or less, and any vehicle owned, used, or authorized by Seller. All Authorized Vehicles owned or operated by or within the control of an Owner or a resident of an Owner's Unit and kept within the Community shall be parked in that Owner's assigned garage or assigned parking stall(s), including any driveway parking stall(s) assigned to and/or made a part of Owner's Unit. There shall be no parking in the Community that obstructs free traffic flow, impedes, obstructs or extends into common areas, constitutes a nuisance, violates the Community Rules or Community Declaration, or otherwise creates a safety hazard. The parking areas in the Community shall be used for parking Authorized Vehicles only and shall not be used for storage, living, recreational, business, or solicitation purposes. No maintenance, repair, restoration, or construction of any vehicle shall be conducted on the Community.

Options. All option items are subject to adjustment in price and quality if such items become unavailable for reasons beyond Seller's control. Buyer will be required to make a **non-refundable** deposit on all selected option items. Seller reserves the right not to install any selected options until Buyer receives loan approval. Once option selections are completed, Buyer and Seller agree that the final purchase price is to be amended by execution of the final Sales Price Addendum to include options.

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Utilities/Phones/Cable. Buyers need to make their own arrangements with the electric, phone and cable companies. Seller takes no responsibility for cable or telephone installation. Buyer should contact Hawaiian Telcom, Inc. and/or Buyer's cable company in advance to schedule installation on or after the date of Closing. No early installation will be permitted. Buyer shall be responsible for initiating the commencement of any service from a utility company such as water, electricity, telephone and cable television (if available) upon or after the Closing Date. If Seller receives any bills for utilities that are attributable to the period after the Close of Escrow, Buyer shall reimburse Seller for such payments within ten (10) days after receipt of a statement from Seller. Seller is not affiliated with the cable company or with any other utility companies (i.e., water, electricity, telephone service, etc.), and has no control over the rates or the services furnished. The Board of Water Supply ("**BWS**") water distribution system (specifically, the Honouliuli, Waipahu, Kunia and Hoaeae wells) services Ho'opili. Seller has no control over the water pressure available at the Unit. Seller does not make any representations as to when or if cable services will be available nor as to the quality of television reception or cable services. Seller has no control over timing of meter installation once final inspection has been performed. Seller also has no control over the location and placement of public utility structures and facilities. All locations of the utility structures and facilities are final, and the Owners shall not tamper, move or damage these structures and facilities. Please check with Buyer's sales representative to determine whether any utility structures or facilities are located within or in the vicinity of the Unit.

Real Property Taxes. The real property tax rate for Residential Units in the Community classified as Residential for the 2025-2026 County fiscal year (July 1, 2025 to June 30, 2026) is $3.50 per $1,000.00 net taxable value of the Unit. Buyer understands that, as of October 1, 2025, the date of valuation used by the City and County for the 2025-2026 fiscal year (July 1, 2025 to June 30, 2026), the land comprising the Community was covered by Tax Map Key ("**TMK**") identification number (1) 9-1-017-213, Parcel 91 (5.507 acres) and Parcel 92 (5.721 acres), and the Units in the Community were not being individually assessed by the Real Property Assessment Division of the City and County of Honolulu ("**RPAD**"). Therefore, RPAD is assessing the Community as part of bulk parcels for real property tax purposes for the 2025-2026 County fiscal years and will send the tax bills for the 2025-2026 tax years for the Community, as applicable, to Seller after Closing, notwithstanding the subsequent assignment of TMK identification numbers to Units in the Community anticipated in 2026. Payments are due on February 20 and August 20 each year.

Since the Units have not yet been individually assessed by RPAD, Buyers closing from and after July 1, 2025 through June 30, 2026 will be required to pay real property taxes for such Units for the full 2025-2026 County fiscal year, prorated as between Buyer and Seller as of the Closing Date (in each case, the portion of the real property tax attributable to the period following the Closing associated with the 2025-2026 County fiscal year being "**Pre-Collected RP Tax**"). Any portion of the Pre-Collected RP Tax not remitted by Escrow to the City and County of Honolulu ("**County**") will be held by Seller for the purpose specified in and shall be used as described in this Disclosure Addendum. Buyer may also be required to prepay real property taxes for future tax periods at Closing as may be required by Buyer's mortgage lender or otherwise, among

other fees. Buyer understands that since RPAD is assessing the Community as part of bulk parcels for real property tax purposes for the 2025-2026 tax years, (i) RPAD will send the assessment notices for the bulk parcels and tax bills for the Community to Seller after Closing, and (ii) Seller will pay the tax bills for the Community with the Pre-Collected RP Tax. Notwithstanding this fact, the Community Association shall be responsible for the payment of the real property taxes allocable to the Community. If such real property taxes are paid by Seller and the Pre-Collected RP Tax is inadequate to fully pay the tax bills for the Community, the Community Association shall reimburse Seller, on demand, for additional sums advanced by Seller to retire the tax bills. In such event, the Community Association will specially assess Buyer for portion of the real property taxes paid (based on the common interest in the community allocable to Buyer's Unit). Buyer understands and agrees that such special assessment may be made by the Community Association and Buyer shall be responsible for payment of any such special assessment made by the Community Association. Any portion of the Pre-Collected RP Tax not remitted to RPAD will be paid to the Community Association once tax bills are issued directly to Unit Owners, and may be credited to Buyer or reserves, as determined by the Community Association. Buyer further understands that RPAD will in the future assess the Unit (versus the Community as part of bulk parcels) for the 2026-2027 County fiscal year and beyond, and Buyer will be responsible for any such assessment for the period of Buyer's ownership of the Unit.

Buyer further understands and agrees that if in the future RPAD assesses the value of a Unit in the Community in excess of $1,000,000, the Residential A classification and real property tax rate may apply to such Unit if a claim for home exemption has not been filed in respect of such Unit on or before September 30 of the preceding tax year, in which event such Unit will be assessed at a tiered tax rate, which for the 2025-2026 fiscal year is $4.00 per $1,000.00 net taxable value of the property up to $1,000,000 and $11.40 per $1,000.00 net taxable value of the property in excess of $1,000,000. Once an individual lot is conveyed by Seller to a third party, an owner-occupant may be eligible for a home exemption that reduces the net taxable assessed value used in determining the real property tax assessment for a Unit and/or affects the real property tax classification of and rate applicable to a Unit. Please see RPAD's website at https://www.realpropertyhonolulu.com/ for general information regarding real property taxes and https://realproperty.honolulu.gov/media/ugxijaid/residential-a-brochure_rev-123024.pdf for specific information regarding the Residential A classification. An owner-occupant may only make a claim for a home exemption on or before September 30th preceding the tax year for which the exemption is claimed. The basic home exemption is currently $120,000. For homeowners 65 years and older the home exemption is $160,000. To qualify for this exemption amount, Buyer must be 65 years or older on or before June 30 preceding the tax year for which the exemption is claimed. These tax rates are approximate only. For further information regarding possible exemptions and to confirm the actual rate, Buyer may contact RPAD at (808) 768-3799 or visit RPAD's website at https://www.realpropertyhonolulu.com/

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Real Property Taxes for Live-Work Units. Buyers of a Live-Work Unit will have executed an Addendum Regarding Real Property Taxes for Use Conversion of Live-Work Units for Live-Work Units that provides disclosures concerning Real Property Tax Rates applicable to the Live-Work Units.

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Schools and Related Matters. The Community is located in the Leeward School District. The Leeward District telephone number is (808) 692-8000. The schools for this Community are determined by the Department of Education and are subject to change. Although various elementary schools, a middle school and a high school are planned in Ho'opili, it will be a number of years before construction of those improvements by the Department of Education.

Refuse Collection. In order to receive trash collection services, Owners of Single-Family Units must place their trash containers in those areas designated for such purposes (on trash pick-up days) as shown on the Condominium Map. For most Single-Family Units, trash collection pickup shall be at the curbside adjacent to the Owner's Private Yard Area; provided, however, trash containers for Units 5, 18, 27 and 41 are to be placed adjacent to the driveway in front of the Private Yard Areas for Units 4, 19, 26, and 42 and trash containers for Units 6, 28 and 40 are to be placed in the Community Access Drive in front of the pedestrian path adjacent to the Unit. The location of the placement of trash containers is subject to modification by the County. Additionally, Buyer understands and acknowledges that the number of trash containers made available by the County for each Unit is not within Seller's control. The timing of delivery of trash containers by the County to each Unit is also outside of Seller's control and may occur in phases. Owners of Multi-Family Units and Live-Work Units will have four (4) trash enclosures, as reflected on the Condominium Map, for trash disposal purposes, and pickup will be provided by a private trash service contracted by the Association.

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Postal Service/Mailboxes; Temporary Mail Service Through USPS. The United States Postal Service ("**USPS**") will not deliver mail to the Unit (or to any other Unit in the Community). Mail will only be delivered to the designated cluster mailboxes within the Community. The USPS requires that at least 50% or more of the Units and roads within the Community be built before mail services commence.

If USPS has not approved a location for the cluster mailbox system for the Community at the time of Buyer's Closing, or if USPS requires certain conditions to be met by Seller before mail service will commence, then until such time as USPS approves the location of the cluster mailbox system for the Community and the other requirements of the USPS, which are subject to change, are met by Seller, Buyer will need to arrange for temporary mail service via either (i) a general delivery service through the post office in the area or (ii) the purchase or rental of a post office box at any post office.

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Easements. Buyer is aware that there may be easements which affect the Community and Buyer's Property. These easements are noted in the HCA Declaration, the exhibit to the Deed, the title report, the Subdivision Map and/or the Private Yard Area Plan for the Unit. Seller is installing fencing and landscaping within or adjacent to these landscape easement areas. Due to topography and site conditions, Seller may construct the fence and landscaping in a location that may differ from the location shown on any Private Yard Area Plan, and the fence may be located outside of the landscape easement area. Seller and HCA shall have the right, to maintain and access the landscape easement area and any area outside between the landscaping easement and the fence installed by Seller. A subdivision monument or monuments and/or cluster mailbox system may be included within this landscape easement area and may affect certain Private Yard Areas. There may also be landscape easement areas within the Community roads.

Property Maintenance and Soils Condition. All Units and the land within the Community, including the land below the Unit, may have expansive soils, and, as a result, improvements, including the Unit and the driveways, walkways and other improvements may be subject to various types of distress including subsidence, settlement or lifting. Further, the land within the Community has been graded. Soil has been removed and added to reach the land's finished height and form, and as a result may contain fill and native expansive soils. Foundations may settle over time within certain construction tolerances. The soils underneath the foundations may expand, contract and/or settle causing the foundation itself to move over time. Foundations are designed with such movement in mind and Buyer should expect such movement to occur. Settlement may occur differentially whereby one side of the foundation settles differently than the other side. The Property is subject to subsidence, settlement or expansion due to the presence of expansive soils and fill material. Except for limited soil borings, Seller has not investigated the soils below the limits of grading and as a result soil below the limits of grading may contain items installed during periods of agricultural use, such as, without limitation, drainage, irrigation and sewer lines which have been abandoned in place. Buyer also acknowledges that standard construction techniques and applicable designs for the foundation slab may result in a degree of non-structural cracking or "spider" cracking within the slab and that certain slabs will contain crack control joints. Buyer accepts such slab cracking. Certain non-structural cracking or swelling of drywall joints at windows, doorways and other locations within the Unit may also be visible should subsidence, settlement or expansion occur. Concrete slabs for the Units in the Community may be reinforced with a grid of steel cable installed in the concrete slab and then tightened to create extremely high tension, known as a "Post Tension Slab". Any cutting into this "Post Tension Slab" is very hazardous and may result in serious damage to the Unit, personal injury, or both, and should not be permitted. Buyers must be especially sensitive to landscape watering, avoid over watering and ponding of water, and must abide by the recommendations for maintenance set out in the Community Documents and this Disclosure Addendum in order to minimize the risk of these occurrences. Landscaping is also important and will reduce the incidence of erosion attributable to wind or rain. Please refer to the Soils Condition and Drainage Addendum for further disclosures and recommendations. Buyer understands and acknowledges that Buyer will be acquiring the Property in "AS IS" condition at the time of Closing. Except as expressly set forth herein, Buyer is relying and will rely solely upon Buyer's own inspection and investigation of the Unit and the land of the Community, and is not relying and will not rely in any way upon any representations, statements, warranties, or other information or material furnished by Seller or its representatives, whether oral or written, express or implied.

Soil. The suitability of the soil contained within this Community for the planned construction was determined by Geolabs, Inc. A copy of the soils report for this Community is also available for review in the Sales Office.

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Drainage Facilities and Easements. Surface water drainage in the Community is directed to the streets servicing the

Community utilizing certain surface drainage facilities, which may include lined and unlined ditches and swales. Buyer may not alter and must maintain the existing drainage pattern on Buyer's Private Yard Area. The grading and drainage systems on the Property are designed to direct water away from the foundation of the Property. Buyer shall not modify any existing drainage facility located on Buyer's Private Yard Area that may adversely affect the Unit or others. Because any changes made to the grade or contour of the Property may alter the drainage flow and cause damage to other Improvements, Buyer must be sure to properly landscape so water is directed away from the Unit. Saturation of the ground or ponding around foundation slabs may result in expansion or lifting of soils beneath the slab and settlement when the ground dries. Gutters, downspouts (directing water), splash guards, lined swales and pipe conduits should be considered if not included in the purchase of the Unit or purchased as an option by Buyer, if available. Buyers shall maintain the existing drainage pattern on Buyer's Unit and Private Yard Area, if any. Any drainage or ditch facility or portion thereof located within the Private Yard Area shall be Buyer's responsibility. Buyer is responsible at Buyer's cost, for the maintenance, repair and cleaning, as required, of the drainage ditch facilities located on the Private Yard Area, if any.

Swale facilities and drainage and flowage easements are reflected on the approved grading plans for the Community. Buyer understands and agrees that should a swale facility or any drainage or flowage easement be disturbed during construction of a Unit, Seller may restore the swale in accordance with approved grading plans even after closing of the purchase or sale. This right is reserved to Seller in the Deed for the Unit and the Community Declaration. If Buyer removes, modifies or otherwise alters the established drainage patterns or devices in Buyer's Private Yard Area, Buyer may cause significant and permanent damage to the Unit and/or other Units, including but not limited to, damage to the foundation of the Unit or adjacent slopes. Buyer should take precautions by using licensed professionals (e.g., landscape architects, civil engineers, geotechnical engineers, general contractors, etc.) to assure that Improvements such as walkways, landscaping, patios and/or lanais, decks, planters, etc. are constructed so as not to alter the established drainage of the Unit. Seller shall not be responsible for any modifications or changes to the established drainage for the Property.

Sewer, Irrigation and Drain Easements. Certain portions of the Community may be affected by underground sewer, irrigation and/or drain easements, including any underground drainage chambers, benefiting the Community and/or the County. These facilities may be located in the Private Yard Areas and the Community shall be responsible for the maintenance of such facilities, provided however, that the County shall be responsible for the maintenance of any underground drainage facilities, located in any Private Yard Area, which are constructed for the benefit of the County. Such facilities and easements may NOT be reflected on the Condominium Map. The location of these facilities depicted on any development map is preliminary in nature and these facilities may be sited as required without further notice to Buyers.

Sight Distance/View Triangles. A "sight view triangle" is required by the County on certain Single- Family yards (including, without limitation, Single-Family Units 6, 28, and 40) abutting a corner at the intersection of two (2) streets in order to maintain clear views of traffic at certain intersections. The County requires that all structures and landscaping within the sight view triangle be no greater than thirty inches (30") in height.

Electrical and Utility Easements. Utility boxes, transformers, utility lines, street lights, manholes and other utility features, such as structural transformers, transformer and switching vaults are placed throughout the Community and may be located near the Unit or in Buyer's Private Yard Area. Certain Private Yard Areas are affected by landscape and above ground or underground electrical utility easements as may be shown on the Condominium Map. Buyer should inspect the Private Yard Area to confirm the location of these facilities and easements. As previously noted, the location of these facilities depicted on any development map is preliminary in nature and these facilities may be sited as required without further notice to Buyers. Electrical easements run in favor of and will be granted to the electric company, Hawaiian Telcom and/or Buyer's local cable television provider. Seller has the right to grant these easement areas even after Buyer occupies the Unit.

Use of Easement Areas. Buyer may landscape the easement area(s) as long as Buyer does not interfere with the use of the easement area(s) affecting the Unit and Private Yard Area. The grantee of the easement area (whether it is the electric company, the Community Association, or an agency of the County) will have the right to trim and keep trimmed any plants within the easement area that may be in the way. Also, Buyer may not be permitted to construct other structures in the area depending on the nature of the easement. Such structures may require the grantee's approval. Additionally, should the grantee determine that it must remove any plants or foliage within the easement area, it may NOT be obligated to replace them, but rather will only be obligated to restore the surface of the ground within the easement area as much as the grantee determines is reasonably possible.

Common Element Utility Features. Certain easements for utility features serving more than the Unit, including without limitation, fire hydrants, transformers, utility boxes, utility service lines (such as water, irrigation, sewer, electric, gas (if any), cable, data and telecommunications), and street lights may exist in Buyer's Private Yard Area. The Community Declaration creates easements for these facilities and areas benefitting the Community Association. Such utility facilities, if present,

will be identified in the Private Yard Area Plan for Buyer's Unit. Seller recommends that you maintain a copy of the Private Yard Area Plan and provide the Private Yard Area Plan to any subsequent purchaser of the Unit. Utility features that serve more than one Unit are Common Elements of the Community, and as such, Seller, and the Board, have the right to access the utility features for ongoing maintenance, replacement and repair. These utility features may not be altered or removed. Where such facility is bordered by a fence or wall and landscaping, maintenance, repair and replacement of the landscaping and fence or wall is the responsibility of the Owner of the Unit in whose Private Yard Area where such facility is located.

Digging Generally. Buyer should call 811 before digging anywhere on Buyer's Property to avoid damage to underground utilities. If any digging is contemplated, call the Hawaii One Call Center at 811 at least five (5) working days beforehand. Be sure to give the address and location of the cross street(s) nearest where digging is planned. The Hawaii One Call Center will, at no cost to Buyer, contact all local public utilities to tone, mark or identify the location of underground public utilities. Homeowners are asked to mark the area where excavating is planned in WHITE as the utilities are designated other colors to mark their facilities (yellow for gas, oil, steam, petroleum, or other hazardous liquid or gaseous materials; red for electric; orange for communications, cable TV, alarm or signal lines, cables or conduits; blue for water, irrigation, and slurry lines; purple for slurry and reclaimed water; green for sewers, drainage facilities or other drain lines; pink for temporary survey markings). Buyers are encouraged to visit http://callbeforeyoudig.org/hawaii/index.asp for additional details regarding the Hawaii One Call Center.

Improvements. As specified in the Declarations and the Design Guidelines, NO exterior modifications, additions, or improvements to a Unit are permitted. Improvements or modifications to landscaping of a Private Yard Area, if any, (including installation or replacement of air conditioners) must comply with the Declarations and/or Design Guidelines and the improvements and/or landscaping will need to be approved in writing by the Board or the appropriate DRC before the improvement or modification is made. A copy of the DRC approval must be lodged with the Board before construction commences. The Board may prohibit the construction of the improvement if it fails to comply with the Design Guidelines. Approval of the County is also required. Buyers are encouraged to read and review the Design Guidelines as they will substantially affect their ability to improve their Property. Buyers should note that the Design Guidelines are subject to further revision by the DRC. Buyer should refer to the Soils Condition and Drainage Addendum for additional disclosures and recommendations that may impact any improvements.

Additionally, storage and tool sheds shall only be permitted (i) as to Single Family Units, within the non-street facing side and non-driveway side of a Private Yard Area, and (ii) as to Multi-Family Units in Buildings 13, 14, 15, 16, 17, 18, 19 and 20, within the Private Yard Area; provided, however, in each case, such structures shall be screened to the maximum extent possible to minimize adverse visual impact. Storage and tool sheds are prohibited as to Multi-Family Units and Live-Work Units in Buildings 1 through 12, inclusive. Shade houses and other such structures are not permitted.

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Air Conditioners. Seller will install as standard in each Unit a split air conditioning system to serve the entire Unit. Any air conditioning systems installed by a Unit Owner must comply with the Community Documents and will be subject to compliance with the Design Guidelines, which include air conditioning guidelines that must be followed, and must be approved by the Board or DRC, if any. No window air conditioning units are permitted in the Community, subject to Seller's reserved rights in **Section E.11(a)** of the Community Declaration. Buyers installing air conditioners should be sensitive to excessive noise and possible disturbance to neighbors. Buyer understands that air conditioning units may emit noise at levels unacceptable to some people. Buyer agrees to assume all risks of noise emissions attributable to the air conditioning unit for Buyer's Unit and attributable to such air conditioning units servicing adjacent Units.

Landscaping.

Buyer's Responsibility – Private Yard Areas. The Common Element landscaping outside of the fenced Private Yard Area is irrigated by a sprinkler system maintained by either HCA or the Community Association. Buyer must not interfere with the sprinkler system. Seller will install landscape and irrigation water lines in the Private Yard Area attached to Buyer's Unit. Buyer is responsible for the maintenance and upkeep of Buyer's Private Yard Area. For certain Units, the Private Yard Area may include land in between the Community Access Drive and the Private Yard Area fence installed by Seller. Buyer is responsible for the maintenance and upkeep of such areas. When landscaping, Buyer should not disturb termite treated areas adjacent to the Unit and avoid voiding applicable warranties. Buyer should also be sensitive to watering and avoid excessive watering especially around the perimeter of the Unit. Buyer is also responsible to maintain and keep clean, passable and free from weeds, debris and overgrowth the sidewalk and gutter area in front of Buyer's property. The DRC must approve all plants planted by Buyer in the Private Yard Area, including the portion thereof between the Community Access Drive and the Private

Yard Area fence installed by Seller, prior to planting.

Irrigation Water Lines. BWS requires the installation of separate irrigation water lines for non-potable water for irrigation of landscaping within the Common Elements of the Community and Ho'opili. These irrigation lines will initially carry potable water, but will later carry treated effluent, reclaimed water or other sources of non-potable water and at such time will require installation of new water meter(s) and signage at the expense of the Community Association. Such lines will not run in the Private Yard Areas of Buyer's Unit. Buyer may obtain information regarding the requirements of the Recycled Water Program at http://health.hawaii.gov/wastewater/home/reuse/.

Trees. Trees will be planted in the Community. These trees may NOT be removed, replaced or relocated without the prior written consent of Seller and the County. Each Buyer shall be responsible for the proper maintenance and care of any and all trees planted within Buyer's Private Yard Area. The County or Seller may also plant trees in the planting area bordering the roadways in the Community, as required by the County. Buyers may not remove, replace, alter or relocate these trees or plantings. Owners may pick fruit and vegetables from fruit trees and/or gardens in Community Common Element areas for individual noncommercial consumption; provided, each Owner in the Community must use reasonable care in any picking of fruit and vegetables so as not to damage any trees and/or gardens and to avoid any excessive picking of fruit and vegetables.

Water Features/Swimming Pools. Buyer understands, acknowledges and agrees that in-ground/below-grade water features and/or swimming pools are not permitted in Private Yard Areas within the Community. As used herein, the term "water feature" is inclusive of ponds, pools, waterfalls and waterwalls, fountains, courses and streams, and similar improvements containing or intended to contain water and typically used as a decorative or ornamental element. As used herein, the term "swimming pool" is inclusive of outdoor Jacuzzis, whirlpool baths, hot tubs, lap pools, plunge pools, and similar improvements containing or intended to contain sufficient water to partially or fully immerse a person.

Community Common Elements.

Collective Maintenance Responsibility. Each Owner in the Community must share in the cost to maintain, repair and replace the Community Common Element areas as described in the Community Declaration.

Community Common Elements. The Community Common Elements include without limitation:

Common Element Landscaping: This term refers to the Common Element landscaping shown on the Condominium Map.

Roads: The roadway(s) within the Community shown on the Condominium Map will be a portion of the Common Elements of the Community unless dedicated. The roadways may be described as the Community Access Drive in the Community Declaration.

Drainage: All drainage facilities, including any hydrodynamic separator, serving the Common Elements or more than one (1) Unit will be a portion of the Common Elements of the Community.

Entry Sign Monument: Sign monuments identifying the Community.

Mail Center: Mail centers within the Community.

Garage Streetlights. Certain Units may have wall sconce lighting installed on their garages that are connected to the Unit's electrical service. The garage wall sconce lights are Common Elements of the Community and may not be removed or disconnected from the Unit's electrical service.

Ownership, Administration and Assessment. The Community Association shall own the Community Common Elements, once deeded to it and must accept the conveyance of the Common Elements from Seller. The Community Association shall be responsible for the management and administration of the Community Common Elements. The level of service of maintenance of Community Common Elements shall be determined by the Board.

Community Disclosures.

Other Development within the Surrounding Area. Buyer understands that Seller does not control the development of the entire surrounding area and that current and future plans for the development and use of all or

any part of the surrounding area are under the control of others and may change at any time before or after Closing of Buyer's purchase of the Property without notice to Buyer. The surrounding community contains or may contain various commercial, residential, recreational and ancillary uses, industrial, including extensive commercial, retail, industrial, multi-family and single-family detached residential subdivisions and rental communities. To date, by way of example and without limitation, Seller has conveyed vacant development parcels within Ho'opili to The Hawaiian Humane Society (5.473 acres; B-1 zoned; contemplated use - new West Oahu campus, which may include indoor and/or outdoor animal kennels), Fred Lau Properties, LLC (1.806 acres; B-1 zoned; contemplated use - not yet determined), HBP Partners LLC (57.190 acres; IMX-1 zoned; contemplated use - industrial business park; HBP Partners LLC subsequently conveyed the parcel to Costco Wholesale Corporation); The Queen's Medical Center (4.901 acres; BMX-3 zoned; contemplated use - ambulatory medicine center), Alaka'i Apartments I LP (11.311 acres; BMX-3 zoned; contemplated use - The Element market and affordable rental apartments up to 80% of area median income; Alaka'i Apartments I LP subsequently conveyed the parcel to a third party), and The Mutual Housing Association of Hawai'i, Inc. (7.127 acres; A-2 zoning; contemplated use - Kulia at Ho'opili affordable rental apartments up to 60% of area median income), and AEP GP LLC (3.349 acres; BMX-3 zoned; contemplated use - hotel), all of which parcels may be in various stages of development. Buyer hereby accepts the risk of any changes pertaining to the development and use of all or any part of the surrounding area and agrees that Seller shall not have any responsibility to Buyer for such changes. Buyer further understands and acknowledges that any descriptions of planned amenities for the surrounding area, which may have been provided to Buyer by Seller or agents of Seller, are for general information purposes only and are subject to change or deletion at any time and from time to time. Seller makes no warranties or representations regarding the accuracy or completeness of any descriptions of such planned amenities, which may have been provided to Buyer, and no reliance may be placed thereon. Further, up to or more than thirty percent (30%) of the residential housing in the surrounding area and within the Ho'opili Community has been or may in the future be developed in cooperation with the County's Department of Planning and Permitting or equivalent State or County agency ("**Agency**") as affordable housing available only to buyers satisfying special median income limitations established by the Agency. Such homes may be sold and/or rented at prices below the market value of comparable homes as determined by the Agency and may be subject to additional use, occupancy, and transfer/option restrictions.

Condition of Property. Buyer understands and hereby acknowledges that the land of the Community may have been used previously for agricultural and farming operations and in connection therewith, fertilizer and pesticides, among other things, may have been applied and used on the land of the Community or adjacent lands. Buyer also understands that the Property, including any Private Yard Area, has been graded, soil removed and/or added to reach its finished height and form, and contains or may contain fill and/or expansive soils, and, as a result, may be subject to subsidence, settlement or expansion. Please refer to the Soils Condition and Drainage Addendum for further disclosures and recommendations. Buyer understands and acknowledges that, as previously stated, Buyer will be acquiring the land underlying the Unit in "AS IS" condition at the time of Closing. Except as expressly set forth herein, Buyer is relying and will rely solely upon Buyer's own inspection and investigation of the Property and the land of the Community, and is not relying and will not rely in any way upon any representations, statements, warranties, or other information or material furnished by Seller or its representatives, whether oral or written, express or implied. Seller makes or gives no warranty, express or implied, concerning the condition of the land. Without limiting the generality of the foregoing, Buyer assumes all risks associated with the condition of the Property, the nature of the soils making up the Property and of hazardous materials on, about, around, under, over or within the Community, including all risks of (a) any and all enforcement, clean up, or other governmental or regulatory actions instituted or threatened pursuant to any hazardous material laws affecting the Community, (b) all claims made or threatened by any third party against Buyer or the Community relating to damage, contribution, compensation, loss or injury resulting from any hazardous materials and (c) Buyer's discovery of any occurrence or condition on the land of the Community or any land adjoining or in the vicinity of the Community which might result in Buyer or the Property being made subject to restrictions on ownership, occupancy, transferability or use of the Property or the Community pursuant to any applicable hazardous materials laws. Furthermore, Buyer specifically waives and relinquishes any and all claims of whatsoever kind or nature based on the condition of the land or the use or presence of any hazardous materials on, about, around, under, over or within the Property, and from and after the date that Buyer acquires title to the Property, Buyer shall hold harmless and defend Seller and its members, managers, stockholders, successors and assigns, from and against all claims, demands, actions, lawsuits, proceedings, fines, penalties, damages, liabilities, judgments, awards, expenses and costs (including attorneys' fees and costs) which may arise out of or may directly or indirectly be attributable to the condition of the land, the soils thereon and therein, and the use, generation, manufacture, treatment, handling, refining, production, storage, release, discharge, disposal, or presence of any hazardous material on, about, around, over or within the Property. As used herein, the term "hazardous materials" includes, but is not limited to, any and all radioactive materials, asbestos, polychlorinated biphenyls ("**PCB's**"), chemicals which cause cancer or reproductive toxicity, pollutants,

contaminants, hazardous wastes, toxic substances, and other hazardous substances or materials listed, described or defined in 40 CFR Para. 302, as amended from time to time. Buyer and Seller agree that the covenants and agreements contained in this paragraph shall survive the Closing of the sale of the Property and shall be binding upon and inure to the benefit of the parties and their respective heirs, personal representatives, successors and assigns.

Uses Within and Around the Community. Buyer understands, acknowledges, approves and agrees, as set forth here, and in certain instances in the Declaration(s) and Deed, that: (1) the land of the Community may have been used previously for commercial agricultural and farming operations and in connection therewith, fertilizer and pesticides, among other things, may have been applied and used upon the land of the Community or lands adjacent thereto; (2) noise levels in the Community may exceed noise level standards for residential-zoned areas promulgated by the State Department of Health, and that these noise levels may not be acceptable to some individuals; (3) further development of mixed residential (multi-family, single family and affordable), commercial (which may include a gas station(s) with a car wash and convenience store), industrial, recreational, meeting facilities, utilities facilities/substations (including without limitation the substation east of the Community), and public projects (including without limitation roads, bus stops, Board of Water Supply pump station, fire station, cell tower, railroad, parks, schools (including without limitation the high school near the Community), preschools and day care centers) may be ongoing and may continue within the Community directly adjacent to Buyer's Unit and within the Community in the vicinity of Buyer's Unit for a considerable period of time after Buyer has occupied the Property; (4) there are or may be a variety of pets within the Community that may not be acceptable to some individuals or may create a nuisance; (5) aboveground and underground radio transmission wires, high voltage electric lines (including, without limitation, aboveground 138 kV transmission lines, 46kV sub-transmission lines and 12kV primary distribution lines along Farrington Highway that connect to the Ewa Nui Substation east of the Community then mauka over the H1 Freeway) and microwave telecommunications facilities and civil defense tower(s) are located within and around the Community, which lines purportedly may emit electric and magnetic fields; (6) certain lands within the Community may be irrigated with treated effluent, reclaimed water or other sources of non-potable water; (7) fruit trees and/or gardens in Community Common Element areas may result in an increase in insects, pesticides, offensive odors from fruit and vegetables, hazards from fallen fruit, low hanging branches and/or tree roots, and other conditions customarily found where fruit trees and gardens exist; and (8) the Property will be subjected to those other uses and circumstances described in this Disclosure Addendum (collectively, all the foregoing uses and circumstances set forth in this Section (Community Disclosures) are described as "**Community Uses**"). Seller has the right, but not the obligation, to develop, market and sell as many affordable homes in the Community as Seller desires. Each Buyer hereby waives any and all claims arising out of the presence of or lack of affordable homes in the Community.

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Surrounding Community Conditions and Uses. Each Owner acknowledges that the Community is located near or around properties with conditions and uses that may result in noise, odors, vibrations, traffic, and other nuisances, annoyances, or disturbances from future construction, operation, and maintenance, which may be objectionable to some people. Immediately adjacent to the Community are the following: (i) a future public middle school to the immediate south of the Community, a portion of which is being used by HCA for the temporary 4J Soccer Park; (ii) a future County park to the immediate east of the Community; and (iii) properties zoned for residential, mixed residential and commercial uses and other differing zoning designations. Other properties surrounding the Community, but not immediately adjacent thereto, are disbursed throughout the Ho'opili Community and are used for (i) the production of pineapple, sugar cane, diversified agricultural, other agricultural and related uses, including, without limitation, an Aloun Farm affiliated processing plant, and the development of alternative energy projects, that may have a limited buffer area, if any, between the agricultural use and the Ho'opili Community; (ii) commercial and industrial purposes; (iii) an "Energy Corridor" containing an underground energy transmission system located generally along the northern/mauka side of Farrington Highway for transporting primarily by underground pipelines, sources of energy, including, without limitation, jet, gas, and petroleum, and existing and future above-ground and underground utility lines and electrical lines (including overhead 138kV transmission, 46kV sub-transmission, and/or 12kV distribution lines (both permanent and temporary), which may be relocated); (iv) public highways, including H-1 Freeway, Kualakai Parkway, and Farrington Highway, with a planned widening of Farrington Highway that commenced in 2025 and may take many years to complete and which will affect, without limitation, traffic and entry ways to and from Farrington Highway leading to the Ho'opili Community; (v) areas intended for a private community garden, private community center, BWS pump station, possible car wash and/or gas station with a convenience store and a possible cell tower and/or battery storage site or other commercial use, possible meeting facilities, expansion of the West Oahu campus of the University of Hawaii, a future public high school located in the northern

portion of the Ho'opili Community along Hoonaauao Street, two future public elementary schools in the southern portion of the Ho'opili Community, and proposed parks, which may contain a playground, barbecues, a community center, community garden, and/or civic farms, all maintained by HCA; (vi) transmission, sub-transmission and distribution lines and energy transmission facilities, including, without limitation, the Ewa Nui Substation located along Hoonaauao Street, which includes and/or may be modified further to include and/or serve, among other things and without limitation, overhead 138 kV transmission lines, 46 kV sub-transmission lines, and 12 kV distribution lines, the Kulanihakoi Substation along Kauluakoko Street and Kulanihakoi Street, which includes and/or may be modified further to include and/or serve, among other things and without limitation, overhead 46kV sub-transmission and 12kV distribution lines and related equipment, transformers, switchgear, switches and associated structures, bus conductors and connectors, lightning arresters and other associated pad mounted equipment, fencing with barbed wire, drive gates and main gates for security control, signage, lights and cameras, and two future substations within or immediately adjacent to the Ho'opili Community; and (vii) the development of land owned by DLNR to the west of the Ho'opili Community, which may currently be in use for the production of pineapple, sugar cane, diversified agricultural, other agricultural and related uses, and which future uses may include, among other things and without limitation, residential, light industrial, warehouse, and business park uses as well as other uses. Please also refer to the Additional Surrounding Uses Addendum.

Commercial and community agricultural uses are planned in and integrated into Ho'opili and will be supported by the Ho'opili "Urban-Agriculture" initiative, which will include, without limitation, land for commercial farming operations, shared and home gardens, community farms and gardens, civic farms, and urban gardens. The urban gardens are intended to feature edible landscaping throughout certain lands in Ho'opili. Commercial agricultural uses are protected under the Hawai'i Right to Farm Act, Hawaii Revised Statutes, Chapter 165, and Hawaii law limits the circumstances under which farming activities may be deemed a nuisance. Buyer acknowledges and agrees that Buyer shall provide subsequent notice to Buyer's lessees, tenants or assignees of these aforementioned farming operations and practices on adjacent or contiguous land and the protections of such uses afforded under the Hawaii Right to Farm Act.

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The Community may also be affected by traffic, aircraft noise, and adverse effects from the Kalaeloa Community Development District and an expansion of military uses and associated adverse impacts may occur within Kalaeloa and Pearl Harbor. The Community may be affected by airport noise overflight from the Honolulu International Airport and is near an active airstrip in Kalaeloa. The Community may also be affected by noise, dust and soot from the H1 Freeway. Roads adjacent to the Community, which are not under Seller's control may be widened or modified. The Community is located in the vicinity of the Skyline rail transit system, which system includes, but is not limited to, temporary and permanent park-and-ride and/or bus transfer facilities areas, Skyline Rail Stations and portions of the Skyline guideway. The operation of the Skyline rail transit system may result in noise and other impacts associated with the operation of trains and mass transit related uses. Parts of the Ho'opili Community will be subject to Transit Oriented Development regulations and neighborhood plans. The Community may be affected by surrounding operations effects created by or attributable to historical, existing, and prospective surrounding construction, including construction of intersections within Hoʻopili near or around the Community, development, agricultural, pasture, commercial and other non-residential uses and activities, which include, but are not limited to: (a) cane milling, burning, harvesting, tending, as well as fertilization and pest and weed control; or (b) cattle and other livestock grazing and pets that may be objectionable to residents; or (c) commute and off-hours (non-peak) traffic and parking. Areas surrounding and mauka of the Community may include 24-hour quarrying operations, which operations may include noise from drilling, blasting, and vehicles carrying processed materials.

The Ho'opili Community is a mixed-use development and includes or may include within it and/or in the vicinity, homes, schools, pre-schools, churches, parks for use by Hoʻopili residents and the public, walkways, bicycle paths, government offices, library(ies), day care centers, hospital, urgent care, medical and medical emergency facilities, homeless shelters or transitional shelters, adult care homes, cellular towers, commercial, retail and industrial areas and operations, recreational and related facilities and other features common to urban environments, including without limitation to, a Community wide system of bicycle and walking paths, aboveground and underground radio transmission wires and high voltage electric lines, which lines purportedly may emit electric and magnetic fields. Buyers are encouraged to call Hawaiian Electric's Call Center at (808) 548-7311 and visit Hawaiian Electric's website for additional details regarding substation(s) and electrical lines in the Ho'opili, including at https://www.hawaiianelectric.com/about-us/our-vision-and-commitment/investing-in-thefuture/kulanihakoi-substation.

Community Easements may be retained over the Ho'opili Community and/or Community for some or all of the foregoing described uses, including, specifically, easements permitting the commencement, continuation and resulting effects of the foregoing uses, and all activities incidental to such uses.

Further, Buyer is aware that there are numerous materials and components required to construct and used in and around Buyer's Unit to which certain individuals may be allergic or especially sensitive. Some of these materials such as paint, wood preservative treatments, insulation materials, glues, mastic, caulk, carpet or the like may cause lingering odors to which people are sensitive. Also, due to the nature of community living, various noises or odors due to trash areas, compost and recycling receptacles, storage sheds, plumbing, impact, including, without limitation, traffic, noises from adjacent neighbors, parks and park facilities (such as basketball, tennis and pickle ball courts) and other circumstances may result to which a Buyer may be especially sensitive. Mold and mold spores are also present in the Community and may be present in Buyer's Unit. Certain strains of mold may cause adverse health effects in susceptible persons.

The Unit is sold subject to these conditions, hazards and risks. Buyer is aware of and understands these risks, accepts them and has decided that the benefits of home ownership in the Community outweigh the detriments of such ownership.

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Other Environmental Issues. Mold and mold spores are present throughout our environment and residential home construction is not, and cannot be, designed to exclude mold spores. If the growing conditions are right, mold can grow in the Unit. Buyer may be familiar with mold growth in the form of bread mold, and mold that may grow on bathroom tile. All mold is not necessarily harmful, but certain strains of mold have been shown to have adverse health effects in susceptible persons. The most common effects are allergic reactions, including skin irritation, watery eyes, runny nose, coughing, sneezing, congestion, sore throat and headache. Individuals with suppressed immune systems may risk infections. Some experts contend that mold causes serious symptoms and diseases which may even be life threatening. However, experts disagree about the level of mold exposure that may cause health problems, and about the exact nature and extent of the health problems that may be caused by mold. The Center for Disease Control states that a causal link between the presence of toxic mold and serious health conditions has not been proven. Moisture is the only mold growth factor that can be controlled in a residential setting. The Homeowner's Manual contains recommendations for positive steps and action a Buyer may take following possession of the Unit to reduce mold. Buyer agrees to assume responsibility for the recommendations contained in the Homeowner's Manual to act in accordance with the best practice guidelines contained on the Governmental Internet Sites described in the Manual. Buyer further acknowledges that if there is any water damage or water intrusion to Buyer's Unit, Buyer will take immediate action to prevent conditions which cause mold or mildew to develop. Also, since energy conservation has become a concern, the State of Hawaii uniform building code, specifically the energy standards, has created the need to build Units that are more airtight. As a result, these Units trap unwanted gases in different degrees depending on how each person lives within their Unit. To date, measurements of such unwanted gases (such as the radon gas described below) are reported as parts of the air they occupy. Since the quality of air we breathe can affect our health, Seller recommends frequent airing of Buyer's Unit by simply opening windows to introduce fresh air uncontaminated with such gases. The United States Environmental Protection Agency ("**EPA**") has indicated that a number of homes in the United States experience elevated levels of radon gas. Radon is a naturally occurring gas that is caused by radioactive decay of the element radium. Since radium is contained in the earth's crust and dissolves readily in water, radon can be found virtually everywhere and can enter the home through a variety of sources. Buyers seeking information about radon can contact the EPA or a state environmental office. Seller has no expertise in the measurement or reduction of radon in homes or regarding acceptable levels or possible health hazards associated with radon. Seller makes no warranty or representation of any kind, express or implied, regarding the presence or absence of radon gas, or regarding the effectiveness of any architectural activities for reducing the presence of radon.

Mixed Uses and Commercial Activities. The Community includes mixed uses, and is not exclusively a residential community. The presence of the mixed uses in the Community may adversely affect an Owner's use and enjoyment of their Unit. Commercial loading areas will be designated and will be used by permitted users during hours of permitted use for commercial loading and delivery purposes. Commercial Use Units may be used for business purposes between 6:00 a.m. and 10:00 pm, and other hours as may be permitted by the Commercial Use Committee. The presence of commercial and residential mixed uses in the Community may result in noise, including loud music, odors, vibrations, traffic, including off street parking for commercial customers or invitees, and other disturbances that are objectionable to some people. Each Owner acknowledges that parking stalls in front of or

near Residential Units may be used for commercial purposes and parking stalls for Residential Units may be located in front of or near Commercial Units. Live-Work Units may have two (2) parking stalls appurtenant to such Units; however, such parking may not be adequate for certain commercial uses as required under the Land Use Ordinance for the County.

On-going nearby Agricultural Activities (including "GMO"); Sugar cane burning and construction activities. The Ho'opili Community is in the vicinity of lands currently leased and being actively used for growing, harvesting and processing activities (collectively, "**Agricultural Activities**") of corn and other agricultural genetically modified organisms or "GMO" products, which activities may from time to time bring upon the Project or result in smoke, pollution, dust, noise, heat, agricultural chemicals, particulates, and similar substances and nuisances (collectively, "**Agricultural By-Products**"). The Hawaii Right to Farm Act (Hawaii Revised Statutes, Chapter 165) and Hawaii law limits the circumstances under which farming activities may be deemed a nuisance. Units in the Community may also be subject to occasional dust from field operations, pollutants, smoke and debris from other agricultural activities or feral lands not in close proximity to the Community, such as sugar cane fires, odor, noise, and other agricultural nuisances associated with agricultural cultivation. The Community is also located near lands that may be used for concrete batching and distributing. Such activity may cause soot, dust and noise from cement trucks and transportation vehicles. The Community may also be subject to occasional smoke, soot, and odors emanating from the vicinity of the irrigation ponds and other feral lands, depending on prevailing wind conditions. The Agricultural Activities performed on and Agricultural By-Products from nearby lands are not within the control of Seller.

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Nuisances Related to Community Uses. Without in any manner limiting the foregoing, Buyer, in purchasing or otherwise taking title to any Property, does so with the express understanding and acknowledgment that the Community and the Property may be periodically affected by various hazards and by noise, dust, smoke, earth shock, soot, ash, odor, mold or mold spores, noxious vapors, the presence and/or transmission of pollutants or other hazardous materials, surface water runoff, or other adverse environmental conditions, including but not limited to those resulting from wind drift and other weather factors (collectively, "**Community Use Effects**") created or exacerbated by or attributable to the Community Uses and the historical, existing, and prospective surrounding construction, development, agricultural, pasture, residential, industrial and commercial and other non-residential uses and activities. Buyer specifically approves all of the foregoing uses, circumstances and activities, including changes in use due to zoning changes, other governmental authorization or otherwise (collectively, "**Community Operations**"). Buyer is strongly encouraged to inspect the Community and the various Community Operations to assess the impact of these operations, uses and circumstances on the Community and the Property. Buyer covenants and agrees, on behalf of Buyer and the tenants, lessees, family, servants, guests, invitees, licensees and employees of Buyer: (a) to assume and does hereby assume any and all risks associated with the Community Operations including specifically the presence of mold in the Unit and the annoyances, inconveniences, impacts on property value or loss of the sale value, Community Use Effects and other nuisances thereby created; (b) to waive and does hereby expressly waive all rights to make any claim against and specifically releases Seller, the owners of the Agricultural Properties and any of their related entities, affiliates, successors-in-title, members, managers, stockholders, or assigns, arising out of or in connection with such activities, annoyances, inconveniences and nuisances, the clean-up or remediation of the same, including but not limited to (i) any claim for damages attributable thereto or for the design or the placement of improvements to the Community, the Property or the surrounding property, or any part thereof, or related or adjacent facilities, or to the orientation of the Unit as it relates to exposure to sun or wind, or (ii) claims for the abatement or elimination thereof; and (c) to hold harmless and defend Seller and its affiliates, successors, members, managers, stockholders and assigns, from and against all claims, demands, actions, lawsuits, proceedings, fines, penalties, damages, liabilities, judgments, awards, expenses and costs (including attorneys' fees and costs) which may arise out of or may directly or indirectly be attributable to any and all of the foregoing.

Non-Disclosure of Neighbor's Plans. During the course of the purchase of a Unit, some buyers disclose information to Seller regarding the potential plans for such Units (e.g., landscape, hardscape, add-ons, repainting plans, etc.) and/or information about personal lifestyles (e.g., pets, interests, hobbies, etc.) Seller will not disclose such information to prospective neighbors. Should Buyer wish to obtain any information about prospective neighbors, Seller will, upon Buyer's written request, attempt to place Buyer in contact with prospective neighbors, but makes no warranty that Seller will be able to do so or that the information which Buyer may obtain will be accurate.

Adjoining Land Uses. Buyer may have received written disclosures which depict the current and proposed land uses for the properties which adjoin the Community. Land uses are subject to change, and consequently, Seller cannot guarantee whether any information so disclosed is current. Also, land planning and zoning matters are complex and therefore the

information which may have been supplied by Seller is not complete. If Buyer is concerned about the type of development that may occur on the adjoining properties, Buyer should discuss nearby land uses with the County Planning Department or the State of Hawaii departments or agencies involved, as may be the case, and otherwise conduct Buyer's own investigation of those matters. THE MARKET VALUE OF THE UNIT IS NOT GUARANTEED BY SELLER AND MAY CHANGE DUE TO ADJOINING LAND USES BY OTHERS, INCLUDING WITHOUT LIMITATION THOSE USES BY THE STATE OF HAWAII AND/OR THE COUNTY, ALL OF WHICH USES ARE NOT UNDER THE CONTROL OF SELLER.

Grading, Landscaping, and Building Materials. Development of the areas around the Community will cause dust in the Community during grading and landscaping work until adequate landscaping has been installed to minimize blowing dust. Seller will try to minimize the dust from its construction activities. Buyers understand, however, that Seller does not control all construction in the area and that dust is an inevitable result of the ongoing and surrounding construction. The grading of the soil and other elements created by nature, as well as building materials, many times create unwanted and undesired gases and other contaminates in residential and commercial buildings, both new and used.

Disposal of Toxic and Other Substances. Water that enters a storm drain flows directly to natural sources of water, including waterways, creeks, drains, rivers, lakes and that erosion has an impact on the environment. Unlike the water in the sewer system in the Unit which is being purchased by Buyer, which flows to wastewater treatment plants, water that enters a storm drain flows directly, without any treatment, to waterways, creeks, streams, rivers, lakes and/or oceans. Accordingly, the National Pollution Discharge Elimination System, the Regional Water Quality Control Board Orders covering the Community, and the policies and ordinances of the County prohibit discharging anything other than natural rain water into storm drainage systems, including gutters and streets which drain into storm drains. Toxic chemicals or hydrocarbon compounds such as gasoline, motor oil, antifreeze, solvents, paints, paint thinners, wood preservatives, fertilizers, lawn clippings, yard waste, detergents, pet waste, and other such materials and pollutants shall not be discharged into any street, public or private, gutters, or into storm drains or storm water conveyance systems. Buyer further acknowledges that the disposal of such pollutants and materials into a storm drain system may result in significant penalties and fines and that Buyer may be responsible for any activities by Buyer's contractors (e.g., painters, landscapers, etc.) who dispose of such pollutants from Buyer's Unit or Private Yard Area into a storm drain system. Use and disposal of pesticides, fungicides, herbicides, insecticides, fertilizers, and other such chemicals shall meet all federal, state, and County requirements and requirements of any other governmental agencies having jurisdiction over the Property. All Buyers within the Community are required to comply with such restrictions. The Community Association shall be responsible for the periodic inspection and maintenance of any sewage backwater valve located within the Community. Buyers are encouraged to consult with the County, other governmental authorities, and the refuse hauler in the area of the Community concerning the proper disposal of any toxic or hazardous materials. Dumping any such materials into sewers, gutters or storm drains is against the law.

CONTINUED CONSTRUCTION. THE CONSTRUCTION OF UNITS AT THE COMMUNITY AND OTHER COMMUNITIES ON NEARBY LAND WILL CONTINUE FOR SOME TIME. THE ROADWAYS IN AND AROUND THE COMMUNITY MAY BE USED FOR INGRESS AND EGRESS TO THE CONSTRUCTION SITES. THE ONGOING CONSTRUCTION WILL CAUSE DUST, NOISE AND INCREASED TRAFFIC IN AND AROUND THE COMMUNITY FOR A PERIOD OF TIME. DUE TO THESE CONTINUING ACTIVITIES, AND NOTWITHSTANDING DUST AND NOISE CONTROL MEASURES EMPLOYED BY CONTRACTORS, BUYER MAY HAVE TO CLOSE WINDWARD FACING WINDOWS IN THE UNIT DURING CERTAIN TIMES OF THE DAY AND MAY HAVE TO CLEAN THE UNIT MORE OFTEN. CERTAIN PERSONS MAY BE MORE SENSITIVE TO THESE ACTIVITIES THAN OTHERS. ALSO, CARE MUST BE TAKEN AROUND THE CONSTRUCTION SITES, AS HAZARDOUS CONDITIONS MAY EXIST TEMPORARILY DUE TO THE CONSTRUCTION. BUYER IS PURCHASING THE UNIT KNOWING THESE FACTS AND AGREES, AS PROVIDED IN THE SALES CONTRACT, TO NOT HOLD SELLER RESPONSIBLE FOR ANY DAMAGE, ANNOYANCE, INCONVENIENCE OR NUISANCE BUYER MAY EXPERIENCE AS A RESULT OF THE ONGOING CONSTRUCTION ACTIVITY WITHIN THE COMMUNITY AND SURROUNDING AREAS.

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Marketing Activity. Seller may continue to market Units in the Community for sale after Buyer moves into the Unit. Seller may also use the Model Homes to market homes and units in other Communities. Seller's marketing activities may include operating a model home, displaying signs, balloons, flags, banners and conducting on-site events and other promotional activities. The ongoing marketing of homes and units may cause Buyer some inconvenience and may disrupt the enjoyment of the Unit.

Roads. Buyer is aware that the roads shown on the Condominium Map are currently private roadways, which are not intended to be dedicated to the County as public roadways in the future. Roads surrounding the Community will be extended

in the future to serve other developments within the Ho′opili community. Seller makes no representation or warranty regarding the availability of parking along the public streets abutting the Community which may change if the streets or portions of the streets are dedicated to the County. All roads are used at Buyer's risk.

Views. Views from Units in the Community are not assured or guaranteed in any way. Buyer is not buying a view easement with the Unit. Future residential development within the vicinity of and adjacent to the Community and adjacent property may have a detrimental effect on views. Further, fencing and landscaping changes and additions within and around the Community, through the addition, removal or trimming of trees or other vegetation, may occur in the future and may adversely affect views from the Units. VARIATIONS IN PRICING DUE TO THE ELEVATION OF A UNIT IN THE COMMUNITY IS NOT A WARRANTY OR ASSURANCE THAT ANY VIEW (OR AN UNOBSTRUCTED OR PARTIALLY UNOBSTRUCTED) VIEW WILL BE AVAILABLE FROM THE UNIT.

Flooding. Buyer acknowledges that Buyer's Unit is not warranted against damage due to floods. Buyer is responsible to conduct Buyer's own investigation regarding the potential for floods.

Coastal/Tropical Environment. Buyer acknowledges and accepts that Hawaii is a coastal/tropical environment where exposure to salt air, high humidity, and other environmental factors may increase the risk of rust and corrosion to building materials, components, and appliances.

Common Element Landscaping. Aspects of the Common Element landscaping may be altered from that depicted in any artist's rendering or advertisement regarding the Community. Changes within the Common Element landscaping may be made at any time and mature plantings may not be used. Further, various landscape easements as may be referenced on the Condominium Map may be granted to HCA.

Fire Hazards and Barbecues. In order to prevent a fire hazard, no fires, including barbecue fires, shall be allowed in any part of any Unit or the Common Elements, except that free standing barbecues are permitted only to the extent permitted by the County fire code and within fenced Private Yard Areas at the rear of the Unit or if a Unit lacks a rear fenced Private Yard Area, then in the front fenced Private Yard Area; provided however that use of barbecue grills is prohibited under any overhang or within 10 feet of any structure. No built-in barbecues are permitted in the Community. When not in use, barbecue grills may be stored within a fenced Private Yard Area, if any, or on the lanai, if any, and all barbecue facilities must be covered at all times when not in use so as to not be unsightly. Barbecue grills are prohibited on second-level balconies of Units. Barbecue covers must be kept in good condition at all times. Damaged, tattered, or discolored covers are not permitted and must be replaced by the Owner. At all times, the use of barbecues must comply with the applicable fire code. Barbecuing shall include, but shall not be limited to, the broiling of any food items over a charcoal fire, gas grill, or electrical grill. Owners shall keep their barbecues in good working condition and in good appearance.

Pest Control. It is in Buyer's best interest, as a new homeowner, to contact a local pest control company to arrange for a preventive maintenance program. Please refer to the limited warranty for termites for the specifics of the program that must be established in order to maintain the termite warranty coverage described in the limited warranty as set out in the Customer Care Program. In many locations, especially where there are adjacent open spaces or agricultural uses, rodent control is essential. Uncontrolled, rodents can damage water and electrical systems in the Unit. Buyer fully understands that it is Buyer's and the Community Association's responsibility, not Seller's responsibility, to control pest (insects, rodents and the like) in and around Buyer's Unit and Private Yard Area. Further, pigeons have nested in Ho'opili in the past. The control of birds and any other pests within the Property is an item of routine maintenance that may be handled by the Association or by the Unit Owner, depending on location. Buyer may wish to consult with a pest control company. Buyer acknowledges and agrees that certain birds and other wildlife may be protected by law and require special handling. Buyer further acknowledges and agrees that: (i) Seller has no control of the presence of pigeons or any other wildlife in Ho'opili or the Property; and (ii) Seller has made no representation or warranty regarding how long pigeons may remain in Ho'opili and/or if they will return in the future.

«INITIAL-LINES-BELOW-BLOCK-DATELESS--BUYE» «INITIAL-LINES-BELOW-BLOCK-DATELESS--COBU»

Water Sprinklers. Water sprinklers may be installed in the Common Elements within the Community. Please be aware that water from sprinklers near parked automobiles may cause water spotting or paint damage, and Seller will not be responsible for such damage. The Owners must not interfere with the sprinkler system.

Pets. Buyers shall be permitted to keep in their Units a reasonable number of common household pets, such as dogs, cats, aquarium fish and birds. Pets should not be kept, bred or used for any commercial purpose and should be restrained from running free on any Common Elements except when in transit and being carried or on a leash. As set forth in the Bylaws,

any pets being or causing a nuisance or an unreasonable disturbance to any other occupant of the Community may be permanently removed from the Community promptly upon notice given by the Board or Managing Agent. Buyers shall be responsible for the immediate and proper disposal of all fecal matter of their pets. Buyers should review the Bylaws and Community Rules as they limit the types of "pets" permitted in the Community.

Declaration of Restrictive Covenants. Each Unit within the Community is sold subject to all of the covenants, conditions and restrictions contained in the Community Declaration. This Disclosure attempts to summarize important provisions set forth in the Community Declaration.

Mediation and Arbitration. Buyer understands that by purchasing a Unit in the Community, Buyer agrees to resolve any disputes with Seller, the administrator and insurer under the Limited Warranty, builder, contractor or others concerning the Unit or Community by way of mediation and arbitration without resort to the courts.

Property Condition. Buyer expressly acknowledges and agrees that, as part of the ongoing process of new home construction, it is standard procedure for Seller to routinely test, modify, alter and adjust, if necessary, all systems, structures and improvements installed in, on or to the Unit, including but not limited to, pipes, wires, circuits, switches, plumbing, truss systems and other construction systems, drywall, tile, carpet, flooring, windows, window blinds, cabinets, shingles, shutters, gutters, downspouts, doors, locks, air-conditioning, insulation and heating. Buyer further agrees that any adjustments, modifications or alterations so made are not "material facts" as defined by Hawaii Revised Statutes Chapter 508D, and that Seller will not, and is under no obligation to, disclose any such adjustment, modification or alteration. Nothing in this paragraph shall be construed to create any warranty, express or implied, beyond the Limited Warranty as defined in the Community Declaration.

Buyer Obligation To Investigate. Nothing contained herein is intended to be a complete disclosure of all facts, which Buyer may wish to consider in buying a Unit in the Community. Buyer is still obligated to conduct his/her own full investigation of all facts relevant to him/her in deciding where and when to buy. Buyer is hereby advised to seek the advice of independent tax, legal, and financial consultants.

Disclosure To Subsequent Purchasers. When Buyer sells his/her Unit, Buyer is required to provide to the subsequent purchaser(s) any documents provided in conjunction with the original sale of the Unit, including, but not limited to, information that Buyer has regarding the Unit, the Community, and overall Community, the information set forth in this and any other disclosures provided by Seller to Buyer and any other information that may be of value to the subsequent purchaser(s), including, but not limited to, the HCA Declaration and the Community Declaration.

Preferred Provider Agreements. HCA has entered into a Preferred Provider Agreement with Hawaiian Telcom Services Company, Inc. ("**Hawaiian Telcom**"), which may provide Buyer with a discount on a variety of Hawaiian Telcom services, including set top boxes, wifi, TV, and high-speed internet for which Hawaiian Telcom will be afforded special marketing rights at Ho`opili. HCA may also have Hawaiian Telcom provide wifi for the community parks and community centers.

Unit Owner Responsibilities Regarding Payment of Certain Fees. Without limitation of other disclosures provided for in this addendum or in any of the other Community Documents as to the payment of certain fees, dues and/or charges, Buyer expressly acknowledges and agrees that, in addition to the monthly common expense fees for the Community and other items as described in the Community Declaration or other Community Documents, each Unit Owner is solely responsible for payment of the following:

1. **Water and Sewer Charges.** Water and sewer usage to the Unit is submetered. The Community Association will send Buyer a bill for the amounts due based on submetered readings. During any period a Unit's submeter is not yet operational, the Community Association may bill such Unit Owner on an interim basis charges for water and sewer based upon a fair and equitable manner, as determined by the Board. The Community Association may bill Buyer for water and sewer charges in conjunction with the monthly common expense statement or on a schedule determined by the Board. In addition to the water and sewer usage charges, a fee of $10 per unit per month will be added to each Unit Owner's monthly bill to off-set the cost of meter reading and billings services for water and sewer. If Buyer fails to pay the water and sewer assessment, the Board may, in certain circumstances, turn off the water to the Unit.

The term "**Buyer**" as and when used herein, or any pronouns used in place thereof, shall mean and include the singular or plural number, individuals, partnerships, trustees and corporations, and each respective heir, personal representative, successor and assign.

This Disclosure Addendum modifies Buyer's Sales Contract and is binding upon Buyer. If there is a conflict between Buyer's Sales Contract and the terms and provisions of this Disclosure Addendum, the terms and provisions of this Disclosure Addendum shall control. Buyer agrees to the foregoing and acknowledges receipt of this addendum on: «SALE-DATE-MONTH-NAME-FORMAT» (date).

BUYER(S):

«BUYER-SIGNATURE-LINE-BELOW-BLOCK»

«COBUYERS-SIGNATURE-LINES-BELOW-BLOCK»

SELLER:

«SELLER-NAME-SIGNATURE-LINE-BELOW-BLOCK»

STATE OF HAWAII
BUREAU OF CONVEYANCES
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May 27, 2026 8:01 AM
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Doc 1 of 5
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/s/ MIKE H. IMANAKA
REGISTRAR

Return by Mail [x] Pickup [ ] RS/1

PABLO CHRISTOPHER RENTERIA, III
KIANI KAWANA'AOPI'IKEAOKALAMALUHIA HEIVAI
LIAKINA RENTERIA
91-3529 NANA HOPE STREET, UNIT NO 3208
EWA BEACH, HI 96706

TGE: 7322607384
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Chelsea Park

Total Pages: 22

ULUWEHI AT HO'OPILI
UNIT DEED AND RESERVATION OF RIGHTS

THIS UNIT DEED AND RESERVATION OF RIGHTS ("**Unit Deed**") is made this 21 day of MAY, 2026, by and between **D.R. HORTON HAWAII LLC**, a Delaware limited liability company, the address of which is 130 Merchant Street, Suite 112, Honolulu, Hawaii 96813 ("**Grantor**"), and **PABLO CHRISTOPHER RENTERIA, III and KIANI KAWANA'AOPI'IKEAOKALAMALUHIA HEIVAI LIAKINA RENTERIA, a married couple**, whose address is **92-1144 Hame Street, Apartment 206, Kapolei, Hawaii 96707** ("**Grantee**");

Grantor, in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to Grantor paid by Grantee, receipt of which is acknowledged, and of the promises and covenants hereinafter set forth and on the part of Grantee to be faithfully observed and performed, does hereby grant, bargain, sell and convey unto Grantee, as **tenants by the entirety**, the premises described in this Unit Deed, and the reversions, remainders, rents, issues and profits thereof and all of the estate, title and interest of Grantor, both at law and in equity, therein and thereto.

The premises hereby conveyed comprise a portion of the Uluwehi at Ho'opili condominium community ("**Community**"), as established by the Declaration of Condominium Property Regime of Uluwehi at Ho'opili Condominium Map No. 6790 recorded in the Bureau of Conveyances of the State of Hawaii ("**Bureau**") as Document No. A-9480001197, as amended, restated, supplemented and/or otherwise modified ("**Community Declaration**"). Capitalized terms used in this Unit Deed without definition shall have the meanings assigned to such terms in the Community Declaration. The Community consists of that certain parcel of land situate at Honouliuli, Ewa, City and County of Honolulu, State of Hawaii, more particularly described in the

Community Declaration and in Exhibit A attached hereto, which description is incorporated herein by this reference, together with the improvements located thereon, as more particularly described in the Community Declaration ("**Property**"). The portion of the Community constituting the premises hereby conveyed ("**Premises**") is more particularly described as follows:

FIRST:

Unit No. **3208** ("**Unit**") of the Community, as described in the Community Declaration and shown on the plans thereof recorded in said Bureau as Condominium Map No. 6790, as the same may be amended from time to time ("**Condominium Map**").

SECOND:

An undivided **0.006671 (0.6671%)** interest in all Common Elements of the Community, as established for the Unit by the Community Declaration, or such other undivided interest as hereafter established for the Unit by any amendment of the Community Declaration, as tenant in common with the holders of other undivided interests in and to the Common Elements of the Community.

TOGETHER with easements appurtenant to the Unit as established by and described in the Community Declaration, including, without limitation, the following:

(a) The right to use those certain Limited Common Elements of the Community, if any, which are described in the Community Declaration as being appurtenant to the Unit;

(b) The parking facilities and the parking stall(s), if any, appurtenant to or included in the Unit;

(c) Nonexclusive easements for use of the Common Elements in accordance with the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other unit owners, subject always to the exclusive use of the Limited Common Elements as provided in the Community Declaration;

(d) Nonexclusive easements for use of the Common Elements for ingress to and egress from utility services, air conditioning units and elements for support, maintenance and repair of the Unit; and

(e) In the case of encroachments by the Unit upon any other unit or Common Elements, a valid easement for such encroachment and the maintenance thereof shall and does exist in favor of and appurtenant to the Unit for so long as such encroachment continues. In the event any building of the Community shall be partially or totally destroyed and then rebuilt, or in the event of any shifting, settlement or movement of any portion of the Community, encroachments upon any part of the Common Elements or units due to the same shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist in favor of and appurtenant to the Unit for so long as such encroachment continues.

EXCEPTING AND RESERVING AND SUBJECT TO all use restrictions applicable to such Unit as specified in the Declarations as hereinafter defined, and all easements for encroachments appurtenant to other units as they arise in the manner set forth in the preceding paragraph, now or hereafter existing thereon, and subject also to easements for access to the Unit and/or the Limited Common Elements contained therein from time to time during reasonable hours as may

be necessary for the operation of the Unit or for making emergency repairs therein to prevent damage to the Common Elements or to another unit or units or for the installation, repair or replacement of any Common Elements, as established by and more particularly described in the Community Declaration;

ALL TOGETHER WITH AND SUBJECT TO AS TO FIRST AND SECOND, each and all of the encumbrances, obligations, conditions, restrictions, liens, acknowledgements, covenants, agreements, and other matters and provisions and reserving unto Grantor those easements, exceptions, reservations, and all such other items as may be set forth in the 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 ("**Land Court**") as Document No. T-9864231, as amended, restated, supplemented and/or otherwise modified ("**HCA Declaration**" and together with the Community Declaration, "**Declarations**"), establishing the Ho'opili Community Association ("**HCA**"), Bylaws of Ho'opili Community Association adopted January 31, 2017, as amended, restated, supplemented and/or otherwise modified ("**HCA Bylaws**"), Community Declaration, the limited warranty delivered to Grantee from Grantor ("**Limited Warranty**"), this Unit Deed, Bylaws for the Community, recorded in said Bureau as Document No. A-9480001198, as amended, restated, supplemented and/or otherwise modified ("**Community Bylaws**" and together with the HCA Bylaws, "**Bylaws**"), Ho'opili Design Review Committee Rules and Guidelines described in the HCA Declaration, as amended, restated, supplemented and/or otherwise modified ("**Design Guidelines**"), and all rules and regulations promulgated thereunder, including without limitation the Community Rules adopted December 15, 2025, as amended, restated, supplemented and/or otherwise modified ("**Community Rules**") and the Condominium Map, all of which are incorporated herein by this reference and which constitute covenants running with the land, equitable servitudes and liens to the extent set forth therein and provided by law, and which are hereby accepted by Grantee as binding and to be binding on Grantee, Grantee's successors and assigns, and as benefitting Grantor and the lands of Grantor surrounding the Premises;

AND FURTHER SUBJECT TO AS TO FIRST AND SECOND AND EXCEPTING AND RESERVING unto Grantor, its successors and assigns, perpetual easements and rights of way over, across, under and through the Property and Premises hereby conveyed for roadway purposes and for all utilities (whether public or private or for the benefit of homeowners in the Community) and any public type facility or use, including but not limited to water, drainage (including drainage channels, swales and ditches), sanitary and storm sewers, gas, refuse, disposal, landscape, maintenance, driveways, parking areas, access roadways, pathways, bicycle paths and pads, alleys, telephone, electricity, cable (including without limitation television transmission facilities), mail centers, mailboxes, security systems, communication lines and systems and electromagnetic and optical transmission facilities and other similar service purposes as Grantor in its discretion may from time to time designate, whether or not the easements or rights of way are for the purpose of serving the Property or other real property adjacent to the Property, including, without limitation, the reservation of the right to enter upon the Premises and Property to construct, reconstruct (even after recording of this Unit Deed), install, operate, maintain, repair and relocate such lines, wires, circuits, conduits, cables, channels, swales, ditches, mailboxes, facilities and appurtenances for the aforesaid purposes and the right to grant such easements or rights of way to governmental or quasi-governmental agencies, public, quasi-public or private utility or service companies, other private entities, the association of homeowners, if any, or any other homeowner or group of homeowners in the Community or any adjacent community, without joinder or consent of, and without notice to, Grantee or Grantee's mortgagee. These reserved easements include the right to use for the benefit of other portions of the Common Elements within the Property and the right to use any and all existing utility lines

within the Property for such purposes, provided the services therefrom employed to benefit others is submetered. These reserved rights are to be exercised in a manner that will cause the least practicable interference with Grantee's occupancy of the Premises.

TO HAVE AND TO HOLD the same, together with all rights, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith unto Grantee, absolutely and forever and in fee simple, according to the tenancy and estate set forth herein.

Grantor hereby covenants and agrees with Grantee that Grantor is lawfully seized in fee simple of the Premises hereby conveyed; that the same is free and clear of and from all encumbrances except as set forth herein and except for the lien of real property taxes not yet by law required to be paid; that Grantor has good right and title to sell and convey said Premises in the manner set forth herein; and Grantor will WARRANT AND DEFEND the same unto Grantee forever against the lawful claims and demands of all persons, except as herein mentioned.

Grantee hereby covenants and agrees, for the benefit of Grantor, its successors and assigns, that Grantee and Grantee's family, lessees, tenants, servants, guests, invitees, licensees, employees, or other persons who may occupy or otherwise use the Unit, Community, or improvements therein with Grantee's permission (collectively, "**Grantee's Parties**") will, at all times, observe, perform, comply with and abide by all of the covenants, agreements, obligations, conditions and other provisions herein set forth, and Grantee covenants to indemnify, hold harmless and defend Grantor for any failure to so comply with, observe and perform any such covenant, condition, restriction or other provision contained in this Unit Deed, the Declarations, Bylaws, Limited Warranty, and any existing or future amendments and/or supplements to any of the foregoing.

By acquiring ownership of the Premises hereby conveyed, Grantee, for Grantee and all Grantee's Parties, acknowledges and agrees that Grantee has received, read and understood the Declarations, Limited Warranty, Bylaws and Community Rules; and acknowledges, agrees with and accepts the disclosures, conditions, covenants, easements and reservations of rights contained in the Declarations, Limited Warranty, Bylaws, Community Rules, and this Unit Deed; and Grantee hereby covenants and agrees that Grantee will observe and perform all of the terms, covenants, conditions and provisions required to be observed and performed by an "owner" under this Unit Deed, the Declarations, Limited Warranty, Bylaws, and Community Rules, including without limitation payment of common expenses assessed in proportion to the common interest appurtenant to the Unit; and Grantee further covenants and agrees that Grantee's Parties will abide by all of the applicable terms, covenants, conditions and provisions set forth in this Unit Deed, the Declarations, Limited Warranty, Bylaws, and Community Rules.

Grantee acknowledges and agrees that the Community is within and a part of an area intended to be developed as a master planned community known as "**Ho'opili**" as described in the HCA Declaration and that the Premises hereby conveyed and the Community are subject and subordinate to the terms and provisions of the Declarations.

Without limitation of matters set forth in the Declarations, Community Rules, Bylaws, or Limited Warranty, the respective contents of which shall control over the disclosures regarding the same contained in this instrument, the Declarations and Limited Warranty, among other matters, provide that GRANTEE, FOR GRANTEE AND FOR GRANTEE'S PARTIES, ACKNOWLEDGES AND AGREES THAT THE FOREGOING DOCUMENTS CONTAIN VARIOUS RESERVATIONS IN FAVOR OF GRANTOR, AS "DECLARANT" UNDER THE DECLARATIONS, AS WELL AS SPECIFIC LIMITATIONS, RESTRICTIONS, REQUIREMENTS,

COVENANTS, UNDERTAKINGS, WAIVERS OF RIGHTS, DISCLOSURES, AND DISCLAIMERS, ALL OF WHICH ARE BINDING UPON GRANTEE AND ALL OWNERS OF UNITS WITHIN THE COMMUNITY (AND IN HO'OPILI) AND WHICH MAY AFFECT THE COMMUNITY, THE UNIT, AND GRANTEE'S USE AND ENJOYMENT OF THE UNIT DUE TO TRAFFIC, NOISE, DUST, MOLD, VIBRATION, NUISANCES, IRRITATION, DISTURBANCES, ANNOYANCES, HAZARDS, EFFECTS, AND OTHER INCONVENIENCES AND RISKS OF DAMAGE ATTRIBUTABLE THERETO, RESULTING FROM PROPERTIES AND USES LOCATED NEAR OR AROUND THE COMMUNITY. Such properties immediately adjacent to the Community include (i) the future Hyatt Place Hyatt House at Ho'opili hotel; (ii) a future Skyline park-and-ride; (iii) a currently unimproved parcel owned by The Queen's Medical Center, the planned use of which is unknown to Grantor; (iv) properties zoned for residential, mixed residential and commercial uses and other differing zoning designations, including, without limitation, The Element (market and affordable rental apartments) and Kohina at Ho'opili, which community includes Festival Street, a street that is maintained by HCA and used for public and other events for the Ho'opili Community; and (v) various above ground electrical transmission, sub-transmission and distribution lines and related equipment, including an overhead 46kV sub-transmission lines along Nana Hope Street, 'Onohi'ula, and Kauluakoko Streets to Kulanihakoi Substation, along Kamolehonua and Kulanihakoi Streets to Kulanihakoi Substation, and a future overhead 46kV sub-transmission line from Kualakai Parkway to the Kulanihakoi Substation along Kulanihakoi Street if Hawaiian Electric determines the additional line is necessary, subject to obtaining any further approvals that may be required, also described below. Surrounding the Community, but not immediately adjacent thereto, include properties used for (i) construction, installation, repair, modification, maintenance and/or appearance of improvements, Community Access Drives, landscaping (which must be installed within a limited time period at Grantee's cost), irrigation, private roadways and common driveways, if any, sewer, drain and electrical improvements and facilities, and boundary fences and walls, among others; (ii) plans for the development and use of all or any part of the Community and/or Ho'opili, which may change at any time without notice to Grantee, and which may include but are not limited to the construction of residential and rental housing being developed in cooperation with the County Department of Planning and Permitting or an equivalent State agency as affordable housing available only for purchase or rental by home buyers or renters satisfying specific median income limitations established by such agency or satisfying specific State or Federal income limitations; (iii) continued extensive construction and sales activities within and around the Community, which may result in noise, dust, mold, vibration and other nuisances, irritation, disturbances, annoyances, hazards and effects, and providing for the acceptance by Grantee of such inconveniences and risk of damage attributable thereto, and further providing for the agreement by Grantee to suffer and permit all actions and consequences incidental to such ongoing construction and sales activities; (iv) various adverse environmental hazards, conditions or circumstances, including, without limitation, noise, dust, smoke, soot, ash, odor, noxious vapors, mold, surface water runoff, or other adverse environmental conditions described in the Declarations, and providing for Grantee's acceptance and assumption of risk of the possibility of such occurrences, and damages attributable thereto, and the express waiver of all claims against Grantor and others arising out of or in connection with such adverse conditions or circumstances, including the right to seek damages or the abatement or elimination thereof; (v) potential impacts from residential, mixed residential, retail, agricultural, industrial, recreational, and commercial uses within the Community and Ho'opili, which may be expanded or reduced in accordance with amendments and revisions to the County land use ordinance as may be adopted from time to time, and the anticipated presence of schools, universities, churches, library(ies), day care centers, animal kennels and refuges, homeless shelters or transitional shelters, commercial and retail uses, possible future bus stop locations, facilities, and routes (which are not in control of Grantor), rail transit facilities, parks, walkways, pathways, public throughways, Festival Street,

government offices, cellular towers, facilities and other features common to urban environments, including, without limitation, a Community wide system of bicycle and walking paths and pads and aboveground and underground radio transmission wires and high voltage electric lines, which lines purportedly may emit electric and magnetic fields; (vi) potential impacts from traffic and nearby airport facilities, including but not limited to, aircraft noise, and the potential adverse impacts of aircraft activity at and from Kalaeloa Airport and Honolulu International Airport such as, but not limited to, noise, right of flight, emissions, vibrations and other incidences of aircraft operations, and an expansion of military uses and associated adverse impacts may occur within Kalaeloa and Pearl Harbor; (vii) potential impacts from the (1) production of pineapple, sugar cane, diversified agricultural, other agricultural and related uses, including, without limitation, processing plants; (2) commercial and industrial purposes; (3) development of alternative energy projects, including but not limited to an "Energy Corridor" containing an underground energy transmission system located generally along the northern/mauka side of Farrington Highway for transporting primarily by underground pipelines, sources of energy, including, without limitation, gas and petroleum, and existing and future above-ground and underground utility lines and electrical lines (including overhead 138kV transmission, 46kV sub-transmission, and/or 12kV distribution lines (both permanent and temporary), which may be relocated); (4) public highways, including H1 Freeway, Kualaka'i Parkway, and Farrington Highway, with a planned widening of Farrington Highway that commenced in 2025 and may take many years to complete and which will affect, without limitation, traffic and entry ways to and from Farrington Highway leading to the Ho'opili Community; (5) areas intended for a private community park (which may include play equipment, community gardens, rooms, restrooms, manager's office and unit, parking lot, community center, swimming pool, pavilion and playground area, a portion or portions of which may be available for use for Community functions), County parks, and community gardens, opened to Ho'opili residents; (6) areas intended for a BWS pump station, possible car wash and/or gas station with a convenience store and a possible cell tower and/or battery storage site or other commercial use, possible meeting facilities, expansion of the West Oahu campus of the University of Hawaii, a future public high school located in the northern portion of the Ho'opili Community along Ho'ona'auao Street, a future public middle school located in the central portion of the Ho'opili Community, a portion of which is being used by HCA for the temporary 4J Soccer Park, two future public elementary schools in the central and southern portion of the Ho'opili Community, and proposed parks, which may contain a playground, barbecues, a community center, community garden, and/or civic farms, all maintained by HCA; (7) transmission, sub-transmission and distribution lines and energy transmission facilities, including, without limitation, the Ewa Nui Substation located along Ho'ona'auao Street, which includes and/or may be modified further to include and/or serve, among other things and without limitation, overhead 138kV transmission lines, 46kV sub-transmission lines, and 12kV distribution lines along Farrington Highway that connect to the Ewa Nui Substation northeast of the Community then mauka over the H1 Freeway, the Kulanihakoi Substation located adjacent to the Hinahina at Ho'opili community on the corner of Kauluakoko Street and Kulanihakoi Street, which includes and/or may be modified further to include and/or serve, among other things and without limitation, overhead 46kV sub-transmission and 12 kV distribution lines, including 46kV sub-transmission lines along Nana Hope Street, 'Onohi'ula, and Kauluakoko Streets to Kulanihakoi Substation, along Kamolehonua and Kulanihakoi Streets to Kulanihakoi Substation, and a future overhead 46kV sub-transmission line from Kualakai Parkway to the Kulanihakoi Substation along Kulanihakoi Street if Hawaiian Electric determines the additional line is necessary, subject to obtaining any further approvals that may be required, and related equipment, transformers, switchgear, switches and associated structures, bus conductors and connectors, lightning arresters and other associated pad mounted equipment, any other aboveground and underground radio transmission wires and high voltage electric lines, and microwave telecommunications facilities and civil defense tower(s) are located within and around the Community, which lines purportedly may emit electric and magnetic fields, and fencing with

barbed wire, drive gates and main gates for security control, signage, lights and cameras, and two future substations within or immediately adjacent to the Ho'opili Community; (8) a temporary retention basin and stockpile areas (including a stockpile area approximately 25 feet high adjacent to Ho'oluana Drive) in Ho'opili, that will be used for those purposes for an extended period before it is developed; (9) development of land owned by DLNR to the north and west of the Ho'opili Community, which may currently be in use for the production of pineapple, sugar cane, diversified agricultural, other agricultural and related uses, and which future uses may include, among other things and without limitation, residential, light industrial, warehouse, and business park uses; (10) the Community is located in the vicinity of the Skyline rail transit system, which system includes, but is not limited to, temporary and permanent park-and-ride and/or bus transfer facilities areas, Skyline Rail Stations and portions of the Skyline guideway, which may result in noise and other impacts associated with the operation of trains and mass transit related uses; and (11) parts of the Ho'opili Community will be subject to Transit Oriented Development regulations and neighborhood plans; (viii) previous use of the Premises for commercial agricultural and farming operations, and in connection therewith, fertilizer and pesticides, among other things, which may have been or will be applied and used upon the Property, or lands adjacent thereto and may have a long term effect on the Property, water, and/or environment; and (ix) occasional dust from field operations, pollutants, smoke and debris from other agricultural activities or feral lands not in close proximity to the Community, such as sugar cane fires, odor, noise, and other agricultural nuisances associated with agricultural cultivation, including, but not limited to insects, birds, white flies, mongoose and rodents, and continuing agricultural uses. Other rights and easements reserved by or on behalf of Grantor that may affect the Community and the Unit, including without limitation the right to make specific grants thereof and therefor without consent and/or joinder by Grantee or Grantee's mortgagee, are further described within the Community Documents.

Without limitation of the foregoing, Grantee acknowledges and agrees that commercial and community agricultural uses are planned in Ho'opili and will be supported by the Ho'opili "Urban-Agriculture" initiative, which will include without limitation, land for commercial farming operations, shared and home gardens, community farms and gardens, civic farms, and urban gardens. The urban gardens are intended to feature edible landscaping throughout certain lands in Ho'opili. Commercial agricultural uses are protected under the Hawai'i Right to Farm Act, Hawaii Revised Statutes, Chapter 165, and Hawaii law limits the circumstances under which farming activities may be deemed a nuisance. Grantee further acknowledges and agrees that Grantee shall provide subsequent notice to Grantee's lessees, tenants or assignees of these aforementioned farming operations and practices on adjacent or contiguous land and the protections of such uses afforded under the Hawaii Right to Farm Act.

In furtherance of and without diminution of the foregoing, Grantee hereby further acknowledges and approves the (1) obligations imposed on Grantee pursuant to the terms of the Declarations and Limited Warranty and (2) reservation by Grantor of each and all of the following facts, rights and easements:

(a) Grantor, and its agents, successors, mortgagees and assigns, shall have the right and an easement to conduct extensive sales activities on and at the Community, including the use of any improvements or units within the Community owned by Grantor (and any other unit, with the express permission of the owner of such unit) for model homes, sales and management offices, parking and extensive sales displays and activities, and the posting and maintenance of signs and other advertisements relating to such sales activities;

(b) Grantor and its agents, employees, contractors, licensees, successors, mortgagees and assigns shall have an easement over, under and upon the Community, and the

Unit, as may be reasonably necessary for the completion of improvements to and correction of defects, as that term is defined in the Limited Warranty and other warranty or "punchlist" items in the Community, or the Unit;

(c) Grantor and its agents, employees, contractors, licensees, successors, mortgagees and assigns shall have an easement over, under and upon the Community and each and any portion of the Community, including the individual units, to create and cause noise, dust, vibration and other nuisances or annoyances created by and resulting from any work connected with or incidental to the development, construction and sale of any Unit or other improvement to the Community, any additional phase to the Community, or any other community which Grantor, its successors or assigns, may develop on property adjacent to or in the vicinity of the Community. Grantee and any other person acquiring any interest in the Community waives any and all rights, claims or actions that might otherwise be asserted against Grantor, its members, managers, agents, employees, licensees, successors, mortgagees and assigns, based on any such noise, dust, vibration and other nuisances or annoyances;

(d) Grantor hereby reserves an easement to enter upon, across, over, in, and under any portion of the Community, for the purpose of changing, correcting, or otherwise modifying the grade or drainage channels or chambers of any portion of the Community so as to improve the drainage of water on the Community. Reasonable efforts shall be made to use this easement so as to disturb as little as possible the uses of Grantee, to undertake such drainage work promptly and expeditiously, and to restore any areas affected by such work to a sightly and usable condition as soon as reasonably possible following such work; and

(e) There shall be reciprocal appurtenant easements of encroachment as between adjacent Units within the Community due to the unintentional placement or settling of shifting of the improvements constructed, reconstructed, or altered thereon (either initially by Grantor or subsequently by Grantee if in accordance with the terms of the Declarations) to a distance of not more than one foot, as measured from any point on the common boundary between said Units, along a line perpendicular to such boundary at such point; provided, however, in no event shall an easement for encroachment exist if such encroachment occurred due to willful and knowing conduct on the part of a Grantee as opposed to Grantor. These easements shall be for the encroaching improvements and their maintenance (including access to and from the encroachment).

By acquiring ownership of the Unit, Grantee hereby further covenants and agrees, for the benefit of Grantor and its successors and assigns, as follows:

(1) The foundation system for the buildings in the Community have been designed in accordance with the recommendations of geotechnical and structural engineers to meet the requirements of the soil conditions, applicable structural design criteria, and applicable codes and governmental authorities. The foundation type employed on grade is generally a post-tensioned waffle-pod slab-on-grade foundation as further described in the Community Declaration. Further, the concrete slab-on-grade foundation for the buildings may be reinforced with a grid of steel cable installed in the concrete foundation and then tightened to create extremely high tension. This type of foundation is known as a "post tensioned slab-on-grade foundation." Grantee is aware that any alteration to the foundation system for any reason or purpose (e.g., installing or modifying landscaping, altering gutters, installing a floor safe, remodeling plumbing, etc.) may adversely affect the foundation system and moisture or vapor barriers and may be hazardous, resulting in serious damage to the Unit, personal injury, or both, as well as serious damage to other units and aspects of the Community. Grantee agrees that Grantee: (a) shall not cut into,

drill, penetrate, or otherwise tamper with the post-tensioned waffle-pod slab-on-grade foundation; (b) shall not permit or allow any other person to cut into, drill, penetrate, or otherwise tamper with the same; (c) shall disclose the existence of the character of the foundation slab to any person who rents, leases or purchases the Premises; and (d) shall indemnify, defend and hold Grantor, Grantor's agents, and the Association of Unit Owners of Uluwehi at Ho'opili ("**Association**"), harmless from and against any and all claims, damages, losses or other liability (including attorneys' fees and costs of court) arising from any breach of this covenant by Grantee.

(2) Soils within the Community, including the land below the Unit may have expansive characteristics, which will require special consideration and attention.

Grantee acknowledges and agrees that, except for the express written Limited Warranty, a sample of which is included in Grantor's homeowner manual ("**Homeowner's Manual**"), and as the same may be limited under the Community Declaration, Grantor is not making or offering any warranties, express or implied, with respect to the Property, Premises, Unit, or Community, including, without limitation, any warranties of merchantability, habitability, quality of construction, or fitness for a particular purpose. Grantor expressly disclaims any warranties other than the Limited Warranty, including, without limitation, any express or implied warranties of merchantability, habitability, quality of construction, or fitness for a particular purpose with respect to the Property, Unit, or Community. Grantee acknowledges and agrees that the Limited Warranty in respect of the Unit and coverage thereunder may be affected by acts of Grantee including without limitation by installation of solar energy devices, if and where permitted as provided for and in accordance with the Community Declaration and Community Rules. Grantee acknowledges and agrees that (i) Grantee has received, read and understands the terms of the Limited Warranty and Homeowner's Manual and is familiar with the coverage and exclusions contained in the Limited Warranty, (ii) Grantee shall abide by all the applicable terms, covenants, conditions and provisions of the Limited Warranty and Homeowner's Manual and (iii) other than the Limited Warranty, Grantor is making no other representations, promises, or warranties of any kind, including, without limitation, any express or implied warranties of merchantability, habitability, quality of construction, or fitness for a particular purpose with respect to the Property, Premises, Unit, or Community. Grantor has established a customer care program (which will be administered by Grantor pursuant to the section in the Homeowner's Manual commonly referred to as the "Customer Care Program" ("**Customer Care Program**")). The Limited Warranty and Customer Care Program do not cover and Grantee acknowledges and agrees that the Limited Warranty and Customer Care Program do not cover (i) any consequential damages, including, but not limited to, damage to the Unit or Community that is caused by a warranted defect (as defined in the Limited Warranty) but is not itself a warranted defect and/or any claims for emotional distress, lost opportunity, profit or time (from Grantee's employment or otherwise), loss of use of the Premises or any other improvements in the Community, the costs of shelter, transportation, food, moving, storage or other incidental expenses related to relocation during repairs of the Unit, or (ii) any appliance, equipment, or other items which are "consumer products" for purposes of the Magnuson-Moss Warranty Act, 15 U.S.C. § 2301, et seq., or which are "consumer goods". The only warranties of such consumer products or goods are those which the manufacturer provides to the purchaser. Information as to such manufacturer's warranties will be provided to Grantee. Grantor does not assume any obligation to service or repair such consumer products or goods. They are included on an "AS IS" basis with Grantee assuming the entire cost of all necessary service, repair, or replacement in the event of defect in quality or performance. With respect to appliances or other consumer products included in Grantee's purchase of the Premises hereby conveyed, this Unit Deed operates as an assignment from Grantor to Grantee of all manufacturer's or dealer's warranties, if any, covering any such appliances or consumer products for the unexpired term thereof to the extent that Grantor has the right and power to make such an

assignment. Grantee acknowledges and understands that Grantor is not stating that any such warranties exist, or that such an assignment will be effective, nor is Grantor adopting any such manufacturer's or dealer's warranties or acting as a co-warrantor, but Grantor is merely attempting to pass through to Grantee the benefits of such warranties, if any exist. Grantee specifically agrees that during the term of and in accordance with the Limited Warranty, Grantee shall in each and all instances permit Grantor or Grantor's designated representative and/or the administrator of or insurer under the Limited Warranty or their respective representative to repair any and all items classified by Grantor or the administrator as items covered by the Limited Warranty or provide such alternate coverage in respect of warranted items available under the Limited Warranty, and that Grantee shall have no further rights and Grantor no further obligation to Grantee in respect of such matters repaired or administered as provided in the Limited Warranty.

Grantee, for Grantee, its successors and assigns, and Grantee's Parties who may occupy or otherwise use the Premises or Property, and any improvements thereto or thereon, including without limitation the Community Access Drives described in the Community Declaration, acknowledges, covenants and agrees that: (a) Grantor may continue to use the Community Access Drives for construction and sales activities within the Community, which may from time to time result in noise, vibration and other hazards and inconveniences to Grantee; (b) Grantee shall use the Community Access Drives with due care for public and private safety and shall comply with all laws, statutes, ordinances, and all rules and regulations of Grantor, while occupying or using the Community Access Drives; (c) Grantee will not interfere with any work being performed, operations being carried out, or use being engaged in or on the Community Access Drives by, on behalf of, or authorized by Grantor; (d) Grantor shall have no liability or obligation of any nature to Grantee, or Grantee's Parties as a result of such persons' entry upon or use of the Community Access Drives or other property owned or controlled by Grantor; (e) Grantee shall indemnify and hold harmless Grantor, and its respective affiliates, members, managers, officers, directors, representatives, employees and agents, from and against any and all loss, damage, costs, expenses, including attorneys' fees, liability, demands, or causes of action resulting from nuisance, injury, harm or death to persons or property arising out of or in any way connected with Grantee's use of the Community Access Drives, except any loss or damage caused by the gross negligence or willful misconduct of Grantor; and (f) Grantee fully realizes and assumes all risks of using the Community Access Drives, including, but not limited to, the dangers associated with construction equipment and workers on or near the Community Access Drives, the dangers resulting from the condition of the Community Access Drives, and the dangers of collision with other vehicles and pedestrians using the Community Access Drives.

Without limitation of any other provision herein contained, Grantor hereby grants Grantee a non-exclusive right of entry for access purposes over, upon and across the roadway lots ("**Roadway Lots**") more specifically described in Exhibit A attached to this Unit Deed owned by Grantor and/or others; provided, however, that such right of entry shall automatically terminate upon dedication of the Roadway Lots to any governmental authority. Grantee, for Grantee, its successors and assigns, and Grantee's Parties, acknowledges, covenants and agrees that: (a) Grantor may continue to use the Roadway Lots for agricultural uses, construction and sales activities within the Community, which may from time to time result in noise, vibration and other hazards and inconveniences to Grantee; (b) Grantee shall use the Roadway Lots with due care for public and private safety and shall comply with all laws, statutes, ordinances, and all rules and regulations of Grantor while occupying or using the Roadways Lots; (c) Grantee will not interfere with any work being performed, operations being carried out, or use being engaged in or on the Roadways Lots by, on behalf of, or authorized by Grantor; (d) Grantor shall have no liability or obligation of any nature to Grantee or Grantee's Parties as a result of such persons' entry upon or use of the Roadway Lots or other property owned or controlled by Grantor; (e) Grantee shall

indemnify and hold harmless Grantor and its affiliates, members, managers, officers, directors, representatives, employees and agents, from and against any and all loss, damage, costs, expenses, including attorneys' fees, liability, demands, or causes of action resulting from nuisance, injury, harm or death to persons or property arising out of or in any way connected with the right of entry granted by Grantor pending dedication as described above, except any loss or damage caused by the gross negligence or willful misconduct of Grantor; and (f) Grantee fully realizes and assumes all risks of using the Roadway Lots prior to dedication of the Roadway Lots as described above, including, but not limited to, the dangers associated with agricultural and construction equipment and workers on or near the Roadway Lots, the dangers resulting from the condition of the Roadway Lots, and the dangers of collision with other vehicles and pedestrians using the Roadway Lots.

Without limiting the generality of the foregoing, Grantee hereby specifically acknowledges and agrees to all of the reservations of rights and easements as set forth and described in the Declarations in favor of Grantor and Grantor's successors and assigns as "Declarant". By acceptance of this Unit Deed, Grantee hereby consents and agrees to and with Grantor that in order to effectuate the rights and easements reserved to Grantor as aforesaid, Grantor and/or Grantor's assignee shall also have the right to prepare, execute, file, process and record necessary and appropriate papers and documents to establish and grant easements and to make necessary and appropriate amendments of the Declarations, all without further notice to Grantee or Grantee's Mortgagee. By such acceptance, Grantee also agrees to execute all documents and to do all other things as may be necessary or convenient to effect the same; and such acceptance shall be deemed an appointment of Grantor and/or Grantor's assignee, with full right of substitution, as the attorneys-in-fact of Grantee (and any mortgagee of Grantee) to execute such documents and to do such things on Grantee's (or Grantee's mortgagee's) behalf, which grant of such power, being coupled with an interest, is irrevocable for the term of Grantor's reserved rights and shall not be affected by the disability of Grantee.

Grantee, on behalf of Grantee and Grantee's successors and assigns, agrees that in the event Grantee or any other person with an interest in the Community or the Premises shall have any claim or cause of action arising out of or in any way related to this Unit Deed, except as specifically provided above, the Declarations (and any and all rules, regulations and supplemental declarations promulgated pursuant to the foregoing, and the enforcement thereof), any aspect of the Unit and related facilities as they relate to exposure to the sun, moisture, mold and/or wind and/or adjacent properties, Ho'opili, the Community, the development, construction, quality, sales, marketing, disclosures, financing, delivery of the Unit, Community or improvements thereto, the Limited Warranty, or each of those items identified in the Limited Warranty, the Customer Care Program, all of which are incorporated herein by this reference, and/or any other aspect of or activity with respect to Ho'opili, the Community, improvements thereto, or the Premises (collectively, "**Covered Matters**"), against Grantor and/or any of the Covered Parties defined in the Community Declaration, such claim or cause of action ("**Dispute**") whether such Dispute is based on contract, tort, or statute, including, without limitation, any Dispute described in the Declarations, whether such Dispute arises before or after the recording of this Unit Deed, shall be resolved by binding arbitration in accordance with the Federal Arbitration Act (9 U.S.C. §1, et seq.) now in effect and as the same may from time to time be amended, to the exclusion of any different or inconsistent state or local law, ordinance, regulation, or judicial rule, by and pursuant to the rules of Dispute Prevention and Resolution, Inc. ("**DPR**") in effect at the time of the initiation of the arbitration (sometimes "**Arbitration**" or "**arbitration**") after it shall have first been submitted to the process of "Negotiation" and "Mediation" defined in the Community Declaration, and not by a court of law; provided, however, any and all Disputes relating to Unresolved Warranty Issues (as the same is or may be defined in the Limited Warranty) shall be resolved by mediation and

arbitration in the manner specified in the Limited Warranty, utilizing the mediator and arbitrator selected under the provisions of the Limited Warranty; provided further that in the event of an arbitration of a Dispute relating to an Unresolved Warranty Issue under the terms of the Limited Warranty, the provisions of the Community Declaration shall apply only to the extent not in conflict with the Limited Warranty. Any such claim or cause of action shall be subject to arbitration, regardless of whether the claim is against Grantor, or the "Covered Parties", defined in the Community Declaration, which include, without limitation, Grantor's real estate broker, agent or attorney, the architects, engineers, or other design consultants for the Community, the contractor, subcontractors, sub-subcontractors, material suppliers or other persons involved with the Community, their officers, directors, agents, servants, employees or representatives, the managing agent, if any, and their respective officers, directors, agents, servants, employees or representatives, provided that such person(s) agrees to or has agreed to arbitrate such disputes; or if such claim or cause of action is filed jointly and severally against other parties, it shall be subject to arbitration whether or not such other parties are willing to submit to arbitration as provided in this Unit Deed. Any arbitration shall be conducted in the County in which the Premises is located and, notwithstanding anything contrary contained in the Limited Warranty, any such Arbitration shall be conducted at the office of the arbitrator. No punitive damages shall be awarded in any claim against Grantor or any other Covered Parties; provided however in the event such limitation is determined to be invalid or unenforceable, then such limitation shall be severed and this Unit Deed shall be construed as if such limitation were omitted and shall not affect the other provisions hereof. Further, no award for damages attributable to emotional distress or a multiple of actual damages based upon any theory of law may be awarded by the arbitrator in any claim against Grantor or any of the other Covered Parties. The award rendered by the arbitrator shall be final.

CHAPTER 672E OF THE HAWAII REVISED STATUTES CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT OR OTHER ACTION FOR DEFECTIVE CONSTRUCTION AGAINST THE CONTRACTOR WHO DESIGNED, REPAIRED, OR CONSTRUCTED YOUR HOME OR FACILITY. NINETY DAYS BEFORE YOU FILE YOUR LAWSUIT OR OTHER ACTION, YOU MUST SERVE ON THE CONTRACTOR A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE. UNDER THE LAW, A CONTRACTOR HAS THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR AND/OR PAY FOR THE DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY A CONTRACTOR. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THE LAW, AND FAILURE TO FOLLOW THEM MAY NEGATIVELY AFFECT YOUR ABILITY TO FILE A LAWSUIT OR OTHER ACTION.

EXCEPT FOR CLAIMS BROUGHT BY THE ASSOCIATION PURSUANT TO SECTION 514B-104, HAWAII REVISED STATUTES, TO THE FULLEST EXTENT ALLOWED BY LAW, GRANTEE, ON BEHALF OF GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS, AND GRANTOR EXPRESSLY WAIVE THE RIGHT TO BRING OR PARTICIPATE IN ANY CONSOLIDATED, CLASS, COLLECTIVE, OR REPRESENTATIVE ARBITRATION OR LAWSUIT AGAINST THE OTHER OR ANY COVERED PARTIES. THIS WAIVER MEANS THAT THE PARTIES DESCRIBED IN THIS PARAGRAPH AGREE TO NOT JOIN OR CONSOLIDATE CLAIMS OF MULTIPLE INDIVIDUALS OR PARTIES INTO A SINGLE ARBITRATION OR LAWSUIT, WHETHER AS A CLASS ACTION, COLLECTIVE ACTION, REPRESENTATIVE ACTION, OR OTHERWISE. EACH PARTY DESCRIBED IN THIS PARAGRAPH AGREES THAT ANY DISPUTE SHALL BE ARBITRATED SOLELY ON AN INDIVIDUAL BASIS AND NOT AS A CLASS, COLLECTIVE, OR REPRESENTATIVE ACTION. IN THE EVENT THE FOREGOING WAIVER IS HELD NOT TO APPLY OR IS HELD INVALID, VOID OR UNENFORCEABLE, THE

REMAINING PROVISIONS OF THIS INSTRUMENT SHALL CONTINUE IN FULL FORCE AND EFFECT.

Grantor and Grantee mutually agree that this instrument may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same agreement, binding all of the parties hereto, notwithstanding all of the parties are not signatory to the original or the same counterparts. For all purposes, including, without limitation, recordation, filing and delivery of this instrument, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

Grantor and Grantee mutually agree that the terms "Grantor" and "Grantee" as and when used in this Unit Deed, or any pronouns used in place thereof, shall mean and include the masculine, feminine or neuter gender, the singular or plural number, individuals or corporations, and each of their respective heirs, devisees, personal representatives, members, managers, successors, successors in trust and assigns, according to the context thereof. If this Unit Deed is signed by two or more persons or parties as Grantee, all covenants of Grantee contained in this Unit Deed shall be deemed joint and several. Each and every acknowledgment, acceptance, appointment, agreement and covenant of Grantee contained in this Unit Deed shall run with the Premises hereby conveyed and constitute an equitable servitude and lien thereon, and each and every person or party hereafter acquiring from Grantee any interest in such Premises shall be deemed to make such acknowledgements, acceptances, appointments, agreements and covenants by and upon such acquisition.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

Grantor and Grantee have executed this Unit Deed and Reservation of Rights as of the date first referenced above.

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

By VERTICAL CONSTRUCTION CORPORATION,
a Delaware corporation
Its Manager

By _____
Name: GRANT M. NAKAGAWA
Title: Vice President

Grantor

_____
PABLO CHRISTOPHER RENTERIA, III

_____
KIANI KAWANA'AOPI'IKEAOKALAMALUHIA HEIVAI LIAKINA RENTERIA

Grantee

Grantor and Grantee have executed this Unit Deed and Reservation of Rights as of the date first referenced above.

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

By VERTICAL CONSTRUCTION CORPORATION,
a Delaware corporation
Its Manager

By _____
Name: GRANT M. NAKAGAWA
Title: Vice President

Grantor

_____
PABLO CHRISTOPHER RENTERIA, III

_____
KIANI KAWANA'AOPI'IKEAOKALAMALUHIA HEIVAI LIAKINA RENTERIA

Grantee

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

On this 21 day of April, 2026, before me personally appeared **GRANT M. NAKAGAWA**, 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.

KYLE OKAMURA
NOTARY PUBLIC
No. 15-320
STATE OF HAWAII

Print or type name: Kyle Okamura
Notary Public, State of Hawaii
My commission expires: September 13, 2027

Date of Doc:	Undated at time of notarization	# Pages:	16 (Excluding Exhibit(s))
Name of Notary:	Kyle Okamura	Notes:	Unsigned by Grantee (counterparts)
Commission Expires:	September 13, 2027		
Doc. Description:	Uluwehi at Ho'opili Unit Deed and Reservation of Rights		

(stamp or seal)

KYLE OKAMURA
NOTARY PUBLIC
No. 15-320
STATE OF HAWAII

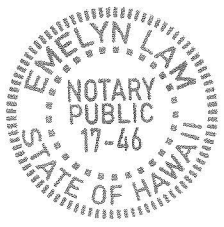
Notary Signature 4/21/26 Date

First Circuit, State of Hawaii

NOTARY CERTIFICATION

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

On this 21st day of May, 20 26, before me personally appeared **PABLO CHRISTOPHER RENTERIA, III and KIANI KAWANA'AOPI'IKEAOKALAMALUHIA HEIVAI LIAKINA RENTERIA**, 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 or type name: _____
Notary Public, State of Hawaii EMELYN LAM
My commission expires: EXPIRATION: FEB 26, 2029

Date of Doc:	Undated	# Pages:	21
Name of Notary:	EMELYN LAM	Notes:	
Commission Expires:	EXPIRATION: FEB 26, 2029		
Doc. Description:	Uluwehi At Ho'opili Unit Deed and Reservation of Rights	(stamp or seal)	
Notary Signature	MAY 21 2026 Date		

First Circuit, State of Hawaii

NOTARY CERTIFICATION

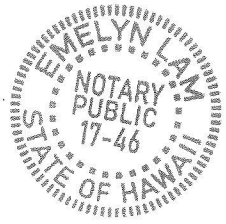


EXHIBIT A

All of that certain parcel of land in the community known as "Uluwehi at Ho'opili" situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, more particularly described as follows:

> Lot 1, area 4.510 acres, more or less, as delineated on the map entitled "HO'OPILI PHASE 6 LARGE LOT SUBDIVISION", filed in the Bureau of Conveyances of the State of Hawaii ("**Bureau**") as File Plan No. 2526.

Together with easements for water purposes in, on, over and under the easement areas granted by and described in GRANT OF EASEMENTS (WATERLINE) dated September 5, 2006, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii ("**Land Court**") as Document No. 3485394 and recorded in the Bureau as Document No. 2006-173177, subject to the terms and provisions contained therein.

Together also with access over internal subdivision roadway lots (Lots 20156, 20157, and 20158 as shown on Map 1698 of Land Court Application 1069) to Lot 20145 and to Lot 20142, each as shown on Map 1693, to Lot 10067-B-1-B as shown on Map 1523, and then to Kualakai Parkway, a public road, as set forth by Order filed September 3, 2019 as Land Court Document No. T-10837271; provided, however, that in the event that any roadway lots are conveyed to the State of Hawaii, the City and County of Honolulu or other governmental authority, said right of access as to said roadway lots so conveyed shall immediately terminate.

Together also with access over Lot 7 as shown on File Plan No. 2526, and Lots 20144 and 20147 as shown on Map 1693 of Land Court Application 1069; provided, however, that in the event that any roadway lots are conveyed to the State of Hawaii, the City and County of Honolulu or other governmental authority, said right of access as to said roadway lots so conveyed shall immediately terminate.

Being the premises acquired by:

> TRUSTEES' LIMITED WARRANTY DEED WITH COVENANTS AND RESERVATION OF RIGHTS
>
> Recorded: March 1, 2006 in the Bureau as Document No. 2006-039948, and in the Land Court as Document No. 3398322

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature.

2. The terms and provisions contained in the following:

Entitled:	TRUSTEES' LIMITED WARRANTY DEED WITH COVENANTS AND RESERVATION OF RIGHTS
Dated:	March 1, 2006
Recorded:	March 1, 2006 in the Bureau as Document No. 2006-039948, and in the Land Court as Document No. 3398322

PARTIAL ASSIGNMENT OF RIGHTS dated effective June 18, 2020, recorded July 2, 2020 in the Bureau as Document No. A-74880655, and in the Land Court as Document No. T-11140354, by and between TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED, acting in their fiduciary and not in their individual capacities, by JAMES CAMPBELL COMPANY LLC, a Delaware limited liability company, its De-Facto Successor in Interest, "Assignor", and JAMES CAMPBELL COMPANY LLC, a Delaware limited liability company, "Assignee".

3. The terms and provisions contained in the following:

Entitled:	DECLARATION OF CONDITIONS APPLICABLE TO AN AMENDMENT OF DISTRICT BOUNDARY FROM AGRICULTURAL TO URBAN
Dated:	August 16, 2012
Recorded:	August 20, 2012 in the Bureau as Document No. A-46150824, and in the Land Court as Document No. T-8267285

4. The terms and provisions contained in the following:

Entitled:	UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING
By:	D.R. HORTON - SCHULER HOME, LLC, a Delaware limited liability company, d.b.a. D.R. HORTON-SCHULER DIVISION, "Declarant"
Dated:	May 4, 2015
Recorded:	May 4, 2015 in the Bureau as Document No. A-56020836, and in the Land Court as Document No. T-9254221

5. The terms and provisions contained in the following:

Entitled:	MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HO'OPILI
Dated:	January 3, 2017
Recorded:	January 3, 2017 in the Land Court as Document No. T-9864231, as the same may be amended, supplemented and/or restated

AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION AND EASEMENTS FOR HO'OPILI dated March 29, 2021, recorded April, 22, 2021 in the Bureau as Document No. A-77820091, filed April 23, 2021 in the Land Court as Document No. T-11435152.

SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION AND EASEMENTS FOR HO'OPILI dated April 14, 2022, recorded May 6, 2022 in the Bureau as Document No. A-81610129, filed in the Land Court as Document No. T-11813047.

SUPPLEMENTAL DECLARATION OF ANNEXATION (HO'OPILI) dated October 6, 2017, recorded October 11, 2017 in the Bureau as Document No. A- 64930547, filed in the Land Court as Document No. T-10145148.

SUPPLEMENTAL DECLARATION REGARDING SINGLE FAMILY USES OF DWELLING UNITS AT HO'OPILI dated January 17, 2019, recorded February 1, 2019 in the Bureau as Document No. A-69710594, filed in the Land Court as Document No. T-10623205.

SUPPLEMENTAL DECLARATION ESTABLISHING AND DEFINING LAND USE CLASSIFICATIONS FOR HO'OPILI (Agricultural, Recreational and Open Space Use, School Use, and Public Service Areas) dated August 30, 2022, recorded August 30, 2022 in the Bureau as Document No. A-82770690.

SUPPLEMENTAL DECLARATION ESTABLISHING AND CLARIFYING LANDSCAPE MAINTENANCE OBLIGATIONS (Multi-Family Residential Condominium Areas and Multi-Family Mixed Use Condominium Areas) dated June 1, 2023, filed July 26, 2023 as Land Court Document No. T-12259105, recorded in the Bureau as Document No. A-86070710.

SUPPLEMENTAL DECLARATION ESTABLISHING REPORTING OBLIGATIONS IN COMPLIANCE WITH THE FEDERAL CORPORATE TRANSPARENCY ACT (Ho'opili) dated April 26, 2024, recorded May 2, 2024 in the Bureau as Document No. A-88880550.

SUPPLEMENTAL DECLARATION DESIGNATING LAND USE CLASSIFICATION AND SUBDISTRICT FOR PHASE 6 PARCEL 14 OF HO'OPILI (Uluwehi at Ho'opili) dated December 15, 2025, recorded December 15, 2025 in the Bureau as Document No. A-9480001196.

VARIOUS SUPPLEMENTAL DECLARATIONS AFFECTING LANDS OTHER THAN THOSE DESCRIBED IN THIS EXHIBIT HAVE BEEN OMITTED HEREFROM.

6. Designation of Easement L-1

Purpose:	landscaping
Referenced:	on File Plan 2526, together with the right reserved to Grantor to grant the same without joinder or consent of the Grantee or Grantee's mortgagee

7. Designation of Easement L-2

Purpose:	landscaping
Referenced:	on File Plan 2526, together with the right reserved to Grantor to grant the same without joinder or consent of the Grantee or Grantee's mortgagee

8. The terms and provisions contained in the following:

Instrument:	DECLARATION OF USE RESTRICTION (Parcel 14)

Dated: July 1, 2022
Recorded: July 1, 2022 in the Bureau as Document No. A-82170254, as the same may be amended, supplemented and/or restated

9. The terms and provisions contained in the following:

Entitled: DECLARATION OF RESTRICTIVE COVENANTS (PRIVATE PARK)
Dated: May 17, 2017
Recorded: June 15, 2017 in the Land Court as Document No. T-10027224, as amended by Document No. A-85430708-09, as the same may be further amended, supplemented and/or restated

10. CONDOMINIUM MAP NO. 6790, filed in the Bureau, as amended by Document No. A-9533000742, as the same may be further amended.

11. The terms and provisions contained in the following:

Entitled: DECLARATION OF CONDOMINIUM PROPERTY REGIME OF ULUWEHI AT HO'OPILI CONDOMINIUM MAP NO. 6790
Dated: December 15, 2025
Recorded: December 15, 2025 in the Bureau as Document No. A-9480001197, as amended by Document No. A-9554000941 and Document No. A-9602000417, as the same may be further amended, supplemented, and/or restated

ANY AND ALL INCREMENT NOTICE(S) FOR THE CONDOMINIUM PROPERTY REGIME OF ULUWEHI AT HO'OPILI (for individual increment) (Condominium Map No. 6790) recorded or to be recorded in the Bureau.

12. The terms and provisions contained in the following:

Entitled: BYLAWS OF THE ASSOCIATION OF UNIT OWNERS OF ULUWEHI AT HO'OPILI
Dated: December 15, 2025
Recorded: December 15, 2025 in the Bureau as Document No. A-9480001198, as the same may be amended, supplemented, and/or restated

13. The terms and provisions contained in the following:

Entitled: GRANT OF EASEMENTS (Uluwehi at Ho'opili – Phase 6, Parcel 14)
To: HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation
Granting: a right and easement for utilities purposes over, under, upon, across and through Lot 1 as shown on File Plan 2526; being said Easement(s) as described therein
Dated: January 27, 2026
Recorded: February 2, 2026 in the Bureau as Document No. A-9529000394, as the same may be amended, supplemented, and/or restated

14. Amended and Restated Bylaws of Ho'opili Community Association adopted October 19, 2025, as the same may be further amended, supplemented and/or restated.

END OF EXHIBIT A

ULUWEHI AT HO'OPILI
DISCLOSURE ADDENDUM

Uluwehi at Ho'opili Community. Uluwehi at Ho'opili is a fee simple residential community consisting of 156 condominium units ("**Units**"). The Community is located within Ewa Beach, Hawaii 96706.

Sales Contract. This Disclosure Addendum supplements Buyer's Sales Contract and is part of that legally binding agreement. Defined terms used in the Sales Contract are sometimes used in this Disclosure Addendum and have the same meanings here.

SCOPE OF DISCLOSURE. THIS DISCLOSURE ADDENDUM IS NOT EXHAUSTIVE IN SCOPE. BY ENTERING INTO A SALES CONTRACT BUYER IS ENTERING INTO A LEGALLY BINDING AGREEMENT. BUYER SHOULD READ AND FULLY UNDERSTAND THE CONTENTS OF EACH AGREEMENT MENTIONED IN THE SALES CONTRACT, INCLUDING, BUT NOT LIMITED TO, THOSE DOCUMENTS CONTAINED IN THE DOCUMENT PACKAGE FOR THE COMMUNITY AND HO'OPILI. THESE DOCUMENTS ARE CALLED THE "**COMMUNITY DOCUMENTS**" AND EACH DOCUMENT WILL AFFECT BUYER'S SUBSTANTIVE RIGHTS AND OBLIGATIONS. THIS DISCLOSURE ADDENDUM ATTEMPTS TO HIGHLIGHT SOME BUT NOT ALL OF THE IMPORTANT PROVISIONS OF THE COMMUNITY DOCUMENTS AND TO PROVIDE BUYER WITH OTHER INFORMATION. IN THE EVENT OF A CONFLICT BETWEEN THE COMMUNITY DOCUMENTS AND THIS DISCLOSURE ADDENDUM, THE COMMUNITY DOCUMENTS SHALL CONTROL. HOWEVER, WHERE THIS DISCLOSURE ADDENDUM PROVIDES FOR ADDITIONAL, DIFFERENT OR EXPANDED COVENANTS OR OBLIGATIONS WHICH ARE NOT CONTAINED IN THE COMMUNITY DOCUMENTS, THIS DISCLOSURE ADDENDUM SHALL CONTROL.

BUYER UNDERSTANDS AND ACKNOWLEDGES THAT THE MATTERS CONTAINED IN THIS DISCLOSURE ADDENDUM AND OTHERWISE IN THE SALES CONTRACT REPRESENT A GOOD FAITH EFFORT BY SELLER TO DISCLOSE CERTAIN INFORMATION THAT MAY AFFECT BUYER'S DECISION TO PURCHASE THE PROPERTY, BUT THAT THESE DISCLOSURES ARE NOT INTENDED TO BE AND SHOULD NOT BE REGARDED BY BUYER AS A COMPLETE DESCRIPTION OF ALL MATTERS THAT ARE OR MIGHT BE RELEVANT TO THE OWNERSHIP AND USE OF THE PROPERTY. BUYER ALSO UNDERSTANDS THAT THIS DISCLOSURE ADDENDUM CONTAINS A RELEASE PROVISION THAT HAS LEGAL CONSEQUENCES. Buyer understands and acknowledges that the activities in and around the Community affect the use and enjoyment of the Property and represents and warrants to Seller that Buyer, in Buyer's sole discretion, based on Buyer's independent investigation, has determined that the benefits of owning and enjoying the Property outweigh such detriments and risks. Buyer hereby covenants and agrees to assume all risks of impairment of the use and enjoyment of the Property, property damage and personal injury arising from activities affecting the Community. The terms of this Disclosure Addendum shall survive occupancy of the Property by Buyer and the recordation of the Deed and shall be binding upon and inure to the benefit of the parties and their respective heirs, personal representatives, successors and assigns.

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Community Documents. Buyer is strongly encouraged to carefully read the Community Documents applicable to the property Buyer is purchasing (sometimes "**Property**" and/or "**Unit**"). Without limitation, the Community Documents, as the same may be amended, modified and/or supplemented, include the: (1) HCA Declaration; (2) HCA's Articles and Bylaws; (3) Community Articles of Incorporation; (4) Community Declaration (collectively with the HCA Declaration, "**Declarations**"); (5) Community Bylaws; (6) Condominium Map; (7) Community Rules; (8) HCA Rules; (9) Ho'opili Design Guidelines, Ho'opili Urban Design Plan ("**Ho'opili UDP**"), and any supplemental architectural standards contained in the Community Rules; (10) other materials adopted by the HCA; (11) Sales Contract, including any and all amendments thereto and all Special Disclosure Addenda; (12) Deed; and (13) Public Report.

Master Planned Community. The Ho'opili Community is a master planned community encompassing several residential and mixed use communities, condominiums, commercial and other related facilities. Ho'opili is planned to have many subdistrict areas. The Community is within the Ho'opili Community. By purchasing a Unit in the Community, Buyer agrees that Buyer, Buyer's family, lessees, tenants and guests will observe and obey the terms, covenants, conditions and provisions contained in the HCA Declaration, HCA Articles and Bylaws, HCA Design Guidelines, HCA Community Rules, as well as those terms, covenants, conditions and provisions set forth in the Community Documents.

Residential Community. All Units in the Community are designated for residential use as limited by the Community Declaration. Units are intended for use for dwelling purposes or long-term residential purposes and shall not be used for any other purpose.

Design Review. Seller and the County retain design review and approval authority over all developments in Ho'opili, pursuant to the Ho'opili UDP and Ho'opili Design Guidelines. In order to assist in the review of projects and interpretation of provisions of the Ho'opili UDP, Seller has established a Design Advisory Board ("**DAB**") comprised of professionals in various fields including but not limited to architecture, planning, landscape architecture and engineering to review project plans. As an accommodation, the authority of the DAB to administer and to enforce the Ho'opili UDP and the Ho'opili Design Guidelines with respect to proposed improvements by Owners within the Ho'opili Community has been delegated to the Ho'opili Design Review Committee ("**DRC**" or "**Design Review Committee**") established pursuant to the HCA Declaration, which may adopt such design guidelines and rules, as determined appropriate by the DRC, specific to any land use classification within Ho'opili and which may otherwise contain specific provisions that vary from one portion of Ho'opili to another depending upon the location, unique characteristics and intended use thereof. Pursuant to the HCA Declaration, the responsibilities of the DRC may be delegated to the Community's Association, the Community's Board of Directors ("**Board"**), if and when constituted, or the Community's DRC, if established. The delegation to the Board or the Community's DRC may be limited, including, without limitation, by deferring the delegation in respect of approvals or additions that use or modify Common Elements within the Community until after the first meeting of the Community Association. For example, this may delay the installation of solar energy devices, if any.

Date of Disclosure. Information in this Disclosure Addendum is current, to the best of Seller's knowledge, as of the date of publication set forth in the bottom left hand corner of this page. The information contained herein was collected from sources deemed to be reliable. While Seller has made every effort to obtain the most recent and accurate information, Buyer should rely solely on Buyer's own investigation and the investigation of Buyer's agents in making a decision to purchase. As information can change rapidly, Seller also encourages Buyer to contact the agencies and named individuals at the addresses and phone numbers listed for the most up-to-date information.

Closing. Completion dates are ALWAYS and ONLY estimates. Early occupancy is NOT ALLOWED. Early delivery of furniture is NOT ALLOWED.

Loans. Closing of any loan that will finance Buyer's purchase is Buyer's responsibility. Buyer's sales representative will assist, but each Buyer must stay in contact with Buyer's lender so that loan approval is obtained in accordance with the time frames provided in the Sales Contract and Closing coincides with building completion. Buyer must be in a position to close escrow on the transaction within five (5) days after Buyer's Unit is ready for occupancy. Delay interest charges may be charged if these deadlines are not met and/or Seller may cancel the Sales Contract.

Owner Occupancy and Pre-Sale Requirements. If Buyer is obtaining FHA financing, Buyer understands that in order for the Community to qualify for FHA financing, FHA requires a certain percentage of Units in the Community be owner-occupied or sold to persons who intend to occupy the Units before Buyer's FHA loan can close. The required percentages may vary and Buyer should consult its lender to determine what percentages will apply to Buyer's loan. Buyer also understands that pursuant to FHA regulation, FHA approval of the Community for FHA loans does not occur until after the Unit is ready for occupancy. As a result, a delay in Closing may occur based on the timing of FHA's review of Community Documents. Seller is not able to estimate the length of any delay that may occur and is not responsible for any delay attributable to FHA review.

Financing. The primary lender will be DHI Mortgage Company, Ltd. ("**DHI Mortgage**"). DHI Mortgage is an affiliate of Seller. Buyer should review the special disclosure regarding DHI Mortgage. Buyer should be aware that DHI Mortgage may offer special rates and incentives and if the loan is approved by DHI Mortgage and closed utilizing the settlement services of DHI Mortgage, Buyer shall be entitled to purchase a package of related settlement services at a discounted price. Also, because of its knowledge of the Community, DHI Mortgage should be able to approve Buyer's loan quickly. Buyer is not required to use the affiliated company as a condition of Buyer's purchase of the Property or Buyer's access to settlement services. Buyer may use any lender Buyer wishes. However, Seller has not reviewed or approved any lender's sales or marketing materials, and does not make any representations or warranties whatsoever regarding any matters set forth therein or Buyer's ability to obtain any financing under any particular terms. Buyer is strongly encouraged to make Buyer's own independent evaluation of the rates and loan programs offered by all lenders. Buyer understands that the interest rate and loan fees for the loan applied for will be determined at the time of the Close of Escrow and may be higher or lower than on the date Buyer signed the Sales Contract to purchase Buyer's Unit. Buyer also acknowledges that the interest rate, loan fees estimates or quotations that may have been provided to Buyer are for illustrative purposes only and do not constitute a binding commitment. If Buyer has chosen to make a loan with a lender with whom Seller has arranged a loan commitment, the interest rate quoted may not be available unless the loan closes by a certain date. Seller is not responsible if, for any reason, including construction delays, Buyer's loan does not close on time to obtain a guaranteed rate.

Model Homes.

Decorator Items. One or more but not all Units to be offered for sale by Seller may be available for viewing by Buyer as a model home (each, a "**Model Home**"). These Model Homes generally show the configuration of certain Units that may be constructed by Seller in the Community but are not necessarily identical in construction or configuration to Units bearing the same model designation. Model Homes may reflect typical or different exterior elevations, floor plans, workmanship, and methods of construction, but may differ from the Unit ultimately purchased by Buyer. The Unit will not be constructed to the precise specifications or design of any Model Home. The exterior elevations, architectural treatments, floor plans and colors shown on any master plans on display at the office of Seller may be different than those displayed in the models. Room dimensions, square footages, cabinetry and countertops in kitchens, bathrooms and laundry areas, etc., plumbing and electrical fixtures, door types, door hardware, shower walls, closet doors, appliances, tile and floor covering, bathroom accessories (faucets, shower heads, etc.), window types, and electrical and cable outlet placement may also vary from Model Homes, the plans, and/or the Unit. By way of example, Model Homes may have window coverings that are not included in the purchase price of the Unit. Seller's warranty and representation as to the similarity between the Unit being purchased and a Model Home constructed by Seller is limited strictly to design and configuration (subject to variance in horizontal measurements permitted by construction tolerances (+/ - 2%) and not to similarity of appearance dependent upon particular decorations, furnishings, or landscaping, or the location of wall switches, electrical outlets, thermostats, chases, plumbing and similar items (which may vary from the Model Home). Buyer should note that Model Homes which Buyer may have seen have been professionally decorated and landscaped to present an attractive appearance to prospective buyers and will differ from the Unit Buyer is purchasing. Certain landscaping features may not be permitted under the HCA Declaration and the Community Declaration. Variations in floor plan, paint schedules and landscaping are to be expected. Buyer should also be aware that model homes and units in other communities developed by Seller may contain features or have been constructed in a manner different from Model Homes in this Community.

Model Homes may show the types of features that could be incorporated into the Units and may be helpful in providing purchasers with possible decorating ideas. Model Homes may display certain fixtures and furnishings, which MAY be identified as "**Decorator Items**." These are not available to purchasers even upon payment of an additional charge. In certain instances, decorator items may not be marked. Buyer should further be aware that window coverings may not be included in the purchase price of a Unit even though they may be installed in Model Homes. In Model Homes, Decorator Items (such as furnishings, draperies, built-in shelves, and lighting) and landscaping and hardscaping (such as entryways, patios, and spas) are displayed only to suggest ideas to buyers. All such options and upgrades displayed in Model Homes (including decorator items, landscaping, and hardscaping) are not included in the purchase price for the Unit unless expressly agreed to in writing by Seller. If Buyer has any questions regarding which items, such as light fixtures, may be purchased as an option or come with the Unit, they should consult a Sales Representative and make sure the item in question is addressed in writing in the Sales Contract.

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Materials and Construction. Buyer should be aware that Units in the Community are constructed and fabricated with various materials and may include steel, wood framing, and ground face CMU components. Wood framing components include such items as stud framing in certain locations, blocking, posts plates, beams and roof trusses, among others. Seller may substitute materials, fixtures, equipment and appliances of substantially equal quality as (a) those specified in the plans and specifications for the Unit or models and/or (b) the standard items displayed in the Model Homes. As a result, the Unit may be constructed completely of wood framing materials. Seller also reserves the right to change the location of electrical switches, water meters, plumbing chases outlets, windows (including the deletion thereof) and the like and the right to make any changes in construction (e.g. plan changes, field changes or otherwise) such as window types, door types, door configurations, and roofing materials which it deems appropriate, such as the substitution of wood and metal framing. In addition, Seller has the right to make changes in construction and as may be required from time to time by any lender, government agency, or as may be required by any law or regulation, by labor, material or utility availability, shortages, or stoppages or by any emergencies. Buyer accepts all of these changes. Buyer understands and agrees that any available rebates in connection with or attributable to the installation by Seller of ENERGY STAR or other energy-efficient appliances or devices, including photo-voltaic, solar and EV devices, in the Unit or at the Community shall belong to Seller.

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Construction Plans. Copies of construction plans for the Unit are available for inspection prior to Closing. However, Buyer should be aware that the construction plans will not include field changes (changes made during construction, which occur regularly) or the changes described above. As a result, construction plans will not reflect the as-built condition of the Unit.

Dimensions and Square Footages Are Estimates Only. Unit dimensions and square footages are approximate. Buyer should be aware that any statement regarding the dimensions of rooms or square footages of Units or other areas are approximates only. Buyer may not rely upon any written brochures and other sales documents or oral statements by Seller or Seller's agents regarding the exact square footage of Buyer's Unit or Private Yard Area, if any.

Net Living/Floor Area Square Footage. The area of each Unit is generally expressed as "**net living/floor area**" square footage. This measurement represents the Community architect's best estimate of the interior square footage of the Unit as measured from interior of the Unit's perimeter walls, which are included in the Unit. The measurement is based upon the plans for construction of the Unit and different architects performing the same measurement may obtain a larger or smaller result after making allowances for exterior or perimeter wall thickness. Advertising materials may express square footage using other methods.

Homeowner's Manual/Orientation/Keys. At the time that Buyer signs the Sales Contract Buyer will receive the Homeowner's Manual and Customer Care Program Guide ("**Homeowner's Manual**") in electronic format on a USB data stick, commonly referred to as a "flash drive" or a "thumb drive." Buyer is strongly encouraged to carefully read the manual completely and become familiar with its contents prior to meeting regarding option selections and the home orientation tour of the Unit. If there are any questions, please ask Buyer's sales representative. Seller will schedule an appointment with Buyer to conduct a home orientation tour of the Unit prior to Closing. At that time, Seller will review portions of the Homeowner's Manual and Seller's Limited Warranty. Buyer should advise Seller's warranty service representative of any concerns Buyer may have about the Unit during the course of the home orientation tour. By doing so, delays in Closing may be avoided. Keys to Buyer's new Unit will be available after recording of the Deed. Buyer acknowledges that the Homeowner's Manual contains certain operating instructions and maintenance requirements and schedules for certain components of Buyer's Unit, including, without limitation, information relating to mold and mildew. Buyer must review and comply with any and all operating instructions, maintenance requirements and schedules for Buyer's Unit contained in such Homeowner's Manual.

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Elevations and Plans. In order to provide diversity for the street scene, Seller's architect may have produced more than one exterior elevation for the front, side and rear of each floor plan. Due to this and due to certain variations caused by construction techniques and methods, Buyer may notice size, scale and proportional interior and exterior changes from the Model Home or other Units in the Community from Buyer's particular elevation, notwithstanding that the Property is the same unit type as the Model Home or other Unit in the Community. These may include such items as ceiling heights, sloped ceilings, cabinets, veneer treatments, window locations, window types and sizes, gutter and downspouts, interior and exterior wall and roof lines, color schemes and front porch dimensions. It is the responsibility of Buyer to inspect the Property and consider the differences in the elevations and other features of the Unit prior to Close of Escrow. Without limitation of the foregoing, Buyer acknowledges that Buyer has had the opportunity to review the floor plan and elevation and interior details for the Unit Buyer is purchasing, all as shown on the building plans located in the sales office. Seller may alter, add or delete any unit plans for Units to be constructed in the development.

No Guarantee About Development. Seller does not make any representation that the Community will be developed as proposed. Seller reserves the right, at any time and without notice, to modify its development plan for the Community, including, but not limited to, changing the style, size, square footage, density, exterior elevations, color schemes, construction schedule and/or phasing of the Units in the Community. The Model Homes are displayed for illustrative purposes only and such display does not constitute a commitment to complete the development with the same or similar Units. Seller may also sell all or any of the property in the development to another builder, who may change the unit plans, square footage, elevations, features, materials or designs of the Units.

Buyer Information and As-Built Conditions. In connection with Buyer's purchase of the Unit in the Community, Seller may provide Buyer with sales literature, which may include such information as elevations, Private Yard Areas, if any, set-backs, unit orientation, driveway locations, parking stall locations, utility structures, rear yard dimensions, easements, etc. This information is intended for general informational purposes. There may be discrepancies between this information which is provided to Buyer and the actual as-built conditions. If there are such discrepancies, the as-built conditions will control.

Additional Information About the Unit.

1. **Front Doors**. Front doors will vary by elevation and floor plan. Standard doors included with the purchase of the Unit will vary in style to suit different exterior elevations. Certain door styles, such as those distressed or antiqued for decorative accent, may differ in appearance from the doors installed on the Model Homes.

2. **Color Variations**.

Paint – Buyer should confirm with Buyer's representative what interior colors will be used in the Unit. Regarding white walls, it must be remembered that there are many shades of white. Buyer should not assume that the Unit will be painted any shade of white shown in the Model Homes. Model interior paint colors are chosen by the model decorators and are not necessarily what will be used in the Unit. Buyer should also be aware that variations in wall texture and drywall taping may be more obvious where gloss, semi-gloss, and/or luster paint is used and may appear more obvious at different times of the day or night depending upon the lighting in the Unit. These variations are within industry standard.

Grout – The elements of nature including, but not limited to, sun, temperature, food, or chemical reactions may, combined with the aging process, change the color of the grout in varying degrees from time to time. In the event of repairs or replacement of tile or grout in the future, the replacement grout and/or tile probably will not match the color of the original tile or tile grout.

Countertops – Samples are small select cuts from a slab; they do not exhibit all the characteristics of a design and therefore are not fully representative of what will be installed in the Unit. Variations in the color, pattern, size, shape and shade are inherent and unique characteristics to be expected with this product. This does not affect the product performance in any manner. Certain colors are meant to be used as accents rather than a main work surface. Furthermore, the pattern may not always match at the seams and there may be variations between the deck surface and backsplash. These items are not covered by the warranties of Seller, the countertop fabricator, and the countertop manufacturer. Buyer's countertop will not be replaced due to these variations.

3. **Building Code Changes**. Periodically, governing agencies change building codes and other requirements; therefore, as construction proceeds, future Units may be constructed differently in order to meet these updated or revised regulations. Seller reserves the right to change elevations, designs, or other elements of the construction process at its sole discretion. Seller is not responsible for providing any certification Buyer may request or require concerning compliance of construction of the Unit with Building Codes or other requirements.

4. **Concrete Products**. Cracks will occur in any stucco, EFS, and/or plaster exterior. This is normal in all cementitious materials. Certain elevations incorporate a "smooth trowel" plaster finish. Buyer should be aware that this finish is particularly susceptible to cracking. Cracking does not affect the structural integrity of the Unit and is part of the natural look of stucco and plaster. Poured on grade concrete is prone to a certain amount of cracking as it cures over time. Such cracks can be minimized by scoring, but they cannot be completely avoided.

5. **Fire Prevention**. Smoke detectors will be installed in all Units in accordance with the requirements of the local agency. Smoke detectors must be maintained by Buyer and backup batteries replaced in accordance with manufacturer's recommendations provided to Buyer at the orientation. Emergency contact is not automatically made when a smoke alarm is sounding, so Buyer is charged with calling the proper emergency number upon the occurrence of an emergency.

6. **Insulation.** Where insulation is installed, Seller will install unfaced, friction-fit, flexible batt or blanket fiberglass insulation batt insulation with an R-value (or R-value equivalent) of R-19 is installed in the attic of the home during construction. Unfaced, friction fit, thermal batt insulation with an R-value (or R-value equivalent) of R-13 is installed in the exterior walls of living spaces and in any floor system between the garage and living spaces, if any, during the course of construction. No representations are or may be made that Buyers of homes in the Community will save on household expenses as a result of any house insulation.

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7. **Satellite Dishes**. Satellite dish antennas may be installed and used within the Community only to the extent permitted by law. To the extent such facilities are permitted by the Board of Directors, such installation shall only be made in accordance with the Declarations, Community Rules, and any other recorded restrictions and governmental requirements. However, if installed, Seller has provided no assurances or guarantees that any satellite dish or other antenna installed

within the Community will remain unobstructed. Buyer should understand that antennae signals may become obstructed by the installation and maintenance of improvements within and outside of the Community including units, walls, fences, trees and other landscaping.

8. **Electric Vehicle (EV) Ready**. Parking stall numbers 53, 54, 98, and 99 are "EV Ready" ("**EV Parking Stalls**") which means underground conduits will be installed to accommodate electrical cables for future installation of EV charging stations in EV Parking Stalls. Buyer acknowledges that Seller has not made any representations or warranties with respect to the capacity, or functionality of any future EV equipment and infrastructure.

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9. **Flooring and Submission of Design Approach and Laboratory Impact Isolation Tests for Initial and Replacement Hard Surface Floors**.

(1) Units located on upper floors of a building ("**Subject Units**") have hard surface flooring installed in various locations within the Unit (e.g., the living/dining room, laundry area, washer and dryer closets and other closets, kitchen, entryway, bathrooms and certain stairways and hallways), above another multi-family Unit. Subject Units have carpet installed in the bedrooms and stairways included within a Subject Unit, as applicable. The Owner of a Subject Unit wishing to install a hard surface floor in additional locations within the second or third (if applicable) floor of the Subject Unit or the Subject Unit's Limited Common Area must submit to the DRC such plans and specifications regarding the flooring and the noise mitigation measures and other information as are required by the Supplemental Architectural Standards in the Community Rules ("**Architectural Standards**"), together with a test report from a qualified acoustical testing laboratory clearly showing that the Impact Isolation Class of the flooring, underlayment and method of construction selected has a minimum rating of (Impact Isolation Class-57) IIC 57; provided the DRC may in their prudent judgment waive this requirement.

(2) No hard surface flooring shall be installed, removed, or replaced in any Unit or any Limited Common Element without the approval of the DRC. No hard flooring replacement, installation, removal, or other construction in the Subject Units shall be permitted until the information required in the Architectural Standards is submitted to and approved by the DRC unless all or portions of such required submissions are waived by the DRC. The purpose of the submission of the required materials to the DRC shall be to document the location and design of any additional, removed, or replacement hard surface flooring within the Subject Units and/or its Limited Common Elements and to ensure that such flooring is designed and installed in a manner to mitigate the transmission of noise and is installed in a professional manner and with reference to appropriate standards. Installation of any additional, removed, or replacement hard surface flooring within the Subject Units and/or its Limited Common Elements without compliance with each of the requirements set forth in the Architectural Standards, unless specifically waived by the DRC in writing, shall constitute a violation of the Community Rules, and subject the violating Owner to all remedies provided therein or by applicable law for such violation, including, without limitation, the levy of fines by the Association until such violation is removed from the Subject Unit. Approval of the DRC is not an assurance or guarantee that noise will not be transmitted to other Units and the DRC will have no liability in respect of any waivers or approvals granted under the Architectural Standards.

(3) Any Subject Unit Owner seeking the approval of the DRC for the installation of hard surface flooring in an additional area of the Subject Unit or its Limited Common Area or for the removal or replacement of hard surface flooring existing in the Subject Unit shall submit such information and materials as the DRC shall require, including, without limitation, construction drawings, a test report from a qualified acoustical testing laboratory clearly showing that the Impact Isolation Class of the construction selected has a minimum rating of IIC-57, the name, qualifications, and experience of the contractor who will install the hard surface flooring, a certificate of insurance for the hard surface flooring installer naming the Association as an additional insured and such other information specified in the Architectural Standards.

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10. **Hard Surface Flooring Complaints**. In respect of all Units located on the second and third floor of any building in the Community, notwithstanding any Owner's compliance with the requirements of the above section relating to the installation, removal or replacement of hard surface flooring in the Units identified therein, if the Owner of the Unit located beneath the Subject Unit (i.e., any Unit with hard surface flooring, including a Subject Unit) lodges a reasonable and verifiable complaint with the Board concerning the sound impact of hard surface flooring (following installation, removal or replacement of any additional hard surface flooring within the Subject Units or otherwise) on the complaining Owner's Unit, the Owner of the Subject Unit, upon notice from the Board given in the Board's sole discretion, shall cover at least sixty percent (60%) of the hard surface flooring within such Owner's Unit with rugs or carpeting in order to mitigate the impact to

the complaining Owner. The failure of the Owner notified by the Board to comply with the Board's requirement within sixty (60) days after receipt of that notice shall constitute a violation of the Community Rules and subject the violating Owner to all remedies provided by the Community Rules or applicable law.

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11. **Dryer Vent System**. The dryer vent system in the Units has been installed pursuant to the design instructions of the manufacturer of the dryer being offered by Seller. If Buyer does not select the dryer being offered by Seller at the time of purchase (or installs a new dryer in the future), Buyer understands that the design of the dryer vent system may not conform to the dryer being installed by Buyer as each dryer manufacture has its own dryer vent system requirement. Prior to the installation of a dryer by Buyer, Buyer should review the manufacturer's dryer vent system requirements to verify that the dryer vent system installed in the Unit conforms to the manufacturer's requirements.

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12. **Plumbing, Electrical, Air Conditioning Lines, and Fire Sprinkler Lines**. Buyers should use caution and care when hanging items on walls and ceilings so as not to puncture and/or damage plumbing, electrical, air conditioning or fire sprinkler lines within the walls and ceilings of the Unit. Further, air conditioning condensate lines may run down the building exterior walls to the splash blocks located along the perimeter of the ground floor units, including Private Yard Areas, if any. Owners may not change the location of the splash blocks.

13. **No Smart Home Technology**. Notwithstanding any marketing materials or features offered by Seller in other communities, the Unit does not include and will not be equipped with any smart home technology, including, without limitation, any internet-connected devices such as smart light switches, control panels, or video doorbells. Although the Unit includes a door lock that is compatible with smart home functionality (e.g., a Kwikset Z-Wave® Smart Lock), operation of such lock as a smart lock requires Buyer’s separate purchase, installation, and configuration of compatible smart home equipment, systems, or services (e.g., a hub or controller), all at Buyer’s sole cost and expense. Buyer acknowledges that no smart home technology is included or offered with Buyer’s purchase of the Unit.

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Seller's Limited Warranty.

Generally. Seller will provide purchasers with Seller's Limited Warranty (herein, sometimes, the "**Limited Warranty**") covering the Unit at Closing. Seller makes no warranty or guarantee, express or implied, except as specifically set forth in the Limited Warranty. A sample copy of Seller's Limited Warranty is in the Homeowner's Manual and Customer Care Program Guide that Buyer receives in electronic format on a USB data stick, commonly referred to as a “flash drive” or a “thumb drive”, at the time of purchase as well as in the Developer’s Public Report. The Limited Warranty describes Seller's repair and warranty obligations in respect of the Unit, the procedures for making a warranty claim and the procedures for the settlement of disputes.

Exclusions. In order for the Limited Warranty to be effective, common-sense maintenance of the Unit is required. Buyer should review the Limited Warranty to familiarize Buyer with specific exclusions. By way of example, the Limited Warranty does not cover non-structural cracking of the Unit's drywall and garage slab, if any, foundation slab or non-structural variations from level in the garage slabs, foundation slabs or upper story sub-floors. Standard construction techniques and the applicable design for the Unit's foundation slab or upper level sub floors may result in a degree of non-structural cracking or "spider" cracking in the slab and may result in modest variations from level in the slab and sub-floor. Although certain garage foundation slabs will contain contraction joints to minimize this result, such cracking is inherent in concrete construction. Variations from level on second floor sub-floors are filled and patched with an adhesive floor leveling agent. As a result, hard surface floor coverings (wood, marble and ceramic tile), where permitted, may also crack or reflect the effect of foundation slab cracking. There is no warranty coverage for these circumstances. To minimize this risk, Seller recommends that hard surface floors, where permitted, be installed over a "slip sheet" available through Buyer's flooring supplier. In conformance with home construction standards, the rafter tails will not be caulked unless there is a gap between the rafter tails and the fascia in excess of 1/8 of an inch. Additionally, the Limited Warranty contains an exclusion for any defect consisting of, caused by, contributed to, or aggravated by moisture, wet or dry rot, mold, mildew, fungus, or rust, regardless of the originating cause of any moisture or water penetration that leads to the defect.

By signing the Sales Contract and this Disclosure Addendum, Buyer accepts these conditions with respect to the Unit. Buyer should review the "Preconstruction Conference Confirmation Form" prior to the home orientation tour to become familiar with Seller's standards and specifications and the exclusions contained in the Limited Warranty.

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Maintenance of Parking Spaces/Driveways. Owners and occupants shall be responsible for the cleanliness of their respective parking stalls, as the case may be, which includes the removal of any grease build-up. Parking areas left unclean may be cleaned by the Association and a cleaning fee may be charged to Owner of the parking area. **NO PERSONAL ITEMS, SUCH AS LUMBER, CRATES, POTTED PLANTS, FURNITURE, STORAGE CONTAINERS, OR RECREATIONAL EQUIPMENT, SHALL BE PERMITTED IN THE PARKING STALLS.** No parking stall may be temporarily or permanently covered in any manner, including without limitation by shade tent or canopy style cover.

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Parking in Proper Place. Only one vehicle is allowed to be parked in any parking stall and vehicles shall be centered in the parking stalls. No vehicle shall be parked in any parking stall if such vehicle does not completely and clearly fit between the painted parking lines designated for a parking stall or otherwise physically fit wholly within the designated space (the boundaries of which are the ground surface, any street side curb, gravel/planting strip, the interior edge of the painted stall striping, the lowest surface of the ceiling above the areas or any protruding pipe or apparatus above the stall area, or if there is no ceiling, the imaginary horizontal plane 7.5 feet above the surface of the floor or ground) or any other portion of the parking areas in the Community designed for ingress and egress of vehicles. No parking is allowed on any roadway except in designated areas (e.g., designated assigned parking stalls and parking permitted zones on public streets). The use of “handicap” guest stalls, if any, is restricted to guests with disabilities using vehicles with the appropriate County handicap placard.

"Authorized Vehicles" means motorized land vehicles designed and used primarily for non-commercial passenger transport, such as automobiles, passenger vans designed to accommodate ten (10) or fewer people, two wheel motorcycles, pick up trucks having a manufacturer's rating or payload capacity of one (1) ton or less, and any vehicle owned, used, or authorized by Seller. All Authorized Vehicles owned or operated by or within the control of an Owner or a resident of an Owner's Unit and kept within the Community shall be parked in that Owner's assigned parking stall(s). There shall be no parking in the Community that obstructs free traffic flow, impedes, obstructs or extends into common areas, constitutes a nuisance, violates the Community Rules or Community Declaration, or otherwise creates a safety hazard. The parking areas in the Community shall be used for parking Authorized Vehicles only and shall not be used for storage, living, recreational, business, or solicitation purposes. No maintenance, repair, restoration, or construction of any vehicle shall be conducted on the Community.

Options. All option items are subject to adjustment in price and quality if such items become unavailable for reasons beyond Seller's control. Buyer will be required to make a **non-refundable** deposit on all selected option items. Seller reserves the right not to install any selected options until Buyer receives loan approval. Once option selections are completed, Buyer and Seller agree that the final purchase price is to be amended by execution of the final Sales Price Addendum to include options.

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Utilities/Phones/Cable. Buyers need to make their own arrangements with the electric, phone and cable companies. Seller takes no responsibility for cable or telephone installation. Buyer should contact Hawaiian Telcom, Inc. and/or Buyer's cable company in advance to schedule installation on or after the date of Closing. No early installation will be permitted. Buyer shall be responsible for initiating the commencement of any service from a utility company such as water, electricity, telephone and cable television (if available) upon or after the Closing Date. If Seller receives any bills for utilities that are attributable to the period after the Close of Escrow, Buyer shall reimburse Seller for such payments within ten (10) days after receipt of a statement from Seller. Seller is not affiliated with the cable company or with any other utility companies (i.e., water, electricity, telephone service, etc.), and has no control over the rates or the services furnished. The Board of Water Supply ("**BWS**") water distribution system (specifically, the Honouliuli, Waipahu, Kunia and Hoaeae wells) services Ho’opili. Seller has no control over the water pressure available at the Unit. Seller does not make any representations as to when or if cable services will be available nor as to the quality of television reception or cable services. Seller has no control over timing of meter installation once final inspection has been performed. Seller also has no control over the location and placement of public utility structures and facilities. All locations of the utility structures and facilities are final, and the Owners

shall not tamper, move or damage these structures and facilities. Please check with Buyer's sales representative to determine whether any utility structures or facilities are located within or in the vicinity of the Unit.

Real Property Taxes. Buyer understands that, as of October 1, 2024, and October 1, 2025, in each case, the date of valuation used by the City and County for the 2025-2026 fiscal year (July 1, 2025 to June 30, 2026) and 2026-2027 fiscal year (July 1, 2026 to June 30, 2027), respectively, the land comprising the Community was covered by Tax Map Key ("TMK") identification number (1) 9-1-017-176, 4.510 acres, and the Units in the Community were not being individually assessed by the Real Property Assessment Division of the City and County of Honolulu ("**RPAD**"). Additionally, RPAD (i) has classified the Community as Commercial and (ii) is assessing the Community as a single parcel, in case, for real property tax purposes for the 2025-2026 and 2026-2027 County fiscal years and will send the tax bills for the 2025-2026 and 2026-2027 tax years for the Community, as applicable, to Seller after Closing, notwithstanding the subsequent assignment of TMK identification numbers to Units in the Community anticipated in 2026. The real property tax rate for property classified as Commercial for the 2025-2026 County fiscal year (July 1, 2025 to June 30, 2026) is $12.40 per $1,000.00 net taxable value of such property. The real property tax rate for property classified as Residential for the 2025-2026 County fiscal year (July 1, 2025 to June 30, 2026) is $3.50 per $1,000.00 net taxable value of property. Payments are due on February 20 and August 20 each year.

If a Unit to be purchased has not yet been separately assessed by the County for real property tax purposes as at Closing, Buyer will be required to pay real property taxes for the remainder of the 2025-2026 County fiscal year (July 1, 2025 – June 30, 2026), prorated as between Buyer and Seller as of the Closing Date, plus the real property taxes for the full 2026-2027 County fiscal year (in each case, the portion of the real property tax attributable to the period following the Closing associated with the 2025-2026 County fiscal year and 2026-2027 County fiscal year being "**Pre-Collected RP Tax**"). Any portion of the Pre-Collected RP Tax not remitted by Escrow to the City and County of Honolulu ("**County**") will be held by Seller for the purpose specified in and shall be used as described in this Disclosure Addendum. Buyer may also be required to prepay real property taxes for future tax periods at Closing as may be required by Buyer's mortgage lender or otherwise, among other fees. Buyer understands that since RPAD is assessing the Community as a single parcel for real property tax purposes for the 2025-2026 and 2026-2027 tax years, (i) RPAD will send the assessment notices for the single parcel and/or bulk parcel and tax bills for the Community to Seller after Closing, and (ii) Seller will pay the tax bills for the Community with the Pre-Collected RP Tax. Notwithstanding this fact, the Community Association shall be responsible for the payment of the real property taxes allocable to the Community. If such real property taxes are paid by Seller and the Pre-Collected RP Tax is inadequate to fully pay the tax bills for the Community, the Community Association shall reimburse Seller, on demand, for additional sums advanced by Seller to retire the tax bills. In such event, the Community Association will specially assess Buyer for portion of the real property taxes paid (based on the common interest in the community allocable to Buyer's Unit). Buyer understands and agrees that such special assessment may be made by the Community Association and Buyer shall be responsible for payment of any such special assessment made by the Community Association. Any portion of the Pre-Collected RP Tax not remitted to RPAD will be paid to the Community Association once tax bills are issued directly to Unit Owners, and may be credited to Buyer or reserves, as determined by the Community Association. Buyer further understands that RPAD will in the future assess the Unit (versus the Community as a single parcel and/or part of a bulk parcel) for the 2027-2028 County fiscal year and beyond, and Buyer will be responsible for any such assessment for the period of Buyer's ownership of the Unit

Buyer further understands and agrees that if in the future RPAD assesses the value of a Unit in the Community in excess of $1,000,000, the Residential A classification and real property tax rate may apply to such Unit if a claim for home exemption has not been filed in respect of such Unit on or before September 30 of the preceding tax year, in which event such Unit will be assessed at a tiered tax rate, which for the 2025-2026 fiscal year is $4.00 per $1,000.00 net taxable value of the property up to $1,000,000 and $11.40 per $1,000.00 net taxable value of the property in excess of $1,000,000. Once an individual lot is conveyed by Seller to a third party, an owner-occupant may be eligible for a home exemption that reduces the net taxable assessed value used in determining the real property tax assessment for a Unit and/or affects the real property tax classification of and rate applicable to a Unit. Please see RPAD's website at https://www.realpropertyhonolulu.com/ for general information regarding real property taxes and https://realproperty.honolulu.gov/media/ugxijaid/residential-a-brochure_rev-123024.pdf for specific information regarding the Residential A classification. An owner-occupant may only make a claim for a home exemption on or before September 30th preceding the tax year for which the exemption is claimed. The basic home exemption is currently $120,000. For homeowners 65 years and older the home exemption is $160,000. To qualify for this exemption amount, Buyer must be 65 years or older on or before June 30 preceding the tax year for which the exemption is claimed. These tax rates are approximate only. For further information regarding possible exemptions and to confirm the actual rate, Buyer may contact RPAD at (808) 768-3799 or visit RPAD's website at https://www.realpropertyhonolulu.com/

Schools and Related Matters. The Community is located in the Leeward School District. The Leeward District telephone number is (808) 692-8000. The schools for this Community are determined by the Department of Education and are subject to change. Although various elementary schools, a middle school and a high school are planned in Ho'opili, it will be a number of years before construction of those improvements by the Department of Education.

Refuse Collection. In order to receive trash collection services, trash containers must be located only in those areas designated for these purposes. The location of the placement of trash containers is subject to modification by the County.

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Postal Service/Mailboxes; Temporary Mail Service Through USPS. The United States Postal Service ("**USPS**") will not deliver mail to the Unit (or to any other Unit in the Community). Mail will only be delivered to the designated cluster mailboxes within the Community. The USPS requires that at least 50% or more of the Units and roads within the Community be built before mail services commence.

If USPS has not approved a location for the cluster mailbox system for the Community at the time of Buyer's Closing, or if USPS requires certain conditions to be met by Seller before mail service will commence, then until such time as USPS approves the location of the cluster mailbox system for the Community and the other requirements of the USPS, which are subject to change, are met by Seller, Buyer will need to arrange for temporary mail service via either (i) a general delivery service through the post office in the area or (ii) the purchase or rental of a post office box at any post office.

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Easements. Buyer is aware that there may be easements which affect the Community and these easements may be noted currently or in the future in the Declarations, the exhibit to the Deed, the exhibits to the Public Report, the Condominium Map and/or the title report.

Property Maintenance and Soils Condition. All Units and the land within the Community, including the land below the Unit, may have expansive soils, and, as a result, improvements, including the Unit and the driveways, walkways and other improvements may be subject to various types of distress including subsidence, settlement or lifting. Further, the land within the Community has been graded. Soil has been removed and added to reach the land's finished height and form, and as a result may contain fill and native expansive soils. Foundations may settle over time within certain construction tolerances. The soils underneath the foundations may expand, contract and/or settle causing the foundation itself to move over time. Foundations are designed with such movement in mind and Buyer should expect such movement to occur. Settlement may occur differentially whereby one side of the foundation settles differently than the other side. The Property is subject to subsidence, settlement or expansion due to the presence of expansive soils and fill material. Except for limited soil borings, Seller has not investigated the soils below the limits of grading and as a result soil below the limits of grading may contain items installed during periods of agricultural use, such as, without limitation, drainage, irrigation and sewer lines which have been abandoned in place. Buyer also acknowledges that standard construction techniques and applicable designs for the foundation slab may result in a degree of non-structural cracking or "spider" cracking within the slab and that certain slabs will contain crack control joints. Buyer accepts such slab cracking. Certain non-structural cracking or swelling of drywall joints at windows, doorways and other locations within the Unit may also be visible should subsidence, settlement or expansion occur. Concrete slabs for the buildings in the Community may be reinforced with a grid of steel cable installed in the concrete slab and then tightened to create extremely high tension, known as a "Post Tension Slab". Any cutting into this "Post Tension Slab" is very hazardous and may result in serious damage to the Unit, personal injury, or both, and should not be permitted. Buyers must be especially sensitive to landscape watering, avoid over watering and ponding of water, and must abide by the recommendations for maintenance set out in the Community Documents and this Disclosure Addendum in order to minimize the risk of these occurrences. Landscaping is also important and will reduce the incidence of erosion attributable to wind or rain. Please refer to the Soils Condition and Drainage Addendum for further disclosures and recommendations. Buyer understands and acknowledges that Buyer will be acquiring the Property in "AS IS" condition at the time of Closing. Except as expressly set forth herein, Buyer is relying and will rely solely upon Buyer's own inspection and investigation of the Unit and the land of the Community and is not relying and will not rely in any way upon any representations, statements, warranties, or other information or material furnished by Seller or its representatives, whether oral or written, express or implied.

Soil. The suitability of the soil contained within this Community for the planned construction was determined by Geolabs, Inc. A copy of the soils report for this Community is also available for review in the Sales Office.

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Drainage Facilities and Easements. Surface water drainage in the Community is directed to the streets servicing the Community utilizing certain surface drainage facilities, which may include lined and unlined ditches and swales. Buyer may not alter existing drainage pattern, existing drainage facilities, and any ditch and swale facilities. The grading and drainage systems for the building Buyer's Property is located in are designed to direct water away from the foundation of the building. Saturation of the ground or ponding around foundation slabs may result in expansion or lifting of soils beneath the slab and settlement when the ground dries.

Sewer, Irrigation and Drain Easements. Certain portions of the Community may be affected by underground sewer, irrigation and/or drain easements, including any underground drainage chambers, benefiting the Community and/or the County. The Community shall be responsible for the maintenance of such facilities, provided however, that the County shall be responsible for the maintenance of any underground drainage facilities, which are constructed for the benefit of the County. Such facilities and easements may NOT be reflected on the Condominium Map. The location of these facilities depicted on any development map is preliminary in nature and these facilities may be sited as required without further notice to Buyers.

Electrical and Utility Easements. Utility boxes, transformers, utility lines, manholes and other utility features, such as structural transformers, transformer and switching vaults are placed throughout the Community and may be located near the Unit. As previously noted, the location of these facilities depicted on any development map is preliminary in nature and these facilities may be sited as required without further notice to Buyers. Electrical easements run in favor of and will be granted to the electric company, Hawaiian Telcom and/or Buyer's local cable television provider. Seller has the right to grant these easement areas even after Buyer occupies the Unit.

Common Element Utility Features. Certain easements for utility features serving more than the Unit, including without limitation, fire hydrants, transformers, utility boxes, and utility service lines (such as water, irrigation, sewer, electric, gas (if any), cable, data and telecommunications) may exist in the Community. The Community Declaration creates easements for these facilities and areas benefitting the Community Association. Utility features that serve more than one Unit are Common Elements of the Community, and as such, Seller, and the Board, have the right to access the utility features for ongoing maintenance, replacement and repair. These utility features may not be altered or removed.

Improvements. As specified in the Declarations and the Design Guidelines, NO exterior modifications, additions, or improvements to a Unit are permitted. A copy of the DRC approval must be lodged with the Board before construction commences. The Board may prohibit the construction of the improvement if it fails to comply with the Design Guidelines. Approval of the County is also required. Buyers are encouraged to read and review the Design Guidelines as they will substantially affect their ability to improve their Property. Buyer should refer to the Soils Condition and Drainage Addendum for additional disclosures and recommendations that may impact any improvements.

Air Conditioners. Seller will install as standard in each Unit a split air conditioning system to serve the entire Unit. Any air conditioning systems installed by a Unit Owner must comply with the Community Documents and will be subject to compliance with the Design Guidelines, which include air conditioning guidelines that must be followed, and must be approved by the Board or DRC, if any. No window air conditioning units are permitted in the Community, subject to Seller's reserved rights in **Section E.11(a)** of the Community Declaration. Buyers installing air conditioners should be sensitive to excessive noise and possible disturbance to neighbors. Buyer understands that air conditioning units may emit noise at levels unacceptable to some people. Buyer agrees to assume all risks of noise emissions attributable to the air conditioning unit for Buyer's Unit and attributable to such air conditioning units servicing adjacent Units.

Landscaping.

Common Element Landscaping. The Common Element landscaping outside of the Units is irrigated by a sprinkler system maintained by the HCA or the Community Association. Buyer must not interfere with the sprinkler system.

Irrigation Water Lines. BWS requires the installation of separate irrigation water lines for non-potable water for irrigation of landscaping within the Common Elements of the Community and Ho'opili. These irrigation lines will initially carry potable water, but will later carry treated effluent, reclaimed water or other sources of non-potable water and at such time will require installation of new water meter(s) and signage at the expense of the Community Association. Such lines will not run in the Buyer's Unit. Buyer may obtain information regarding the requirements of the Recycled Water Program at http://health.hawaii.gov/wastewater/home/reuse/.

Trees. Trees will be planted in the Community. Seller may plant trees in the planting area bordering the roadways in the Community, as required by the County. Buyers may not remove, replace, alter or relocate these trees or plantings. Owners may pick fruit and vegetables from fruit trees and/or gardens in Community Common Element areas for individual noncommercial consumption; provided, each Owner in the Community must use reasonable care in any picking of fruit and vegetables so as not to damage any trees and/or gardens and to avoid any excessive picking of fruit and vegetables.

Community Common Elements.

Collective Maintenance Responsibility. Each Owner in the Community must share in the cost to maintain, repair and replace the Community Common Element areas as described in the Community Declaration.

Community Common Elements. The Community Common Elements include without limitation:

Common Element Landscaping: This term refers to the Common Element landscaping shown on the Condominium Map.

Roads: The roadway(s) within the Community shown on the Condominium Map will be a portion of the Common Elements of the Community unless dedicated. The roadways may be described as the Community Access Drive in the Community Declaration.

Drainage: All drainage facilities, including any underground water quality unit, referred to as a Jellyfish Filtration Unit, serving the Common Elements or more than one (1) Unit will be a portion of the Common Elements of the Community.

Entry Sign Monument: Sign monuments identifying the Community.

Mail Center: Mail centers within the Community.

Railings at breezeways: Railings located at breezeways, as shown on the Condominium Map. Lanai railings are a Unit's Limited Common Element.

Ownership, Administration and Assessment. The Community Association shall own the Community Common Elements, once deeded to it and must accept the conveyance of the Common Elements from Seller. The Community Association shall be responsible for the management and administration of the Community Common Elements. The level of service of maintenance of Community Common Elements shall be determined by the Board.

Community Disclosures.

Other Development within the Surrounding Area. Buyer understands that Seller does not control the development of the entire surrounding area and that current and future plans for the development and use of all or any part of the surrounding area are under the control of others and may change at any time before or after Closing of Buyer's purchase of the Property without notice to Buyer. The surrounding community contains or may contain various commercial, residential, recreational and ancillary uses, industrial, including extensive commercial, retail, industrial, multi-family and single-family detached residential subdivisions and rental communities. As of the date of this Disclosure Addendum, Seller is unaware of the County's plans and timeline for the permanent Skyline park-and-ride adjacent to Hoomohala Avenue, located at one of the entrances to Ho'opili. The surrounding community contains various mixed-use communities with residential and commercial uses, including The Element, Kohina, and Hinahina communities. To date, by way of example and without limitation, Seller has conveyed vacant (at the time of conveyance) development parcels within Ho'opili to: The Hawaiian Humane Society (5.473 acres; B-1 zoned; contemplated/current use - West Oahu campus, which may include indoor and/or outdoor animal kennels); Fred Lau Properties, LLC (1.806 acres; B-1 zoned; contemplated use - not yet determined; Fred Lau Properties, LLC subsequently conveyed the parcel to Fastop Convenience Stores, Inc.); HBP Partners LLC (57.190 acres; IMX-1 zoned; contemplated use - industrial business park; HBP Partners LLC subsequently conveyed the parcel to Costco Wholesale Corporation which is contemplating a Costco distribution center and fuel facility); The Queen's Medical Center (4.901 acres; BMX-3 zoned; immediately adjacent to the Community; contemplated use - ambulatory medicine center and/or other intended use that is unknown to Seller); Alaka'i Apartments I LP (11.311 acres; BMX-3 zoned; contemplated/current use - The Element market and affordable rental apartments up to 80% of area median income; Alaka'i Apartments I LP subsequently conveyed the parcel to Nana Hope Street (Hawaii) Owner

LLC); The Mutual Housing Association of Hawai'i, Inc. (7.127 acres; A-2 zoning; contemplated/current use - Kulia at Ho'opili affordable rental apartments up to 60% of area median income); and AEP GP LLC (3.349 acres; BMX-3 zoned; across the street from the Community; contemplated use - future Hyatt Place Hyatt House at Ho'opili hotel; AEP GP LLC subsequently conveyed the parcel to Nana Hope Street Hotel, LLC). All of the foregoing parcels may be in various stages of planning, development, and/or operation. Buyer hereby accepts the risk of any changes pertaining to the development and use of all or any part of the surrounding area and agrees that Seller shall not have any responsibility to Buyer for such changes. Buyer further understands and acknowledges that any descriptions of planned amenities for the surrounding area, which may have been provided to Buyer by Seller or agents of Seller, are for general information purposes only and are subject to change or deletion at any time and from time to time. Seller makes no warranties or representations regarding the accuracy or completeness of any descriptions of such planned amenities, which may have been provided to Buyer, and no reliance may be placed thereon. Further, up to or more than thirty percent (30%) of the residential housing in the surrounding area and within the Ho'opili Community has been or may in the future be developed in cooperation with the County's Department of Planning and Permitting or equivalent State or County agency ("**Agency**") as affordable housing available only to buyers satisfying special median income limitations established by the Agency. Such homes may be sold and/or rented at prices below the market value of comparable homes as determined by the Agency and may be subject to additional use, occupancy, and transfer/option restrictions.

Condition of Property. Buyer understands and hereby acknowledges that the land of the Community may have been used previously for agricultural and farming operations and in connection therewith, fertilizer and pesticides, among other things, may have been applied and used on the land of the Community or adjacent lands. Buyer also understands that the Property, including any Private Yard Area, if any, has been graded, soil removed and/or added to reach its finished height and form, and contains or may contain fill and/or expansive soils, and, as a result, may be subject to subsidence, settlement or expansion. Please refer to the Soils Condition and Drainage Addendum for further disclosures and recommendations. Buyer understands and acknowledges that, as previously stated, Buyer will be acquiring the land underlying the Unit in "AS IS" condition at the time of Closing. Except as expressly set forth herein, Buyer is relying and will rely solely upon Buyer's own inspection and investigation of the Property and the land of the Community and is not relying and will not rely in any way upon any representations, statements, warranties, or other information or material furnished by Seller or its representatives, whether oral or written, express or implied. Seller makes or gives no warranty, express or implied, concerning the condition of the land. Without limiting the generality of the foregoing, Buyer assumes all risks associated with the condition of the Property, the nature of the soils making up the Property and of hazardous materials on, about, around, under, over or within the Community, including all risks of (a) any and all enforcement, clean up, or other governmental or regulatory actions instituted or threatened pursuant to any hazardous material laws affecting the Community, (b) all claims made or threatened by any third party against Buyer or the Community relating to damage, contribution, compensation, loss or injury resulting from any hazardous materials and (c) Buyer's discovery of any occurrence or condition on the land of the Community or any land adjoining or in the vicinity of the Community which might result in Buyer or the Property being made subject to restrictions on ownership, occupancy, transferability or use of the Property or the Community pursuant to any applicable hazardous materials laws. Furthermore, Buyer specifically waives and relinquishes any and all claims of whatsoever kind or nature based on the condition of the land or the use or presence of any hazardous materials on, about, around, under, over or within the Property, and from and after the date that Buyer acquires title to the Property, Buyer shall hold harmless and defend Seller and its members, managers, stockholders, successors and assigns, from and against all claims, demands, actions, lawsuits, proceedings, fines, penalties, damages, liabilities, judgments, awards, expenses and costs (including attorneys' fees and costs) which may arise out of or may directly or indirectly be attributable to the condition of the land, the soils thereon and therein, and the use, generation, manufacture, treatment, handling, refining, production, storage, release, discharge, disposal, or presence of any hazardous material on, about, around, over or within the Property. As used herein, the term "hazardous materials" includes, but is not limited to, any and all radioactive materials, asbestos, polychlorinated biphenyls ("**PCB's**"), chemicals which cause cancer or reproductive toxicity, pollutants, contaminants, hazardous wastes, toxic substances, and other hazardous substances or materials listed, described or defined in 40 CFR Para. 302, as amended from time to time. Buyer and Seller agree that the covenants and agreements contained in this paragraph shall survive the Closing of the sale of the Property and shall be binding upon and inure to the benefit of the parties and their respective heirs, personal representatives, successors and assigns.

Uses Within and Around the Community. Buyer understands, acknowledges, approves and agrees, as set forth here, and in certain instances in the Declaration(s) and Deed, that: (1) the land of the Community may have been used previously for commercial agricultural and farming operations and in connection therewith, fertilizer and pesticides, among other things, may have been applied and used upon the land of the Community or lands adjacent

thereto; (2) noise levels in the Community may exceed noise level standards for residential-zoned areas promulgated by the State Department of Health, and that these noise levels may not be acceptable to some individuals; (3) further development of mixed residential (multi-family, single family and affordable), commercial (which may include a gas station(s) with a car wash and convenience store), industrial, recreational, meeting facilities, utilities facilities/substations (including without limitation the substation east of the Community), and public projects (including without limitation roads, bus stops, Board of Water Supply pump station, fire station, cell tower, railroad, parks, schools (including without limitation the high school near the Community), preschools and day care centers) may be ongoing and may continue within the Community directly adjacent to Buyer's Unit and within the Community in the vicinity of Buyer's Unit for a considerable period of time after Buyer has occupied the Property; (4) there are or may be a variety of pets within the Community that may not be acceptable to some individuals or may create a nuisance; (5) civil defense sirens are located within the vicinity of the Community, which will result in siren noise from civil defense tests; (6) transmission, sub-transmission and distribution lines and energy transmission facilities, including, without limitation, the Ewa Nui Substation located along Hoonaauao Street, which includes and/or may be modified further to include and/or serve, among other things and without limitation, overhead 138kV transmission lines, 46kV sub-transmission lines, and 12kV distribution lines along Farrington Highway that connect to the Ewa Nui Substation northeast of the Community then mauka over the H1 Freeway, the Kulanihakoi Substation located adjacent to the Hinahina at Ho'opili community on the corner of Kauluakoko Street and Kulanihakoi Street, which includes and/or may be modified further to include and/or serve, among other things and without limitation, overhead 46kV sub-transmission and 12kV distribution lines, including 46kV sub-transmission lines along Nana Hope Street, Onohiula, and Kauluakoko Streets to Kulanihakoi Substation, along Kamolehonua and Kulanihakoi Streets to Kulanihakoi Substation, and a future overhead 46kV sub-transmission line from Kualakai Parkway to the Kulanihakoi Substation along Kulanihakoi Street if Hawaiian Electric determines the additional line is necessary, subject to obtaining any further approvals that may be required, and related equipment, transformers, switchgear, switches and associated structures, bus conductors and connectors, lightning arresters and other associated pad mounted equipment, any other aboveground and underground radio transmission wires and high voltage electric lines, microwave telecommunications facilities and civil defense tower(s) are located within and around the Community, which lines purportedly may emit electric and magnetic fields, and fencing with barbed wire, drive gates and main gates for security control, signage, lights and cameras, and two future substations within or immediately adjacent to the Ho'opili Community; (7) certain lands within the Community may be irrigated with treated effluent, reclaimed water or other sources of non-potable water; (8) fruit trees and/or gardens in Community Common Element areas may result in an increase in insects, pesticides, offensive odors from fruit and vegetables, hazards from fallen fruit, low hanging branches and/or tree roots, and other conditions customarily found where fruit trees and gardens exist; and (9) the Property will be subjected to those other uses and circumstances described in this Disclosure Addendum (collectively, all the foregoing uses and circumstances set forth in this Section (Community Disclosures) are described as "**Community Uses**"). Seller has the right, but not the obligation, to develop, market and sell as many affordable homes in the Community as Seller desires. Each Buyer hereby waives any and all claims arising out of the presence of or lack of affordable homes in the Community.

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Surrounding Community Conditions and Uses. Each Owner acknowledges that the Community is located near or around properties with conditions and uses that may result in noise, odors, vibrations, traffic, and other nuisances, annoyances, or disturbances from future construction, operation, and maintenance, which may be objectionable to some people. Immediately adjacent to the Community are the following: (i) the future Hyatt Place Hyatt House Hotel at Ho'opili; (ii) a future Skyline park-and-ride; (iii) a currently unimproved parcel owned by The Queen's Medical Center, the intended use of which is unknown to the Grantor; (iv) properties zoned for residential, mixed residential and commercial uses and other differing zoning designations, including, without limitation, The Element (market and affordable rental apartments) and Kohina, which community includes Festival Street, a street that is maintained by HCA and used for public and other events for the Ho'opili Community; and (v) various above ground electrical transmission, sub-transmission and distribution lines and related equipment, including overhead 46kV sub-transmission lines along Nana Hope Street, Onohiula, and Kauluakoko Streets to Kulanihakoi Substation, along Kamolehonua and Kulanihakoi Streets to Kulanihakoi Substation, and a future overhead 46kV sub-transmission line from Kualakai Parkway to the Kulanihakoi Substation along Kulanihakoi Street if Hawaiian Electric determines the additional line is necessary, subject to obtaining any further approvals that may be required. Other properties surrounding the Community, but not immediately adjacent thereto, are disbursed throughout the Ho'opili Community and are used for (i) the production of pineapple, sugar cane, diversified agricultural, other agricultural and related uses, including, without limitation, processing plants, and the development of alternative energy projects, that may have a limited buffer area, if any, between the agricultural use and the Ho'opili Community; (ii) commercial and industrial purposes; (iii) development of alternative energy projects, including but not limited to an "Energy Corridor"

containing an underground energy transmission system located generally along the northern/mauka side of Farrington Highway for transporting primarily by underground pipelines, sources of energy, including, without limitation, gas, and petroleum, and existing and future above-ground and underground utility lines and electrical lines (including overhead 138kV transmission, 46kV sub-transmission, and/or 12kV distribution lines (both permanent and temporary), which may be relocated); (iv) public highways, including H1 Freeway, Kualakai Parkway, and Farrington Highway, with a planned widening of Farrington Highway that commenced in 2025 and may take many years to complete and which will affect, without limitation, traffic and entry ways to and from Farrington Highway leading to the Ho'opili Community; (v) areas intended for private community parks (which may include play equipment, community gardens, rooms, restrooms, manager's office and unit, parking lot, a community center, swimming pool, pavilion and playground area, a portion or portions of which may be available for use for Community functions), County parks, and community gardens, opened to Ho'opili residents; (vi) areas intended for a BWS pump station, possible car wash and/or gas station with a convenience store and a possible cell tower and/or battery storage site or other commercial use, possible meeting facilities, expansion of the West Oahu campus of the University of Hawaii, a future public high school located in the northern portion of the Ho'opili Community along Hoonaauao Street, a future public middle school located in the central portion of the Ho'opili Community, a portion of which is being used by HCA for the temporary 4J Soccer Park, two future public elementary schools in the central and southern portion of the Ho'opili Community, and proposed parks, which may contain a playground, barbecues, a community center, community garden, and/or civic farms, all maintained by HCA; (vii) transmission, sub-transmission and distribution lines and energy transmission facilities described above and in the "Uses Within and Around the Community" Section of this Disclosure Addendum; (viii) a temporary retention basin and stockpile areas (including a stock pile area approximately 25 feet high adjacent to Hooluana Drive) in Ho'opili, that will be used for those purposes for an extended period before it is developed and (ix) the development of land owned by DLNR to the north and west of the Ho'opili Community, which may currently be in use for the production of pineapple, sugar cane, diversified agricultural, other agricultural and related uses, and which future uses may include, among other things and without limitation, residential, light industrial, warehouse, and business park uses as well as other uses. Please also refer to the Additional Surrounding Uses Addendum.

Commercial and community agricultural uses are planned in and integrated into Ho'opili and will be supported by the Ho'opili "Urban-Agriculture" initiative, which will include, without limitation, land for commercial farming operations, shared and home gardens, community farms and gardens, civic farms, and urban gardens. The urban gardens are intended to feature edible landscaping throughout certain lands in Ho'opili. Commercial agricultural uses are protected under the Hawai'i Right to Farm Act, Hawaii Revised Statutes, Chapter 165, and Hawaii law limits the circumstances under which farming activities may be deemed a nuisance. Buyer acknowledges and agrees that Buyer shall provide subsequent notice to Buyer's lessees, tenants or assignees of these aforementioned farming operations and practices on adjacent or contiguous land and the protections of such uses afforded under the Hawaii Right to Farm Act.

«INITIAL-LINES-BELOW-BLOCK-DATELESS--BUYE» «INITIAL-LINES-BELOW-BLOCK-DATELESS--COBU»

The Community may also be affected by traffic, aircraft noise, and adverse effects from the Kalaeloa Community Development District and an expansion of military uses and associated adverse impacts may occur within Kalaeloa and Pearl Harbor. The Community may be affected by airport noise overflight from the Honolulu International Airport and is near an active airstrip in Kalaeloa. The Community may also be affected by noise, dust and soot from the H1 Freeway. Roads adjacent to the Community, which are not under Seller's control may be widened or modified. The Community is located in the vicinity of the Skyline rail transit system, which system includes, but is not limited to, temporary and permanent park-and-ride and/or bus transfer facilities areas, Skyline Rail Stations and portions of the Skyline guideway. The operation of the Skyline rail transit system may result in noise and other impacts associated with the operation of trains and mass transit related uses. Parts of the Ho'opili Community will be subject to Transit Oriented Development regulations and neighborhood plans. The Community may be affected by surrounding operations effects created by or attributable to historical, existing, and prospective surrounding construction, including construction of intersections within Hoʻopili near or around the Community, development, agricultural, pasture, commercial and other non-residential uses and activities, which include, but are not limited to: (a) cane milling, burning, harvesting, tending, as well as fertilization and pest and weed control; or (b) cattle and other livestock grazing and pets that may be objectionable to residents; or (c) commute and off-hours (non-peak) traffic and parking. Areas surrounding and mauka of the Community may include 24-hour quarrying operations, which operations may include noise from drilling, blasting, and vehicles carrying processed materials.

The Ho'opili Community is a mixed-use development and includes or may include within it and/or in the vicinity, homes, schools, pre-schools, churches, parks for use by Hoʻopili residents and the public, walkways, bicycle paths,

government offices, library(ies), day care centers, hospital, urgent care, medical and medical emergency facilities, homeless shelters or transitional shelters, adult care homes, cellular towers, commercial, retail and industrial areas and operations, recreational and related facilities and other features common to urban environments, including without limitation to, a Community wide system of bicycle and walking paths, aboveground and underground radio transmission wires and high voltage electric lines, which lines purportedly may emit electric and magnetic fields. Buyers are encouraged to call Hawaiian Electric's Call Center at (808) 548-7311 and visit Hawaiian Electric's website for additional details regarding substation(s) and electrical lines in the Ho'opili, including at https://www.hawaiianelectric.com/about-us/our-vision-and-commitment/investing-in-thefuture/kulanihakoi-substation.

Community Easements may be retained over the Ho'opili Community and/or Community for some or all of the foregoing described uses, including, specifically, easements permitting the commencement, continuation and resulting effects of the foregoing uses, and all activities incidental to such uses.

Further, Buyer is aware that there are numerous materials and components required to construct and used in and around Buyer's Unit to which certain individuals may be allergic or especially sensitive. Some of these materials such as paint, wood preservative treatments, insulation materials, glues, mastic, caulk, carpet or the like may cause lingering odors to which people are sensitive. Also, due to the nature of community living, various noises or odors due to trash areas, compost and recycling receptacles, storage sheds, plumbing, impact, including, without limitation, traffic, noises from adjacent neighbors, parks (which may permit dogs) and park facilities (such as basketball, tennis and pickle ball courts) and other circumstances may result to which a Buyer may be especially sensitive. Mold and mold spores are also present in the Community and may be present in Buyer's Unit. Certain strains of mold may cause adverse health effects in susceptible persons.

All of these factors and uses as well as other matters described in the Community Documents may affect Buyer's use and enjoyment of Buyer's Unit. The Unit is sold subject to these conditions, hazards and risks. Buyer is aware of and understands these risks, accepts them and has decided that the benefits of home ownership in the Community outweigh the detriments of such ownership.

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Other Environmental Issues. Mold and mold spores are present throughout our environment and residential home construction is not, and cannot be, designed to exclude mold spores. If the growing conditions are right, mold can grow in the Unit. Buyer may be familiar with mold growth in the form of bread mold, and mold that may grow on bathroom tile. All mold is not necessarily harmful, but certain strains of mold have been shown to have adverse health effects in susceptible persons. The most common effects are allergic reactions, including skin irritation, watery eyes, runny nose, coughing, sneezing, congestion, sore throat and headache. Individuals with suppressed immune systems may risk infections. Some experts contend that mold causes serious symptoms and diseases which may even be life threatening. However, experts disagree about the level of mold exposure that may cause health problems, and about the exact nature and extent of the health problems that may be caused by mold. The Center for Disease Control states that a causal link between the presence of toxic mold and serious health conditions has not been proven. Moisture is the only mold growth factor that can be controlled in a residential setting. The Homeowner's Manual contains recommendations for positive steps and action a Buyer may take following possession of the Unit to reduce mold. Buyer agrees to assume responsibility for the recommendations contained in the Homeowner's Manual to act in accordance with the best practice guidelines contained on the Governmental Internet Sites described in the Manual. Buyer further acknowledges that if there is any water damage or water intrusion to Buyer's Unit, Buyer will take immediate action to prevent conditions which cause mold or mildew to develop. Also, since energy conservation has become a concern, the State of Hawaii uniform building code, specifically the energy standards, has created the need to build Units that are more airtight. As a result, these Units trap unwanted gases in different degrees depending on how each person lives within their Unit. To date, measurements of such unwanted gases (such as the radon gas described below) are reported as parts of the air they occupy. Since the quality of air we breathe can affect our health, Seller recommends frequent airing of Buyer's Unit by simply opening windows to introduce fresh air uncontaminated with such gases. The United States Environmental Protection Agency ("**EPA**") has indicated that a number of homes in the United States experience elevated levels of radon gas. Radon is a naturally occurring gas that is caused by radioactive decay of the element radium. Since radium is contained in the earth's crust and dissolves readily in water, radon can be found virtually everywhere and can enter the home through a variety of sources. Buyers seeking information about radon can contact the EPA or a state environmental office. Seller has no expertise in the measurement or reduction of radon in homes or regarding acceptable levels or possible health hazards associated with radon. Seller makes no

warranty or representation of any kind, express or implied, regarding the presence or absence of radon gas, or regarding the effectiveness of any architectural activities for reducing the presence of radon.

On-going nearby Agricultural Activities (including "GMO"); Sugar cane burning and construction activities. The Ho'opili Community is in the vicinity of lands currently leased and being actively used for growing, harvesting and processing activities (collectively, "**Agricultural Activities**") of corn and other agricultural genetically modified organisms or "GMO" products, which activities may from time to time bring upon the Project or result in smoke, pollution, dust, noise, heat, agricultural chemicals, particulates, and similar substances and nuisances (collectively, "**Agricultural By-Products**"). The Hawaii Right to Farm Act (Hawaii Revised Statutes, Chapter 165) and Hawaii law limits the circumstances under which farming activities may be deemed a nuisance. Units in the Community may also be subject to occasional dust from field operations, pollutants, smoke and debris from other agricultural activities or feral lands not in close proximity to the Community, such as sugar cane fires, odor, noise, and other agricultural nuisances associated with agricultural cultivation. The Community is also located near lands that may be used for concrete batching and distributing. Such activity may cause soot, dust and noise from cement trucks and transportation vehicles. The Community may also be subject to occasional smoke, soot, and odors emanating from the vicinity of the irrigation ponds and other feral lands, depending on prevailing wind conditions. The Agricultural Activities performed on and Agricultural By-Products from nearby lands are not within the control of Seller.

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Nuisances Related to Community Uses. Without in any manner limiting the foregoing, Buyer, in purchasing or otherwise taking title to any Property, does so with the express understanding and acknowledgment that the Community and the Property may be periodically affected by various hazards and by noise, dust, smoke, earth shock, soot, ash, odor, mold or mold spores, noxious vapors, the presence and/or transmission of pollutants or other hazardous materials, surface water runoff, or other adverse environmental conditions, including but not limited to those resulting from wind drift and other weather factors (collectively, "**Community Use Effects**") created or exacerbated by or attributable to the Community Uses and the historical, existing, and prospective surrounding construction, development, agricultural, pasture, residential, industrial and commercial and other non-residential uses and activities. Buyer specifically approves all of the foregoing uses, circumstances and activities, including changes in use due to zoning changes, other governmental authorization or otherwise (collectively, "**Community Operations**"). Buyer is strongly encouraged to inspect the Community and the various Community Operations to assess the impact of these operations, uses and circumstances on the Community and the Property. Buyer covenants and agrees, on behalf of Buyer and the tenants, lessees, family, servants, guests, invitees, licensees and employees of Buyer: (a) to assume and does hereby assume any and all risks associated with the Community Operations including specifically the presence of mold in the Unit and the annoyances, inconveniences, impacts on property value or loss of the sale value, Community Use Effects and other nuisances thereby created; (b) to waive and does hereby expressly waive all rights to make any claim against and specifically releases Seller, the owners of the Agricultural Properties and any of their related entities, affiliates, successors-in-title, members, managers, stockholders, or assigns, arising out of or in connection with such activities, annoyances, inconveniences and nuisances, the clean-up or remediation of the same, including but not limited to (i) any claim for damages attributable thereto or for the design or the placement of improvements to the Community, the Property or the surrounding property, or any part thereof, or related or adjacent facilities, or to the orientation of the Unit as it relates to exposure to sun or wind, or (ii) claims for the abatement or elimination thereof; and (c) to hold harmless and defend Seller and its affiliates, successors, members, managers, stockholders and assigns, from and against all claims, demands, actions, lawsuits, proceedings, fines, penalties, damages, liabilities, judgments, awards, expenses and costs (including attorneys' fees and costs) which may arise out of or may directly or indirectly be attributable to any and all of the foregoing.

Non-Disclosure of Neighbor's Plans. During the course of the purchase of a Unit, some buyers disclose information to Seller regarding the potential plans for such Units (e.g., landscape, hardscape, add-ons, repainting plans, etc.) and/or information about personal lifestyles (e.g., pets, interests, hobbies, etc.) Seller will not disclose such information to prospective neighbors. Should Buyer wish to obtain any information about prospective neighbors, Seller will, upon Buyer's written request, attempt to place Buyer in contact with prospective neighbors, but makes no warranty that Seller will be able to do so or that the information which Buyer may obtain will be accurate.

Adjoining Land Uses. Buyer may have received written disclosures which depict the current and proposed land uses for the properties which adjoin the Community. Land uses are subject to change, and consequently, Seller cannot guarantee whether any information so disclosed is current. Also, land planning and zoning matters are complex and therefore the information which may have been supplied by Seller is not complete. If Buyer is concerned about the type of development

that may occur on the adjoining properties, Buyer should discuss nearby land uses with the County Planning Department or the State of Hawaii departments or agencies involved, as may be the case, and otherwise conduct Buyer's own investigation of those matters. THE MARKET VALUE OF THE UNIT IS NOT GUARANTEED BY SELLER AND MAY CHANGE DUE TO ADJOINING LAND USES BY OTHERS, INCLUDING WITHOUT LIMITATION THOSE USES BY THE STATE OF HAWAII AND/OR THE COUNTY, ALL OF WHICH USES ARE NOT UNDER THE CONTROL OF SELLER.

Grading, Landscaping, and Building Materials. Development of the areas around the Community will cause dust in the Community during grading and landscaping work until adequate landscaping has been installed to minimize blowing dust. Seller will try to minimize the dust from its construction activities. Buyers understand, however, that Seller does not control all construction in the area and that dust is an inevitable result of the ongoing and surrounding construction. The grading of the soil and other elements created by nature, as well as building materials, many times create unwanted and undesired gases and other contaminates in residential and commercial buildings, both new and used.

Disposal of Toxic and Other Substances. Water that enters a storm drain flows directly to natural sources of water, including waterways, creeks, drains, rivers, lakes and that erosion has an impact on the environment. Unlike the water in the sewer system in the Unit which is being purchased by Buyer, which flows to wastewater treatment plants, water that enters a storm drain flows directly, without any treatment, to waterways, creeks, streams, rivers, lakes and/or oceans. Accordingly, the National Pollution Discharge Elimination System, the Regional Water Quality Control Board Orders covering the Community, and the policies and ordinances of the County prohibit discharging anything other than natural rain water into storm drainage systems, including gutters and streets which drain into storm drains. Toxic chemicals or hydrocarbon compounds such as gasoline, motor oil, antifreeze, solvents, paints, paint thinners, wood preservatives, fertilizers, lawn clippings, yard waste, detergents, pet waste, and other such materials and pollutants shall not be discharged into any street, public or private, gutters, or into storm drains or storm water conveyance systems. Buyer further acknowledges that the disposal of such pollutants and materials into a storm drain system may result in significant penalties and fines and that Buyer may be responsible for any activities by Buyer's contractors (e.g., painters, landscapers, etc.) who dispose of such pollutants from Buyer's Unit or Private Yard Area, if any, into a storm drain system. Use and disposal of pesticides, fungicides, herbicides, insecticides, fertilizers, and other such chemicals shall meet all federal, state, and County requirements and requirements of any other governmental agencies having jurisdiction over the Property. All Buyers within the Community are required to comply with such restrictions. The Community Association shall be responsible for the periodic inspection and maintenance of any sewage backwater valve located within the Community. Buyers are encouraged to consult with the County, other governmental authorities, and the refuse hauler in the area of the Community concerning the proper disposal of any toxic or hazardous materials. Dumping any such materials into sewers, gutters or storm drains is against the law.

CONTINUED CONSTRUCTION. THE CONSTRUCTION OF UNITS AT THE COMMUNITY AND OTHER COMMUNITIES ON NEARBY LAND WILL CONTINUE FOR SOME TIME. THE ROADWAYS IN AND AROUND THE COMMUNITY MAY BE USED FOR INGRESS AND EGRESS TO THE CONSTRUCTION SITES. THE ONGOING CONSTRUCTION WILL CAUSE DUST, NOISE AND INCREASED TRAFFIC IN AND AROUND THE COMMUNITY FOR A PERIOD OF TIME. DUE TO THESE CONTINUING ACTIVITIES, AND NOTWITHSTANDING DUST AND NOISE CONTROL MEASURES EMPLOYED BY CONTRACTORS, BUYER MAY HAVE TO CLOSE WINDWARD FACING WINDOWS IN THE UNIT DURING CERTAIN TIMES OF THE DAY AND MAY HAVE TO CLEAN THE UNIT MORE OFTEN. CERTAIN PERSONS MAY BE MORE SENSITIVE TO THESE ACTIVITIES THAN OTHERS. ALSO, CARE MUST BE TAKEN AROUND THE CONSTRUCTION SITES, AS HAZARDOUS CONDITIONS MAY EXIST TEMPORARILY DUE TO THE CONSTRUCTION. BUYER IS PURCHASING THE UNIT KNOWING THESE FACTS AND AGREES, AS PROVIDED IN THE SALES CONTRACT, TO NOT HOLD SELLER RESPONSIBLE FOR ANY DAMAGE, ANNOYANCE, INCONVENIENCE OR NUISANCE BUYER MAY EXPERIENCE AS A RESULT OF THE ONGOING CONSTRUCTION ACTIVITY WITHIN THE COMMUNITY AND SURROUNDING AREAS.

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Marketing Activity. Seller may continue to market Units in the Community for sale after Buyer moves into the Unit. Seller may also use the Model Homes to market homes and units in other Communities. Seller's marketing activities may include operating a model home(s), displaying signs, balloons, flags, banners and conducting on-site events and other promotional activities. The ongoing marketing of homes and units may cause Buyer some inconvenience and may disrupt the enjoyment of the Unit.

Roads. Buyer is aware that the roads shown on the Condominium Map are currently private roadways, which are not intended to be dedicated to the County as public roadways in the future. Roads surrounding the Community will be extended in the future to serve other developments within the Ho'opili community. Seller makes no representation or warranty

regarding the availability of parking along the public streets abutting the Community which may change if the streets or portions of the streets are dedicated to the County. All roads are used at Buyer's risk.

Views. Views from Units in the Community are not assured or guaranteed in any way. Buyer is not buying a view easement with the Unit. Future residential development within the vicinity of and adjacent to the Community and adjacent property may have a detrimental effect on views. Further, fencing and landscaping changes and additions within and around the Community, through the addition, removal or trimming of trees or other vegetation, may occur in the future and may adversely affect views from the Units. VARIATIONS IN PRICING DUE TO THE ELEVATION OF A UNIT IN THE COMMUNITY IS NOT A WARRANTY OR ASSURANCE THAT ANY VIEW (OR AN UNOBSTRUCTED OR PARTIALLY UNOBSTRUCTED) VIEW WILL BE AVAILABLE FROM THE UNIT.

Flooding. Buyer acknowledges that Buyer's Unit is not warranted against damage due to floods. Buyer is responsible to conduct Buyer's own investigation regarding the potential for floods.

Coastal/Tropical Environment. Buyer acknowledges and accepts that Hawaii is a coastal/tropical environment where exposure to salt air, high humidity, and other environmental factors may increase the risk of rust and corrosion to building materials, components, and appliances.

Common Element Landscaping. Aspects of the Common Element landscaping may be altered from that depicted in any artist's rendering or advertisement regarding the Community. Changes within the Common Element landscaping may be made at any time and mature plantings may not be used. Further, various landscape easements as may be referenced on the Condominium Map may be granted to HCA.

Fire Hazards and Barbecues. In order to prevent a fire hazard, no fires, including barbecue fires, shall be allowed in any part of any Unit or the Common Elements. No built-in barbecues or free standing barbecues are permitted in the Community.

Pest Control. It is in Buyer's best interest, as a new homeowner, to contact a local pest control company to arrange for a preventive maintenance program. Please refer to the limited warranty for termites for the specifics of the program that must be established in order to maintain the termite warranty coverage described in the limited warranty as set out in the Customer Care Program. In many locations, especially where there are adjacent open spaces or agricultural uses, rodent control is essential. Uncontrolled, rodents can damage water and electrical systems in the Unit. Buyer fully understands that it is Buyer's and the Community Association's responsibility, not Seller's responsibility, to control pest (insects, birds, rodents and the like) in and around Buyer's Unit and Private Yard Area, if any. Further, pigeons have nested in Ho'opili in the past. The control of birds and any other pests within the Property is an item of routine maintenance that may be handled by the Association or by the Unit Owner, depending on location. Buyer may wish to consult with a pest control company. Buyer acknowledges and agrees that certain birds and other wildlife may be protected by law and require special handling. Buyer further acknowledges and agrees that: (i) Seller has no control of the presence of pigeons or any other wildlife in Ho'opili or the Property; and (ii) Seller has made no representation or warranty regarding how long pigeons may remain in Ho'opili and/or if they will return in the future.

«INITIAL-LINES-BELOW-BLOCK-DATELESS--BUYE» «INITIAL-LINES-BELOW-BLOCK-DATELESS--COBU»

Water Sprinklers. Water sprinklers may be installed in the Common Elements within the Community. Please be aware that water from sprinklers near parked automobiles may cause water spotting or paint damage, and Seller will not be responsible for such damage. The Owners must not interfere with the sprinkler system.

Pets. Buyers shall be permitted to keep in their Units a reasonable number of common household pets, such as dogs, cats, aquarium fish and birds. Pets should not be kept, bred or used for any commercial purpose and should be restrained from running free on any Common Elements except when in transit and being carried or on a leash. As set forth in the Bylaws, any pets being or causing a nuisance or an unreasonable disturbance to any other occupant of the Community may be permanently removed from the Community promptly upon notice given by the Board or Managing Agent. Buyers shall be responsible for the immediate and proper disposal of all fecal matter of their pets. Buyers should review the Bylaws and Community Rules as they limit the types of "pets" permitted in the Community.

Declaration of Restrictive Covenants. Each Unit within the Community is sold subject to all of the covenants, conditions and restrictions contained in the Community Declaration. This Disclosure attempts to summarize important provisions set forth in the Community Declaration.

Mediation and Arbitration. Buyer understands that by purchasing a Unit in the Community, Buyer agrees to resolve any disputes with Seller, the administrator and insurer under the Limited Warranty, builder, contractor or others concerning the Unit or Community by way of mediation and arbitration without resort to the courts.

Property Condition. Buyer expressly acknowledges and agrees that, as part of the ongoing process of new home construction, it is standard procedure for Seller to routinely test, modify, alter and adjust, if necessary, all systems, structures and improvements installed in, on or to the Unit, including but not limited to, pipes, wires, circuits, switches, plumbing, truss systems and other construction systems, drywall, tile, carpet, flooring, windows, window blinds, cabinets, shingles, shutters, gutters, downspouts, doors, locks, air-conditioning, insulation and heating. Buyer further agrees that any adjustments, modifications or alterations so made are not "material facts" as defined by Hawaii Revised Statutes Chapter 508D, and that Seller will not, and is under no obligation to, disclose any such adjustment, modification or alteration. Nothing in this paragraph shall be construed to create any warranty, express or implied, beyond the Limited Warranty as defined in the Community Declaration.

Buyer Obligation To Investigate. Nothing contained herein is intended to be a complete disclosure of all facts, which Buyer may wish to consider in buying a Unit in the Community. Buyer is still obligated to conduct his/her own full investigation of all facts relevant to him/her in deciding where and when to buy. Buyer is hereby advised to seek the advice of independent tax, legal, and financial consultants.

Disclosure To Subsequent Purchasers. When Buyer sells his/her Unit, Buyer is required to provide to the subsequent purchaser(s) any documents provided in conjunction with the original sale of the Unit, including, but not limited to, information that Buyer has regarding the Unit, the Community, and overall Community, the information set forth in this and any other disclosures provided by Seller to Buyer and any other information that may be of value to the subsequent purchaser(s), including, but not limited to, the HCA Declaration and the Community Declaration.

Preferred Provider Agreements. HCA has entered into a Preferred Provider Agreement with Hawaiian Telcom Services Company, Inc. ("**Hawaiian Telcom**"), which may provide Buyer with a discount on a variety of Hawaiian Telcom services, including set top boxes, wifi, TV, and high-speed internet for which Hawaiian Telcom will be afforded special marketing rights at Ho`opili. HCA may also have Hawaiian Telcom provide wifi for the community parks and community centers.

Unit Owner Responsibilities Regarding Payment of Certain Fees. Without limitation of other disclosures provided for in this addendum or in any of the other Community Documents as to the payment of certain fees, dues and/or charges, Buyer expressly acknowledges and agrees that, in addition to the monthly common expense fees for the Community and other items as described in the Community Declaration or other Community Documents, each Unit Owner is solely responsible for payment of the following:

Water and Sewer Charges. Water and sewer usage to the Unit is submetered. The Community Association will send Buyer a bill for the amounts due based on submetered readings. During any period a Unit's submeter is not yet operational, the Community Association may bill such Unit Owner on an interim basis charges for water and sewer based upon a fair and equitable manner, as determined by the Board. The Community Association may bill Buyer for water and sewer charges in conjunction with the monthly common expense statement or on a schedule determined by the Board. In addition to the water and sewer usage charges, a fee of $10 per unit per month will be added to each Unit Owner's monthly bill to off-set the cost of meter reading and billings services for water and sewer. If Buyer fails to pay the water and sewer assessment, the Board may, in certain circumstances, turn off the water to the Unit.

The term "**Buyer**" as and when used herein, or any pronouns used in place thereof, shall mean and include the singular or plural number, individuals, partnerships, trustees and corporations, and each respective heir, personal representative, successor and assign.

This Disclosure Addendum modifies Buyer's Sales Contract and is binding upon Buyer. If there is a conflict between Buyer's Sales Contract and the terms and provisions of this Disclosure Addendum, the terms and provisions of this Disclosure Addendum shall control. Buyer agrees to the foregoing and acknowledges receipt of this addendum on: «SALE-DATE-MONTH-NAME-FORMAT» (date).

BUYER(S):

«BUYER-SIGNATURE-LINE-BELOW-BLOCK»

«COBUYERS-SIGNATURE-LINES-BELOW-BLOCK»

SELLER:

«SELLER-NAME-SIGNATURE-LINE-BELOW-BLOCK»

EXHIBIT 1

See attached.

D·R·HORTON
America's Builder
HAWAII

February 12, 2026

Ms. Dawn Takeuchi Apuna, Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attention: Mr. Jordan Dildy
Ms. Dina L.T. Wong

Re: Status Report concerning the Ho'opili Plan for Satisfying the Affordable Housing Conditions & Implementation Schedule (Revised December 1, 2023) ("Ho'opili Affordable Housing Implementation Plan") and Affordable Housing Plan Agreement dated May 9, 2016

Dear Ms. Takeuchi Apuna:

Pursuant to the Ho'opili Affordable Housing Implementation Plan, I have attached for the Department of Planning and Permitting's ("DPP" or "Department") records spreadsheets reflecting the conveyance by D.R. Horton Hawaii of designated affordable homes at the Ho'opili community to purchasers through December 31, 2025.

Affordable housing and implementation plans for each community at Ho'opili scheduled below were previously submitted to and approved by DPP:

- Haloa at Ho'opili (Ho'opili Phase 1, Parcel 2) Affordable Home Implementation and Marketing Plan dated February 22, 2017, Revised July 17, 2017;
- 'Akoko at Ho'opili (Ho'opili Phase 1A, Parcel 7) Affordable Home Implementation and Marketing Plan dated October 25, 2017;
- Kulia at Ho'opili Affordable Housing Implementation and Marketing Plan dated March 28, 2018
- Kohina at Ho'opili (Ho'opili Phase 2, Parcels 20 & 25) Affordable Home Implementation and Marketing Plan dated April 8, 2019 (as modified per email communication on January 27, 2020 withdrawing buildings 5 and 13 from plan, as permitted therein);
- 'Ilima at Ho'opili (Ho'opili Phase 4, Parcel 16) Affordable Home Implementation and Marketing Plan dated May 6, 2019; and
- Kaikoi at Ho'opili (Ho'opili Phase 5, Parcels 19 and 26) Affordable Home Implementation and Marketing Plan dated January 12, 2021.

In accordance with the collective implementation and marketing plans and as a result of the application of transferred affordable housing credits previously approved by DPP ("Transferred Credits"), we understand that the following breakdown of affordable credits have been and/or will be awarded as follows at Ho'opili:

Community	Unit Nos.	Awarded Credits (≤80%)	Awarded Rental Credits (≤80%)	Awarded Credits (≥120%)	Pending Credits (≤80%)	Pending Credits (≥120%)
Haloa at Ho'opili	501 – 508, incl., 601 – 608, incl., 701 – 708, incl., 1101 – 1106, incl., 1201 – 1206, incl., 1301 – 1308, incl., 1401 – 1406, incl., 1501 – 1506, incl., 1601 – 1608, incl., 1701 – 1706, incl., 1801 – 1808, incl., 1901 – 1906, incl.				79.52	20.32
'Akoko at Ho'opili	401 – 408, incl., 501 – 508, incl., 601 – 608, incl., 701 – 708, incl., 801 – 808, incl., 901 – 908, incl.				56.64	
Kohina at Ho'opili	101 – 116, incl, 201 – 216, incl., 801 – 812, incl.				49.14	
'Ilima at Ho'opili	901 – 908, incl., 1001 – 1006, incl., 1101 – 1108, incl., 1201 – 1206, incl.					32.64
Kulia at Ho'opili	All units, excluding manager's unit (119 units)	109.64**	235**			
Kaikoi at Ho'opili	101 – 109, incl., 213 – 224, incl., 313 – 324, incl., 401 – 409, incl., 501 – 509, incl., 613 – 624, incl., 701 – 709, incl., 801 – 812, incl., 913 – 924, incl., 1001 – 1012, incl., 1101 – 1112, incl., 1201 – 1209, incl., 1301 – 1309, incl., 1413 – 1424, incl.					161.20
Kohina Ph. 2/ Parcel 15		116.00*				
Kaikea/ Parcel 18		127.00*				
Nahele/ Parcel 27		184.00*				
Molehu/ Parcel 49 (por.)				69.30*		
TOTAL (as of 12/31/2025)		**536.64**	**235**	**69.30**	**185.30**	**214.16**

*Transferred Credits

** Credits allocated based on an assumed full build-out of Ho'opili and may change based on actual build-out.

I would also like to note that D.R. Horton Hawaii has two additional communities with proposed affordable housing and implementation plans currently under review with DPP:

- Ho'onanea at Ho'opili (Phase 1) Proposed Affordable Housing Implementation and Marketing Plan (this community is anticipated to be ≤80% (rental) credits if approved); and
- 'Ahakea at Ho'opili Proposed Affordable Home Implementation and Marketing Plan (this community is anticipated to be ≥120% credits, but may be ≤80% if approved).

Thank you for your attention to this matter. If you have any questions or comments, I am available at your convenience.

Very truly yours,

Tracy Tonaki
Division President, Hawaii Division
Vertical Construction Corporation, Manager of D.R. Horton Hawaii LLC

Enclosure: Spreadsheets reflecting conveyances of designated affordable homes in the Ho'opili community through December 31, 2025

Hāloa at Ho'opili Affordable Units
D.R. Horton Hawaii LLC

Unit No. (Unit Type)	<80% Release Date	<120% Release Date	Income Target Group Step Up Periods		General Public Offering Period Commences	Fully Executed Contract Date / Buyer's Name	Date Affordable Buyer Qualified by DPP (Buyer Income %)	HH Size	Recording Date	Document No.	Date Affordable Credit Earned	Date Affordable Credit Awarded by DPP	80% Affordable Housing Credit	120% Affordable Housing Credit	Date letter sent to DPP Re: Conveyance
			<120%	<140%											
			120 Days + 1 Day	120 Days + 1 Day	120 Days + 1 Day										
501 (A201)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/7/17 / Amigo	November 20, 2017 (120%)	4	April 5, 2018	T-10321191	April 4, 2028		1.08		11/19/18
502 (B101)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/11/17 / Lujan	December 4, 2017 (80%) [Amendment - 80%]	6	April 27, 2018	T-10343073	April 26, 2028		1.28		11/19/18
503 (A101)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/21/17 / Hancock	October 10, 2017 (80%)	2	April 6, 2018	T-10322133	April 5, 2028		1.08		11/19/18
504 (B201)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	12/2/17 / Sabado	February 16, 2018 (120%)	5	April 11, 2018	T-10327142	April 10, 2028		1.28		11/19/18
505 (A301)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	10/30/17 / Garcia	March 13, 2018 (120%)	1	April 12, 2018	T-10328109	April 11, 2028		1.08		11/19/18
506 (B301)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/8/17 / Tominiko	December 8, 2017 (120%)	5	April 19, 2018	T-10335135	April 18, 2028		1.28		11/19/18
507 (A301)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	10/30/17 / Maglaya	December 7, 2017 (120%)	1	April 17, 2018	T- 10333063	April 16, 2028		1.08		11/19/18
508 (B301)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/19/17 / Idica	October 27, 2017 (120%)	5	April 4, 2018	T-10320112	April 3, 2028		1.28		11/19/18
601 (A201)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/17/17 / Centino	October 27, 2017 (120%)	2	March 21, 2018	T-10306033	March 20, 2028		1.08		11/19/18
602 (B101)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	7/17/17 / Vierra	January 29, 2018 (80%)	5	March 16, 2018	T-10301006	March 15, 2028		1.28		11/19/18
603 (A101)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/6/17 / Guzman/Lewis	January 31, 2018 (120%)	2	March 7, 2018	T-10292019	March 6, 2028		1.08		11/19/18
604 (B201)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/6/17 / Park	October 9, 2017 (80%)	3	March 7, 2018	T-10292017	March 6, 2028		1.28		11/19/18
605 (A301)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	10/17/17 / Yutaka	January 18, 2018 (120%) [Amendment - 120%]	3	March 6, 2018	T- 10291024	March 5, 2028		1.08		11/19/18
606 (B301)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/7/17 / Paulsen	November 30, 2017 (120%)	3	March 7, 2018	T-10292015	March 6, 2028		1.28		11/19/18
607 (A301)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	10/13/17 / Ramirez	December 8, 2017 (120%)	4	March 7, 2018	T-10292013	March 6, 2028		1.08		11/19/18
608 (B301)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/5/17 / Reilly	March 6, 2018 (120%)	4	March 16, 2018	T-10301008	March 15, 2028		1.28		11/19/18
701 (A201)		May 24, 2018				6/25/18 / Murakami	August 16, 2018 (120%)		October 9, 2018	T10508061	October 8, 2028			1.08	11/19/18
702 (B101)		March 13, 2017		July 12, 2017	November 10, 2017	3/21/17 / Carmack	April 28, 2017 (120%)	4	September 14, 2017	T-10118063	September 14, 2027			1.28	02/22/18
703 (A101)	March 13, 2017		July 12, 2017	November 10, 2017	March 11, 2018	3/21/17 / Robinson	July 20, 2017 (80%)	3	September 26, 2017	T-10130138	September 26, 2027		1.08		02/22/18
704 (B201)		March 13, 2017	July 12, 2017	November 10, 2017	March 11, 2018	4/10/17 / Irwin	August 11, 2017 (120%)	4	September 15, 2017	T-10119061	September 15, 2027			1.28	02/22/18
705 (A301)	March 13, 2017		July 12, 2017	November 10, 2017	March 11, 2018	8/23/17 / Nomura (Original); Rivera (Resale)	September 8, 2017 (80%)	3	September 28, 2017	T-10132114	September 28, 2027		1.08		02/22/18
706 (B301)		March 13, 2017		July 12, 2017	November 10, 2017	3/21/17 / Pantorilla	May 19, 2017 (120%)	4	September 22, 2017	T-10126145	September 22, 2027			1.28	02/22/18
707 (A301)	March 13, 2017		July 12, 2017	November 10, 2017	March 11, 2018	8/5/17 / Ancho	September 12, 2017 (120%)	3	September 29, 2017	T-10133279	September 29, 2027		1.08		02/22/18
708 (B301)		March 13, 2017	July 12, 2017	November 10, 2017	March 11, 2018	5/17/17 / Akau/Vergara	August 15, 2017 (120%)	3	October 27, 2017	T-10161060	October 27, 2027			1.28	02/22/18
1101 (C102/ C102-R)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/6/17 / Tolentino	November 20, 2017 (120%)	5	December 15, 2017	T-10210075	December 15, 2027		1.44		02/22/18
1102 (D102/ D102-R)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/8/17 / Panfiglio	October 9, 2017 (80%)	2	February 21, 2018	T-10278049	February 21, 2028		1.08		11/19/18
1103 (F102)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/6/17 / Moriya	November 20, 2017 (120%)	2	November 30, 2017	T-10195153	November 30, 2027		1.08		02/22/18
1104 (E102)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/6/17 / Nafarrete	November 21, 2017 (120%)	2	December 15, 2017	T-10210233	December 15, 2027		1.08		02/22/18
1105 (D102/D102-R)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	12/21/17 / Caraballo	February 9, 2018 (120%)	1	February 28, 2018	T-10285056	February 28, 2028		1.08		11/19/18

Hāloa at Ho'opili Affordable Units
D.R. Horton Hawaii LLC

Unit No. (Unit Type)	<80% Release Date	<120% Release Date	Income Target Group Step Up Periods <120%	Income Target Group Step Up Periods <140%	General Public Offering Period Commences	Fully Executed Contract Date / Buyer's Name	Date Affordable Buyer Qualified by DPP (Buyer Income %)	HH Size	Recording Date	Document No.	Date Affordable Credit Earned	Date Affordable Credit Awarded by DPP	80% Affordable Housing Credit	120% Affordable Housing Credit	Date letter sent to DPP Re: Conveyance
			120 Days + 1 Day	120 Days + 1 Day	120 Days + 1 Day										
1106 (C102/C102-R)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/7/17 / McArthur	October 31, 2017 (120%)	4	November 30, 2017	T-10195155	November 30, 2027		1.44		02/22/18
1201 (C102/C102-R)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	8/31/17 / Lucero	October 12, 2017 (120%)	3	December 27, 2017	T-1022028	December 27, 2027		1.44		11/19/18
1202 (D102/D102-R)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/14/17 / Ching	December 21, 2017 (140%) [Amendment - 140%]	4	December 28, 2017	T-10223114	December 28, 2027		1.08		11/19/18
1203 (F102)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	8/30/17 / Morgan	October 31, 2017 (120%)	2	December 13, 2017	T-10208189	December 13, 2027		1.08		02/22/18
1204 (E102)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/6/17 / Arana	November 20, 2017 (120%)	3	December 28, 2017	T-10223109	December 21, 2027		1.08		11/19/18
1205 (D102/D102-R)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/6/17 / Espiritu	December 13, 2017 (120%)	2	December 21, 2017	T-10216071	December 21, 2027		1.08		02/22/18
1206 (C102/C102-R)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	5/8/17 / Wu	June 23, 2017 (80%)	3	December 22, 2017	T-10217224	December 22, 2027		1.44		11/19/18
1301 (A201)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	10/4/17 / Chew/Guzman (Original); Sakihara/Miyasato (Resale)	February 12, 2018 (120%)	4	March 23, 2018	T-10308135	March 22, 2028		1.08		11/19/18
1302 (B101)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	4/27/17 / Tamashiro	June 14, 2017 (80%)	5	February 23, 2018	T-10280131	February 23, 2028		1.28		11/19/18
1303 (A101)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	8/10/17 / Cachola	October 31, 2017 (80%)	3	February 9, 2018	T-10266057	February 9, 2028		1.08		11/19/18
1304 (B201)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	5/2/17 / Sears	October 31, 2017 (80%)	3	January 31, 2018	T-10257089	January 31, 2028		1.28		11/19/18
1305 (A301)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	10/30/17 / Lamug	December 7, 2017 (120%)	1	March 9, 2018	T-10294074	March 8, 2028		1.08		11/19/18
1306 (B301)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/25/17 / Doles	December 21, 2017 (120%)	3	March 29, 2018	T-10314213	March 28, 2028		1.28		11/19/18
1307 (A301)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	10/31/17 / Taoy/Carlos	November 29, 2017 (120%) [Amendment - 120%]	3	March 9, 2018	T-10294078	March 8, 2028		1.08		11/19/18
1308 (B301)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	8/31/17 / Perez	December 6, 2017 (120%)	4	March 7, 2018	T-10292021	March 6, 2028		1.28		11/19/18
1401 (C102/C102-R)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	8/31/17 / Lucrisia/Kaneshiro	October 17, 2017 (80%)	5	February 26, 2018	T-10283059	February 26, 2028		1.44		11/19/18
1402 (D102/D102-R)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	3/24/18 / Diggs	May 10, 2018 (120%)	2	August 31, 2018	T-10469209	August 30, 2028		1.08		11/19/18
1403 (F102)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	10/6/17 / Vazquez	November 20, 2017 (80%) [Amendment - 80%]	3	February 23, 2018	T-10280135	February 23, 2028		1.08		11/19/18
1404 (E102)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/6/17 / Siolosega	November 20, 2017 (120%)	4	March 8, 2018	T-10293026	March 7, 2028		1.08		11/19/18
1405 (D102/ D102-R)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	10/13/17 / Correira	January 10, 2018 (120%)	4	March 23, 2018	T- 10308137	March 22, 2028		1.08		11/19/18
1406 (C102/ C102-R)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	8/30/17 / Nakata	February 16, 2018 (120%)	3	February 23, 2018	T-10280133	February 23, 2028		1.44		11/19/18
1501 (C102/C102-R)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	6/22/17 / Kau	October 9, 2017 (120%) [Amendment - 120%]	3	January 24, 2018	T-10250026	January 24, 2028		1.44		11/19/18
1502 (D102/D102-R)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/19/17 / Pruse/Tamura	January 23, 2018 (120%)	2	February 23, 2018	T-10280137	February 23, 2028		1.08		11/19/18
1503 (F102)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/19/17 / Ibarra	October 31, 2017 (120%)	4	January 31, 2018	T-10257091	January 31, 2028		1.08		11/19/18

Hāloa at Ho'opili Affordable Units
D.R. Horton Hawaii LLC

Unit No. (Unit Type)	<80% Release Date	<120% Release Date	Income Target Group Step Up Periods		General Public Offering Period Commences	Fully Executed Contract Date / Buyer's Name	Date Affordable Buyer Qualified by DPP (Buyer Income %)	HH Size	Recording Date	Document No.	Date Affordable Credit Earned	Date Affordable Credit Awarded by DPP	80% Affordable Housing Credit	120% Affordable Housing Credit	Date letter sent to DPP Re: Conveyance
			<120%	<140%											
			120 Days + 1 Day	120 Days + 1 Day	120 Days + 1 Day										
1504 (E102)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/6/17 / Alejandro	January 3, 2018 (120%)	2	March 29, 2018	T-10314215	March 28, 2028		1.08		11/19/18
1505 (D102/D102-R)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	10/6/17 / Mendoza	October 31, 2017 (120%)	2	January 30, 2018	T-10256039	January 30, 2028		1.08		11/19/18
1506 (C102/C102-R)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/14/17 / Garcia (Original) Cagulada (Resale)	December 18, 2017 (120%)	5	February 2, 2018	T-10259127	February 2, 2028		1.44		11/19/18
1601 (A201)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/11/17 / Kanui	December 20, 2017 (120%)	2	January 26, 2018	T-10252089	January 26, 2028		1.08		11/19/18
1602 (B101)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	8/22/17 / Bui (Original); Raquepo (Resale)	December 16, 2017 (80%)	4	December 21, 2017	T-10216073	December 21, 2027		1.28		02/22/18
1603 (A101)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/8/17 / Cruz	October 31, 2017 (120%)	2	December 22, 2017	T-10216073	December 22, 2027		1.08		11/19/18
1604 (B201)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	11/3/17 / Rocco	December 21, 2017 (120%)	5	January 31, 2018	T-10257093	January 31, 2028		1.28		11/19/18
1605 (A301)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	10/10/17 / Picon, Kamai	December 1, 2017 (120%)	3	December 21, 2017	T-10216075	December 21, 2027		1.08		11/19/18
1606 (B301)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	6/14/17 / Johnson	August 16, 2017 (80%)	3	December 20, 2017	T-10215153	December 20, 2027		1.28		11/19/18
1607 (A301)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	9/8/17 / Antonio/Torquato	October 17, 2017 (120%)	2	December 22, 2017	T-10217230	December 22, 2027		1.08		02/22/18
1608 (B301)	April 22, 2017		August 21, 2017	December 20, 2017	April 20, 2018	8/25/17 / Leopoldo	October 31, 2017 (80%)	4	December 28, 2017	T-10223111	December 28, 2027		1.28		11/19/18
1701 (C102/C102-R)		March 13, 2017		July 12, 2017	November 10, 2017	3/21/17 / Balbas	April 28, 2017 (120%)	4	August 30, 2017	T-10103150	August 30, 2027			1.44	2/22/2018
1702 (D102/D102-R)	March 13, 2017		July 12, 2017	November 10, 2017	March 11, 2018	8/31/17 / Nouchi	September 11, 2017 (120%)	2	September 28, 2017	T-10132235	September 28, 2027		1.08		2/22/2018
1703 (F102)	March 13, 2017		July 12, 2017	November 10, 2017	March 11, 2018	7/14/17 / Acorda	September 8, 2017 (120%)	2	September 28, 2017	T-10132116	September 28, 2027		1.08		2/22/2018
1704 (E102)		March 13, 2017		July 12, 2017	November 10, 2017	3/21/17 / Lee	April 28, 2017 (120%)	2	August 31, 2017	T-10104084	August 31, 2027			1.08	2/22/2018
1705 (D102/D102-R)	March 13, 2017		July 12, 2017	November 10, 2017	March 11, 2018	7/24/17 / Halemano	September 12, 2017 (120%)	2	September 22, 2017	T-10126143	September 22, 2027		1.08		2/22/2018
1706 (C102/C102-R)		March 13, 2017		July 12, 2017	November 10, 2017	3/16/17 / Szadkowski	June 23, 2017 (120%)	4	August 31, 2017	T-10104088	August 31, 2027			1.44	2/22/2018
1801 (A201)	February 19, 2017		June 20, 2017	October 19, 2017	February 17, 2018	3/13/17 / Rodrigues/Flores	April 21, 2017 (80%)	4	August 30, 2017	T-10103138	August 30, 2027		1.08		2/22/2018
1802 (B101)		February 19, 2017		June 20, 2017	October 19, 2017	2/24/17 / Giang	May 19, 2017 (120%)	5	August 31, 2017	T-10104092	August 31, 2027			1.28	2/22/2018
1803 (A101)		February 19, 2017		June 20, 2017	October 19, 2017	2/28/17 / Lee, Cherie (Original) Rabang (Resale)	May 3, 2017 (120%)	2	August 24, 2017	T-10097057	August 24, 2027			1.08	2/22/2018
1804 (B201)		February 19, 2017		June 20, 2017	October 19, 2017	2/22/17 / Keaulana	April 21, 2017 (120%)	4	August 24, 2017	T-10097059	August 24, 2027			1.28	2/22/2018
1805 (A301)	February 19, 2017		June 20, 2017	October 19, 2017	February 17, 2018	3/13/17 / Sebala/Anguay	April 21, 2017 (80%)	4	August 28, 2017	T-10101012	August 28, 2027		1.08		2/22/2018
1806 (B301)		February 19, 2017		June 20, 2017	October 19, 2017	2/21/17 / Gonzales-Ramos	July 13, 2017 (120%)	3	August 31, 2017	T-10104090	August 31, 2027			1.28	2/22/2018
1807 (A301)	February 19, 2017		June 20, 2017	October 19, 2017	February 17, 2018	6/12/17 / Maehara	July 11, 2017 (80%)	1	August 31, 2017	T-10104141	August 31, 2027		1.08		2/22/2018
1808 (B301)		February 19, 2017		June 20, 2017	October 19, 2017	4/13/17 / Chun	July 11, 2017 (120%)	5	August 25, 2017	T-10098056	August 25, 2027			1.28	2/22/2018
1901 (C102/C102-R)		February 19, 2017		June 20, 2017	October 19, 2017	8/17/17 / Quimoyog/Rabellizsa	September 13, 2017 (120%)	5	October 3, 2017	T-10137060	October 3, 2027			1.44	2/22/2018

Hāloa at Ho'opili Affordable Units
D.R. Horton Hawaii LLC

Unit No. (Unit Type)	<80% Release Date	<120% Release Date	Income Target Group Step Up Periods		General Public Offering Period Commences	Fully Executed Contract Date / Buyer's Name	Date Affordable Buyer Qualified by DPP (Buyer Income %)	HH Size	Recording Date	Document No.	Date Affordable Credit Earned	Date Affordable Credit Awarded by DPP	80% Affordable Housing Credit	120% Affordable Housing Credit	Date letter sent to DPP Re: Conveyance
			<120%	<140%											
			120 Days + 1 Day	120 Days + 1 Day	120 Days + 1 Day										
1902 (D102/D102-R)	February 19, 2017		June 20, 2017	October 19, 2017	February 17, 2018	5/26/17 / Alkhatib	June 26, 2017 (80%)	4	July 31, 2017	T-10073044	July 31, 2027		1.08		2/22/2018
1903 (F102)		February 19, 2017		June 20, 2017	October 19, 2017	3/30/17 / Serdenia/Sakata	June 23, 2017 (120%)	3	July 31, 2017	T-10073048	July 31, 2027			1.08	2/22/2018
1904 (E102)	February 19, 2017			June 20, 2017	October 19, 2017	2/21/17 / Huth	July 18, 2017 (80%)	3	July 31, 2017	T-10073050	July 31, 2027		1.08		2/22/2018
1905 (D102/ D102-R)	February 19, 2017		June 20, 2017	October 19, 2017	February 17, 2018	4/20/17 / Jeon	July 19, 2017 (80%)	2	August 16, 2017	T-10089053	August 16, 2027		1.08		2/22/2018
1906 (C102/ C102-R)		February 19, 2017		June 20, 2017	October 19, 2017	2/22/17 / Shelley	May 19, 2017 (120%)	3	July 31, 2017	T-10073086	July 31, 2027			1.44	2/22/2018

Total Affordable Credits Reported to County (to date):	99.84
Anticipated Affordable Credits for Hāloa:	99.84
Remaining Affordable Credits to be Produced:	0

Unit Type A101/A201/A301 (2 BR/2 Bath) = 1.08 Affordable Housing Credits
Unit Type B101/B201/B301 (3 BR/2 Bath) = 1.28 Affordable Housing Credits
Unit Type C102/C102(R) (3 BR/2.5 Bath) = 1.44 Affordable Housing Credits
Unit Type D102/D102(R)/E102/F102 (2 BR/2.5 Bath) = 1.08 Affordable Housing Credits

‘Akoko at Ho'opili Affordable Units
D.R. Horton Hawaii LLC

Unit No. (Unit Type)	<80% Release Date	<120% Release Date	Income Target Group Step Up Periods <120%	Income Target Group Step Up Periods <140%	General Public Offering Period Commences	Fully Executed Contract Date / Buyer's Name	Date Affordable Buyer Qualified by DPP (Buyer Income %)	HH Size	Recording Date	Document No.	Date Affordable Credit Earned	Date Affordable Credit Awarded by DPP	Affordable Housing Credit (Affordable Housing Credit Type Awarded)	Date letter sent to DPP Re: Conveyance
			120	120	120									
			Days + 1 Day	Days + 1 Day	Days + 1 Day									
401 (A201)	August 31, 2018		December 30, 2018	April 30, 2019	August 29, 2018	10/12/18 / Park	January 14, 2018 (80%)	2	May 30, 2019	T-10741182	May 29, 2029		1.08 (80%)	10/2/2019
402 (B101)	August 31, 2018		December 30, 2018	April 30, 2019	August 29, 2019	10/4/18 / DeJesus	October 24, 2018 (80%)	3	February 15, 2019	T-10637057	February 14, 2029		1.28 (80%)	10/2/2019
403 (A101)	August 31, 2018		December 30, 2018	April 30, 2019	August 29, 2019	11/5/18 / Kimura	December 7, 2018 (80%)	2	February 15, 2019	T-10637055	February 14, 2029		1.08 (80%)	10/2/2019
404 (B201)	August 31, 2018		December 30, 2018	April 30, 2019	August 29, 2019	12/7/18 / Ionae	December 27, 2018 (80%)	4	May 9, 2019	T-10720133	May 8, 2029		1.28 (80%)	10/2/2019
405 (A301)	August 31, 2018		December 30, 2018	April 30, 2019	August 29, 2019	1/4/19 / Fong	February 2.2019 (120%)	2	March 20, 2019	T-10670091	March 19, 2029		1.08 (80%)	10/2/2019
406 (B301)	August 31, 2018		December 30, 2018	April 30, 2019	August 29, 2019	10/9/18 / Camero	January 8, 2018 (80%)	4	February 15, 2019	T-10637059	February 14, 2029		1.28 (80%)	10/2/2019
407 (A301)	August 31, 2018		December 30, 2018	April 30, 2019	August 29, 2019	11/20/18 / Isabelo	November 26,2018 (80%)	5	February 13, 2019	T-10635081	February 12, 2029		1.08 (80%)	10/2/2019
408 (B301)	August 31, 2018		December 30, 2018	April 30, 2019	August 29, 2019	10/29/18 / Williams	December 27, 2018 (80%)	3	February 28, 2019	T-10650198	February 27, 2029		1.28 (80%)	10/2/2019
501 (A201)	July 27, 2018		November 25, 2018	March 26, 2019	July 25, 2019	8/15/18 / Rebamonte	August 24, 2018 (80%)	2	February 1, 2019	T-10623026	January 31, 2029		1.08 (80%)	10/2/2019
502 (B101)	July 27, 2018		November 25, 2018	March 26, 2019	July 25, 2019	8/27/18 / Blakemore (Original); Alvaro (Resale)	October 25, 2018 (80%)	6	December 31, 2018	T-10591075	December 30, 2028		1.28 (80%)	10/2/2019
503 (A101)	July 27, 2018		November 25, 2018	March 26, 2019	July 25, 2019	9/18/18 / Acosta & Ancho	October 10, 2018 (80%)	4	January 24, 2019	T-10615053	February 12, 2029		1.08 (80%)	10/2/2019
504 (B201)	July 27, 2018		November 25, 2018	March 26, 2019	July 25, 2019	8/15/18 / Almarez	September 24, 2018 (80%)	5	December 28, 2018	T-10588151	December 27, 2028		1.28 (80%)	10/2/2019
505 (A301)	July 27, 2018		November 25, 2018	March 26, 2019	July 25, 2019	12/3/18 / Kapule	December 18, 2018 (120)	2	February 1, 2019	T-10623030	January 31, 2029		1.08 (80%)	10/2/2019
506 (B301)	July 27, 2018		November 25, 2018	March 26, 2019	July 25, 2019	8/27/18 / Miyamoto	September 12, 2018 (80%)	4	January 24, 2019	T-10615047	January 23, 2029		1.28 (80%)	10/2/2019
507 (A301)	July 27, 2018		November 25, 2018	March 26, 2019	July 25, 2019	11/13/18 / Matsumura	December 21, 2018 (80%)	1	December 28, 2018	T-10588153	December 27, 2028		1.08 (80%)	10/2/2019
508 (B301)	July 27, 2018		November 25, 2018	March 26, 2019	July 25, 2019	8/27/18 / Medina	December 21, 2018 (120%)	4	February 8, 2019	T-10630133	February 7, 2029		1.28 (80%)	10/2/2019
601 (A201)	June 29, 2018		October 28, 2018	February 26, 2019	June 27, 2019	7/19/18 / Cruz	November 19, 2018 (80%)	4	March 20, 2019	T-10670094	March 19, 2029		1.08 (80%)	10/2/2019
602 (B101)	June 29, 2018		October 28, 2018	February 26, 2019	June 27, 2019	7/23/18 / Ho & Pham	Auguest 15, 2018 (80%)	4	January 11, 2019	T-10602055	January 10, 2029		1.28 (80%)	10/2/2019
603 (A101)	June 29, 2018		October 28, 2018	February 26, 2019	June 27, 2019	7/23/18 / Fuauli	August 9, 2018 (80%)	5	November 19, 2018	T-10549084	November 18, 2028		1.08 (80%)	10/2/2019
604 (B201)	June 29, 2018		October 28, 2018	February 26, 2019	June 27, 2019	7/23/18 / Galon	August 15, 2018 (80%)	5	November 21, 2018	T-10551130	November 20, 2028		1.28 (80%)	10/2/2019
605 (A301)	June 29, 2018		October 28, 2018	February 26, 2019	June 27, 2019	11/8/18 / Manuel	December 5, 2018 (120%)	4	January 24, 2019	T-10615137	January 23, 2029		1.08 (80%)	10/2/2019
606 (B301)	June 29, 2018		October 28, 2018	February 26, 2019	June 27, 2019	7/23/18 / Borges	August 22,2018 (80%)	5	February 12, 2019	T-10634053	February 11, 2029		1.28 (80%)	10/2/2019
607 (A301)	June 29, 2018		October 28, 2018	February 26, 2019	June 27, 2019	8/7/18 / Cabico	November 20, 2018 (80%)	5	November 28, 2018	T-10558074	November 27, 2028		1.08 (80%)	10/2/2019
608 (B301)	June 29, 2018		October 28, 2018	February 26, 2019	June 27, 2019	7/23/18 / Boyd & Wolfe	August 22, 2018 (80%)	4	November 30, 2018	T-10560090	November 29, 2028		1.28 (80%)	10/2/2019
701 (A201)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	12/5/17 / Bautista	May 1, 2018 (120%)	2	September 28, 2018	T-10497182	September 27, 2028		1.08 (80%)	10/2/2019
702 (B101)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	12/2/17 / Cablay	May 1, 2018 (80%)	4	September 6, 2018	T-10475106	September 5, 2028		1.28 (80%)	10/2/2019
703 (A101)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	1/11/18 / Gacula	April 11, 2018 (80%)	2	September 21, 2018	T-10490189	September 20, 2028		1.08 (80%)	10/2/2019
704 (B201)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	2/5/18 / Huang/Chen	March 12, 2018 (80%)	5	September 14, 2018	T-10483129	September 13, 2028		1.28 (80%)	10/2/2019

‘Akoko at Ho'opili Affordable Units
D.R. Horton Hawaii LLC

Unit No. (Unit Type)	<80% Release Date	<120% Release Date	Income Target Group Step Up Periods <120%	Income Target Group Step Up Periods <140%	General Public Offering Period Commences	Fully Executed Contract Date / Buyer's Name	Date Affordable Buyer Qualified by DPP (Buyer Income %)	HH Size	Recording Date	Document No.	Date Affordable Credit Earned	Date Affordable Credit Awarded by DPP	Affordable Housing Credit (Affordable Housing Credit Type Awarded)	Date letter sent to DPP Re: Conveyance
			120	120	120									
			Days + 1 Day	Days + 1 Day	Days + 1 Day									
705 (A301)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	4/13/18 / Bautista	April 23, 2018 (120%)	2	September 19, 2018	T-10488107	September 18, 2028		1.08 (80%)	10/2/2019
706 (B301)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	4/6/18 / Bagara	April 23, 2018 (120%)	5	October 2, 2018	T-10501064	October 1, 2028		1.28 (80%)	10/2/2019
707 (A301)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	4/19/18 / Brunson	July 18, 2018/ (120%)	2	October 26, 2018	T-10525131	October 25, 2028		1.08 (80%)	10/2/2019
708 (B301)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	2/5/18 / Fang	April 19, 2018 (80%)	4	September 21, 2018	T-10490101	September 20, 2028		1.28 (80%)	10/2/2019
801 (A201)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	2/5/18 / Eyo	June 7, 2018 (80%)	2	August 22, 2018	T-10460074	August 21, 2028		1.08 (80%)	11/13/2018
802 (B101)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	12/2/17 / Tabarejo	January 8, 2018 (80%)	4	August 16, 2018	T-10454168	August 15, 2028		1.28 (80%)	11/13/2018
803 (A101)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	1/23/18 / Otanes	April 3, 2018 (80%)	2	August 30, 2018	T-10468113	August 29, 2028		1.08 (80%)	11/13/2018
804 (B201)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	12/2/17 / Mitchell (nka Pickett)	March 29, 2018 (80%)	4	September 6, 2018	T-10475176	September 5, 2028		1.28 (80%)	11/13/2018
805 (A301)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	4/6/18 / Kapileo	May 16, 2018 (120%)	4	September 13, 2018	T-10482140	September 12, 2028		1.08 (80%)	10/2/2019
806 (B301)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	4/6/18 / Estrella	April 23, 2018 (120%)	4	September 27, 2018	T-10496109	September 26, 2028		1.28 (80%)	11/13/2018
807 (A301)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	4/6/18/ Hoohuli	June 7, 2018 (120%)	4	September 14, 2018	T-10483133	September 13, 2028		1.08 (80%)	10/2/2019
808 (B301)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	4/6/18 / Vega (nka Kahalepuna)	May 16, 2018 (120%)	4	September 14, 2018	T-10483131	September 13, 2028		1.28 (80%)	10/2/2019
901 (A201)	November 20, 2018		March 21, 2019	July 20, 2019	November 18, 2019	8/20/19 / Shirokane	August 20, 2019 (120%)	2	September 13, 2019	T-10847185	September 12, 2029		1.08 (80%)	10/2/2019
902 (B101)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	12/5/17 / Iosefa/Balasi (Original); Torres (Resale)	March 12, 2018 (80%)	5	June 20, 2018	T-10397089	June 19, 2028		1.28 (80%)	11/13/2018
903 (A101)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	1/4/18 / Antonio/Makinano	January 12, 2018 (80%)	4	June 15, 2018	T-10392052	June 14, 2028		1.08 (80%)	11/13/2018
904 (B201)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	2/5/18 / Thomas (Original); Fukuzono (Resale)	May 16, 2018 (120%)	5	June 22, 2018	T-10399222	6/21/2028		1.28 (80%)	11/13/2018
905 (A301)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	4/6/18 / Manalo	May 31, 2018 (120%)	3	July 31, 2018	T-10438179	7/30/2028		1.08 (80%)	10/2/2019
906 (B301)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	3/20/18 / Lampitoc	May 15, 2018 (120%)	4	June 15, 2018	T-10392054	6/14/2028		1.28 (80%)	11/13/2018
907 (A301)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	4/16/18 / Pangan	May 18, 2018 (120%)	3	June 22, 2018	T-10399220	6/21/2028		1.08 (80%)	11/13/2018
908 (B301)	November 18, 2017		March 19, 2018	July 18, 2018	November 16, 2018	4/6/18 / Redulla/ Ilagan	April 20, 2018 (120%)	6	June 28, 2018	T-10405087	6/27/2028		1.28 (80%)	11/13/2018

Total Affordable Credits Reported to County (to date):	56.64
Anticipated Affordable Credits for ‘Akoko:	56.64
Remaining Affordable Credits to be Produced:	0

Unit Type A101/A201/A301 (2 BR/2 Bath) = 1.08 Affordable Housing Credits
Unit Type B101/B201/B301 (3 BR/2 Bath) = 1.28 Affordable Housing Credits

Kōhina at Ho'opili Affordable Units
D.R. Horton Hawaii LLC

Unit No. (Unit Type)	<80% Release Date	<120% Release Date	Income Target Group Step Up Periods		General Public Offering Period Commences	Fully Executed Contract Date / Buyer's Name	Date Affordable Buyer Qualified by DPP (Buyer Income %)	HH Size	Recording Date	Document No.	Date Affordable Credit Earned	Date Affordable Credit Awarded by DPP	Affordable Housing Credit (Affordable Housing Credit Type Awarded)	Date letter sent to DPP Re: Conveyance
			<120%	<140%										
			120	120	120									
			Days + 1 Day	Days + 1 Day	Days + 1 Day									
101 (V2)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	7/27/20 / Siquig	N/A (General Aff. Marketing Period)	N/A	August 26, 2020	T-11195147	August 26, 2030		0.81 (80%)	12/8/2020
102 (X2)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	12/12/19 / Clark/Alipio	December 18, 2019 (120%)	2	June 25, 2020	T-11133130	June 25, 2030		1.08 (80%)	8/25/2020
103 (X1/X1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	2/7/20 / Metzger	May 20, 2020 (120%)	3	June 30, 2020	T-11138224	June 30, 2030		1.08 (80%)	8/25/2020
104 (V1/V1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	2/17/20 / Le	February 14, 2020 (120%)	1	June 26, 2020	T-11134100	June 26, 2030		0.81 (80%)	8/25/2020
105 (U1/U1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	11/21/19 / Fernando/Caroro	November 27, 2019 (120%)	3	July 21, 2020	T-11159091	July 21, 2030		1.08 (80%)	8/25/2020
106 (W1/W1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	11/19/19 / Kami	November 18, 2019 (120%)	4	June 25, 2020	T-11133108	June 25, 2030		1.44 (80%)	8/25/2020
107 (W1/W1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	11/11/19 / Keau	November 18, 2019 (120%)	4	June 24, 2020	T-11132203	June 24, 2030		1.44 (80%)	8/25/2020
108 (U1/U1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	12/6/19 / Fabian	December 9, 2019 (120%)	2	June 26, 2020	T-11134124	June 26, 2030		1.08 (80%)	8/25/2020
109 (V1/V1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	4/6/20 / Villa /	April 9, 2020 (120%)	1	June 26, 2020	T-11134186	June 26, 2030		0.81 (80%)	8/25/2020
110 (X1/X1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	1/21/20 / Hirao	June 5, 2020 (140%)	1	June 29, 2020	T-11137096	June 29, 2030		1.08 (80%)	8/25/2020
111 (X1/X1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	2/26/20 / Chaves	May 22, 2020 (120%)	1	June 23, 2020	T-11131092	June 23, 2030		1.08 (80%)	8/25/2020
112 (V1/V1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	7/27/20 / Ramos (Original); Selgas (Resale)	N/A (General Aff. Marketing Period)	N/A	August 27, 2020	T-11196095	August 27, 2030		0.81 (80%)	12/8/2020
113 (U1/U1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	1/14/20 / Carino/Agustin	January 17, 2020 (120%)	2	June 30, 2020	T-11138215	June 30, 2030		1.08 (80%)	8/25/2020
114 (W1/W1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	11/9/19 / Togami	December 4, 2019 (120%)	3	June 30, 2020	T-11138222	June 30, 2030		1.44 (80%)	8/25/2020
115 (W2)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	10/22/19 / Leopoldo/Yadao	December 4, 2019 (80%)	4	July 24, 2020	T-11162103	July 24, 2030		1.44 (80%)	12/8/2020
116 (T1)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	12/6/19 / Tseu	December 13, 2019 (80%)	1	June 24, 2020	T-11132198	June 24, 2030		1.08 (80%)	12/8/2020
201 (V2)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	12/12/19 / Candelario	January 13, 2020 (80%)	1	May 28, 2020	T-11105121	May 28, 2030		0.81 (80%)	8/25/2020
202 (X2)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	12/10/19 / Kam/Hagihara	December 18, 2019 (120%)	2	May 28, 2020	T-11105125	May 28, 2030		1.08 (80%)	8/25/2020
203 (X1/X1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	1/13/20 / Esene	January 30, 2020 (120%)	3	May 29, 2020	T-11106355	May 29, 2030		1.08 (80%)	8/25/2020
204 (V1/V1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	7/27/20 / Morisato	N/A (General Aff. Marketing Period)	N/A	September 11, 2020	T-11211216	September 11, 2030		0.81 (80%)	12/8/2020
205 (U1/U1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	6/22/20 / Keolanui/Belmodis	June 22, 2020 (140%)	2	July 24, 2020	T-11162164	July 24, 2030		1.08 (80%)	12/8/2020
206 (W1/W1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	4/27/20 / Miyasato	May 12, 2020 (140%)	3	June 26, 2020	T-11134082	June 26, 2030		1.44 (80%)	8/25/2020
207 (W1/W1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	5/22/20 / O'Sullivan	May 29, 2020 (120%)	4	June 26, 2020	T-11134077	June 26, 2030		1.44 (80%)	12/8/2020
208 (U1/U1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	1/20/20 / Gandule	January 29, 2020 (120%)	2	May 28, 2020	T-11105141	May 28, 2030		1.08 (80%)	8/25/2020
209 (V1/V1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	7/24/2020 / Dimon	N/A (General Aff. Marketing Period)	N/A	September 15, 2020	T-11215145	September 15, 2030		0.81 (80%)	12/8/2020
210 (X1/X1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	12/10/19 / Tamashiro	December 18, 2019 (80%)	1	May 28, 2020	T-11105139	May 28, 2030		1.08 (80%)	8/25/2020
211 (X1/X1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	4/7/20 / Bannister	June 2, 2020 (140%)	2	June 25, 2020	T-11133126	June 25, 2030		1.08 (80%)	8/25/2020
212 (V1/V1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	7/28/20 / Naone	N/A (General Aff. Marketing Period)	N/A	September 29, 2020	T-11229226	September 29, 2030		0.81 (80%)	12/8/2020
213 (U1/U1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	1/20/20 / Nishihira/Cullen	January 23, 2020 (80%)	4	May 28, 2020	T-11105170	May 28, 2030		1.08 (80%)	8/25/2020
214 (W1/W1R)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	1/23/20 / Barcarse	February 27, 2020 (80%)	6	May 29, 2020	T-11106230	May 29, 2030		1.44 (80%)	8/25/2020

Kōhina at Ho'opili Affordable Units
D.R. Horton Hawaii LLC

Unit No. (Unit Type)	<80% Release Date	<120% Release Date	Income Target Group Step Up Periods <120%	Income Target Group Step Up Periods <140%	General Public Offering Period Commences	Fully Executed Contract Date / Buyer's Name	Date Affordable Buyer Qualified by DPP (Buyer Income %)	HH Size	Recording Date	Document No.	Date Affordable Credit Earned	Date Affordable Credit Awarded by DPP	Affordable Housing Credit (Affordable Housing Credit Type Awarded)	Date letter sent to DPP Re: Conveyance
			120	120	120									
			Days + 1 Day	Days + 1 Day	Days + 1 Day									
215 (W2)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	5/23/20 / Ganaban/Ching	January 31, 2020 (120%)	4	June 26, 2020	T-11134071	June 26, 2030		1.44 (80%)	8/25/2020
216 (T1)	July 6, 2019		November 3, 2019	March 2, 2020	June 30, 2020	6/29/2020 / Donato/Garabiles	June 29, 2020 (140%)	2	July 31, 2020	T-11169261	July 31, 2030		1.08 (80%)	12/8/2020
801 (T1/T1R)	May 11, 2019		September 8, 2019	January 6, 2020	May 5, 2020	6/5/19 / Orian	June 24, 2019 (80%)	3	April 15, 2020	T-11062313	April 15, 2030		1.08 (80%)	8/25/2020
802 (W2/W2R)	May 11, 2019		September 8, 2019	January 6, 2020	May 5, 2020	8/21/19 / Taylor	August 9, 2019 (80%)	4	April 30, 2020	T-11077291	April 30, 2030		1.44 (80%)	8/25/2020
803 (W1/W1R)	May 11, 2019		September 8, 2019	January 6, 2020	May 5, 2020	9/12/19 / Zambarrano	September 27, 2019 (80%)	3	March 25, 2020	T-11041195	March 25, 2030		1.44 (80%)	8/25/2020
804 (U1/U1R)	May 11, 2019		September 8, 2019	January 6, 2020	May 5, 2020	7/23/19 / Silva	August 12, 2019 (80%)	2	March 31, 2020	T-11047257	March 31, 2030		1.08 (80%)	8/25/2020
805 (V1/V1R)	May 11, 2019		September 8, 2019	January 6, 2020	May 5, 2020	11/21/19 / Ganoy	November 27, 2019 (120%)	1	April 3, 2020	T-11050150	April 3, 2030		0.81 (80%)	8/25/2020
806 (X1/X1R)	May 11, 2019		September 8, 2019	January 6, 2020	May 5, 2020	1/6/20 / Holbrook	January 2, 2020 (80%)	4	April 2, 2020	T-11049068	April 2, 2030		1.08 (80%)	8/25/2020
807 (X1/X1R)	May 11, 2019		September 8, 2019	January 6, 2020	May 5, 2020	7/11/19 / Delgado	July 17, 2019 (80%)	3	March 30, 2020	T-11046178	March 30, 2030		1.08 (80%)	8/25/2020
808 (V1/V1R)	May 11, 2019		September 8, 2019	January 6, 2020	May 5, 2020	6/5/19 / Nelson/Rutkowski	June 24, 2019 (80%)	3	March 30, 2020	T-11046146	March 30, 2030		0.81 (80%)	8/25/2020
809 (U1/U1R)	May 11, 2019		September 8, 2019	January 6, 2020	May 5, 2020	6/12/19 / Samala-Passos	July 29, 2019 (80%)	4	March 31, 2020	T-11047261	March 31, 2030		1.08 (80%)	8/25/2020
810 (W1/W1R)	May 11, 2019		September 8, 2019	January 6, 2020	May 5, 2020	9/29/19 / Tabata/Elliott	October 11, 2019 (120%)	6	March 25, 2020	T-11041006	March 25, 2030		1.44 (80%)	8/25/2020
811 (W2/W2R)	May 11, 2019		September 8, 2019	January 6, 2020	May 5, 2020	7/3/19 / Au	August 12, 2019 (80%)	4	March 31, 2020	T-11047247	March 31, 2030		1.44 (80%)	8/25/2020
812 (T1/T1R)	May 11, 2019		September 8, 2019	January 6, 2020	May 5, 2020	6/12/19 / Todd/Takahashi	July 24, 2019 (80%)	2	March 30, 2020	T-11046155	March 30, 2030		1.08 (80%)	8/25/2020

Total Affordable Credits Reported to County (to date):	49.14
Anticipated Affordable Credits for Kōhina:	49.14
Remaining Affordable Credits to be Produced:	0

Unit Type T1 (2 BR/2 Bath) = 1.08 Affordable Housing Credits
Unit Type U1/U1R (2 BR/2 Bath) =1.08 Affordable Housing Credits
Unit Type V1/V1R (1 BR/1 Bath) = 0.81 Affordable Housing Credits
Unit Type V2 (1 BR /1 Bath) = 0.81 Affordable Housing Credits
Unit Type W1/W1R (3 BR/2.5 Bath) = 1.44 Affordable Housing Credits
Unit Type W2/W2R (3 BR/2.5 Bath) = 1.44 Affordable Housing Credits
Unit Type X1/X1R (2 BR/2.5 Bath) = 1.08 Affordable Housing Credits
Unit Type X2 (2 BR/2.5 Bath) = 1.08 Affordable Housing Credits

ʻIlima at Ho'opili Affordable Units
D.R. Horton Hawaii LLC

Unit No. (Unit Type)	<80% Release Date *	<120% Release Date **	Income Target Group Step Up Periods		General Public Offering Period Commences	Fully Executed Contract Date / Buyer's Name	Date Affordable Buyer Qualified by DPP (Buyer Income %)	HH Size	Recording Date	Document No.	Date Affordable Credit Earned	Date Affordable Credit Awarded by DPP	Affordable Housing Credit (Affordable Housing Credit Type Awarded)	Date letter sent to DPP Re: Conveyance
			<120%	<140%										
			120	120	120									
			Days + 1 Day	Days + 1 Day	Days + 1 Day									
901 (C1/C1R)		March 21, 2020		July 19, 2020	November 16, 2020	4/14/20 / Rafael	5/1/20 (120%)	3	July 30, 2020	T-11168279	July 30, 2030		1.28 (120%)	8/27/2020
902 (C1/C1R)		March 21, 2020		July 19, 2020	November 16, 2020	4/13/20 / Brannan	4/14/20 (120%)	3	July 30, 2020	T-11168201	July 30, 2030		1.28 (120%)	8/27/2020
903 (A1/A1R)		March 21, 2020		July 19, 2020	November 16, 2020	6/3/20 / Pedro	5/29/20 (120%)	3	August 10, 2020	T-11179034	August 10, 2030		1.08 (120%)	8/27/2020
904 (A1/A1R)		March 21, 2020		July 19, 2020	November 16, 2020	8/6/20 / DeGuzman (Original); Oshita/Wong (Resale)	8/17/20 (140%)	2	September 10, 2020	T-11210002	September 10, 2030		1.08 (120%)	11/6/2020
905 (A1/A1R)		March 21, 2020		July 19, 2020	November 16, 2020	6/17/20 / Bartiana/Remedios	6/22/20 (120%)	3	August 20, 2020	T-11189015	August 20, 2030		1.08 (120%)	8/27/2020
906 (A1/A1R)		March 21, 2020		July 19, 2020	November 16, 2020	4/7/20 / Equila-Liu	4/16/20 (120%)	2	August 20, 2020	T-11189074	August 20, 2030		1.08 (120%)	8/27/2020
907 (C1/C1R)		March 21, 2020		July 19, 2020	November 16, 2020	7/6/20 / Forges	7/2/20 (120%)	3	September 9, 2020	T-11209042	September 9, 2030		1.28 (120%)	11/6/2020
908 (C1/C1R)		March 21, 2020		July 19, 2020	November 16, 2020	4/10/20 / Hanohano	5/12/20 (120%)	6	July 31, 2020	T-11169061	July 31, 2030		1.28 (120%)	8/27/2020
1001 (B1/B1R)		October 12, 2019		February 9, 2020	June 8, 2020	9/10/20 / Corpuz	N/A (General Aff. Marketing Period)	N/A	November 4, 2020	T-11265249	November 4, 2030		1.28 (120%)	11/6/2020
1002 (A1/A1R)		October 12, 2019		February 9, 2020	June 8, 2020	10/18/19 / Marquez/Lujan	11/8/19 (120%)	4	May 28, 2020	T-11105057	May 28, 2030		1.08 (120%)	8/27/2020
1003 (A1/A1R)		October 12, 2019		February 9, 2020	June 8, 2020	10/18/19 / Tabangcura/Tacadena	10/29/19 (120%)	2	April 13, 2020	T-11060046	April 13, 2030		1.08 (120%)	6/5/2020
1004 (A1/A1R)		October 12, 2019		February 9, 2020	June 8, 2020	10/22/19 / Coronel/Teixeira	11/7/19 (120%)	2	March 20, 2020	T-11036126	March 20, 2030		1.08 (120%)	6/5/2020
1005 (A1/A1R)		October 12, 2019		February 9, 2020	June 8, 2020	10/17/19 / Cruz	10/29/19 (120%)	3	March 25, 2020	T-11041082	March 25, 2030		1.08 (120%)	6/5/2020
1006 (B1/B1R)		October 12, 2019		February 9, 2020	June 8, 2020	10/22/19 / Tabuso	11/5/19 (120%)	3	March 25, 2020	T-11041044	March 25, 2030		1.28 (120%)	6/52020
1101 (C1/C1R)		June 29, 2019		October 27, 2019	February 24, 2020	8/2/19 / Au/Cui-Dela / Cueva	8/12/19 (120%)	6	February 7, 2020	T-10994046	February 7, 2030		1.28 (120%)	3/10/2020
1102 (C1/C1R)		June 29, 2019		October 27, 2019	February 24, 2020	8/7/19 / Sone /	8/21/19 (120%)	3	March 31, 2020	T-11047333	April 13, 2030		1.28 (120%)	6/5/2020
1103 (A1/A1R)		June 29, 2019		October 27, 2019	February 24, 2020	8/10/19 / Guibao/Guzon	8/29/19 (120%)	3	February 18, 2020	T-11005086	February 18, 2030		1.08 (120%)	3/10/2020
1104 (A1/A1R)		June 29, 2019		October 27, 2019	February 24, 2020	8/5/19 / Groendyke	8/14/19 (120%)	2	February 20, 2020	T-1107111	February 20, 2030		1.08 (120%)	3/10/2020
1105 (A1/A1R)		June 29, 2019		October 27, 2019	February 24, 2020	8/2/19 / Kam	8/15/19 (120%)	2	February 12, 2020	T-10999156	February 12, 2030		1.08 (120%)	3/10/2020
1106 (A1/A1R)		June 29, 2019		October 27, 2019	February 24, 2020	8/2/19 / Christy/Rivera	8/12/19 (120%)	2	February 5, 2020	T-10992097	February 5, 2030		1.08 (120%)	3/10/2020
1107 (C1/C1R)		June 29, 2019		October 27, 2019	February 24, 2020	2/4/20 / Rentiquiano/Esber	1/31/20 (120%)	4	March 12, 2020	T-11028111	March 12, 2030		1.28 (120%)	6/5/2020
1108 (C1/C1R)		June 29, 2019		October 27, 2019	February 24, 2020	8/7/19 / Pacheco	8/21/19 (120%)	5	February 5, 2020	T-10992099	February 5, 2030		1.28 (120%)	3/10/2020
1201 (B1/B1R)		December 28, 2019		April 26, 2020	August 24, 2020	1/17/20 / Tran/Nguyen	3/9/20 (120%)	3	May 20, 2020	T-11097113	May 20, 2030		1.28 (120%)	11/6/2020
1202 (A1/A1R)		December 28, 2019		April 26, 2020	August 24, 2020	2/21/20 / Tagle	3/16/20 (120%)	4	May 21, 2020	T-11098017	May 21, 2030		1.08 (120%)	8/27/2020
1203 (A1/A1R)		December 28, 2019		April 26, 2020	August 24, 2020	5/22/20 / Torres	5/29/20 120%	2	June 30, 2020	T-11138060	June 30, 2030		1.08 (120%)	8/27/2020
1204 (A1/A1R)		December 28, 2019		April 26, 2020	August 24, 2020	2/19/20 / Martin/Tran	3/18/20 (120%)	2	May 8, 2020	T-11085020	May 8, 2030		1.08 (120%)	8/27/2020
1205 (A1/A1R)		December 28, 2019		April 26, 2020	August 24, 2020	1/27/20 / Arrieta	2/3/20 (120%)	2	May 7, 2020	T-11084008	May 7, 2030		1.08 (120%)	8/27/2020
1206 (B1/B1R)		December 28, 2019		April 26, 2020	August 24, 2020	5/22/20 / Olanda	5/26/20 (120%)	5	June 30, 2020	T-11138024	June 30, 2030		1.28 (120%)	8/27/2020

Unit No. (Unit Type)	<80% Release Date *	<120% Release Date **	Income Target Group Step Up Periods		General Public Offering Period Commences	Fully Executed Contract Date / Buyer's Name	Date Affordable Buyer Qualified by DPP (Buyer Income %)	HH Size	Recording Date	Document No.	Date Affordable Credit Earned	Date Affordable Credit Awarded by DPP	Affordable Housing Credit (Affordable Housing Credit Type Awarded)	Date letter sent to DPP Re: Conveyance
			<120%	<140%										
			120	120	120									
			Days + 1 Day	Days + 1 Day	Days + 1 Day									

Total Affordable Credits Reported to County (to date):	32.64
Anticipated Affordable Credits for 'Ilima:	32.64
Remaining Affordable Credits to be Produced:	0

Unit Types A1/A1(R) (2 BR/ 2.5 Bath) = 1.08 Affordable Housing Credits
Unit Types B1/B1(R) (3 BR/ 2 Bath) = 1.28 Affordable Housing Credits
Unit Types C1/C1(R) (3 BR/ 2 Bath) = 1.28 Affordable Housing Credits

Kaikoi at Ho'opili Affordable Units
D.R. Horton Hawaii LLC

Unit No. Unit Type	<120% Release Date	Income Target Group Step Up Period(s) <140%	General Public Offering Period Commences	Fully Executed Contract Date / Buyer's Name	Date Affordable Buyer Qualified by DPP (Buyer Income %)	HH Size	Recording Date	Document No.	Date Affordable Credit Earned	Date Affordable Credit Awarded by DPP	Affordable Housing Credit (Affordable Housing Credit Type Awarded)	Date letter sent to DPP Re: Conveyance
		120 Days + 1 Day	120 Days + 1 Day									
101 F3/F3(R)	4/2/2021	7/31/2021	11/28/2021	5/11/21 / Haskins, Fouina, et al.	5/6/2021 (120%)	4	9/29/2021	A-79420278	September 29, 2031		1.08 (120%)	11/30/2021
102 F1	4/2/2021	7/31/2021	11/28/2021	5/12/21 / Lee, Chantel & Jerry	4/26/2021 (120%)	5	9/24/2021	A-79370155	September 24, 2031		1.08 (120%)	11/30/2021
103 F2/F2(R)	4/2/2021	7/31/2021	11/28/2021	5/6/21 / Fronda, Michael	5/5/2021 (120%)	2	9/22/2021	A-79350194	September 22, 2031		1.08 (120%)	11/30/2021
104 C2/C2(R)	4/2/2021	7/31/2021	11/28/2021	5/4/21 / Sasaki, Russell, et al.	4/22/2021 (120%)	2	9/23/2021	A-79360674	September 23, 2031		1.00 (120%)	11/30/2021
105 D1/D1(R)	4/2/2021	7/31/2021	11/28/2021	5/4/21 / Hunt, Roman et al.	5/4/2021 (120%)	3	9/24/2021	A-79370259	September 24, 2031		1.00 (120%)	11/30/2021
106 C1/C1(R)	4/2/2021	7/31/2021	11/28/2021	5/12/21 / Beers, James & Julie	5/4/2021 (120%)	2	9/29/2021	A-79420288	September 29, 2031		1.00 (120%)	11/30/2021
107 D1/D1(R)	4/2/2021	7/31/2021	11/28/2021	5/6/21 / Oliveira, Monique	4/22/2021 (120%)	3	9/22/2021	A-79350215	September 22, 2031		1.00 (120%)	11/30/2021
108 D1/D1(R)	4/2/2021	7/31/2021	11/28/2021	5/4/21 / Teehera, Ronch & Mitchelle	4/26/2021 (120%)	3	9/30/2021	A-79430299	September 30, 2031		1.00 (120%)	11/30/2021
109 C2/C2(R)	4/2/2021	7/31/2021	11/28/2021	5/12/21 / Nascimento, Corey & Brittany	5/12/2021 (120%)	2	9/17/2021	A-79300592	September 17, 2031		1.00 (120%)	11/30/2021
213 E1/E1(R)	4/2/2021	7/31/2021	11/28/2021	5/20/21 / Butay, Maria & Wilson	5/10/2021 (120%)	3	9/28/2021	A-79410030	September 28, 2031		1.44 (120%)	11/30/2021
214 D1/D1(R)	4/2/2021	7/31/2021	11/28/2021	5/6/21 / Chandler, Joshua & Jessica	4/23/2021 (120%)	2	9/15/2021	A-79280365	September 15, 2031		1.00 (120%)	11/30/2021
215 C1/C1(R)	4/2/2021	7/31/2021	11/28/2021	5/6/21 / Cardenas, Ryan & BraiAnna	4/28/2021 (120%)	4	9/29/2021	A-80170318 (Amended & Restated)	September 29, 2031		1.00 (120%)	2/7/2022
216 D1/D1(R)	4/2/2021	7/31/2021	11/28/2021	6/16/21 / Daite, Raenalle et al.	6/21/2021 (120%)	3	9/29/2021	A-79420304	September 29, 2031		1.00 (120%)	11/30/2021
217 D1/D1(R)	4/2/2021	7/31/2021	11/28/2021	8/27/21 / Yadao, Brittany, et al.	8/31/2021 (140%)	2	9/29/2021	A-79420309	September 29, 2031		1.00 (120%)	11/30/2021
218 E1/E1(R)	4/2/2021	7/31/2021	11/28/2021	6/8/21 / Castellano, Dedric & Mabele	6/3/2021 (120%)	4	9/30/2021	A-79430299	September 30, 2031		1.44 (120%)	11/30/2021
219 E1/E1(R)	4/2/2021	7/31/2021	11/28/2021	5/14/21 / Tongamoa, Kaulananapua & Langitoto	4/21/2021 (120%)	7	9/17/2021	A-79300620	September 17, 2031		1.44 (120%)	11/30/2021
220 D1/D1(R)	4/2/2021	7/31/2021	11/28/2021	5/4/21 / Domingo, Mark, et al.	4/21/2021 (120%)	2	9/14/2021	A-79270076	September 14, 2031		1.00 (120%)	11/30/2021
221 C1/C1(R)	4/2/2021	7/31/2021	11/28/2021	10/19/21 / Santos, Paul et al.	10/13/21 (140%)	2	12/10/2021	A-80140260	December 10, 2031		1.00 (120%)	2/7/2022
222 D1/D1(R)	4/2/2021	7/31/2021	11/28/2021	5/12/21 / Cambia, Roxanne & Sean	5/11/2021 (120%)	2	9/14/2021	A-79270061	September 14, 2031		1.00 (120%)	11/30/2021
223 D1/D1(R)	4/2/2021	7/31/2021	11/28/2021	4/26/21 / Goodknecht, Cheriane & Alec	4/26/2021 (120%)	2	9/21/2021	A-79840497 (Amended & Restated)	September 21, 2031		1.00 (120%)	11/30/2021
224 E1/E1(R)	4/2/2021	7/31/2021	11/28/2021	5/12/21 / Ruiz, Cody & Chasity	5/4/2021 (120%)	3	9/29/2021	A-79420283	September 29, 2031		1.44 (120%)	11/30/2021
313 E1/E1(R)	4/2/2021	7/31/2021	11/28/2021	5/18/21 / Kam Jr., et al	5/24/2021 (120%)	4	11/2/2021	A-79760662	November 2, 2031		1.44 (120%)	2/7/2022
314 D1/D1(R)	4/2/2021	7/31/2021	11/28/2021	10/24/21 / Rosario, Ian et al	10/20/21 (140%)	3	12/10/2021	A-80140316	December 10, 2031		1.00 (120%)	2/7/2022
315 C1/C1(R)	4/2/2021	7/31/2021	11/28/2021	5/13/21 / Frank, Shelby & Kodie	4/30/2021 (120%)	4	11/17/2021	A-79910315	November 17, 2031		1.00 (120%)	2/7/2022

Kaikoi at Ho'opili Affordable Units
D.R. Horton Hawaii LLC

Unit No. Unit Type	<120% Release Date	Income Target Group Step Up Period(s) <140%	General Public Offering Period Commences	Fully Executed Contract Date / Buyer's Name	Date Affordable Buyer Qualified by DPP (Buyer Income %)	HH Size	Recording Date	Document No.	Date Affordable Credit Earned	Date Affordable Credit Awarded by DPP	Affordable Housing Credit (Affordable Housing Credit Type Awarded)	Date letter sent to DPP Re: Conveyance
		120 Days + 1 Day	120 Days + 1 Day									
316 D1/D1(R)	4/2/2021	7/31/2021	11/28/2021	5/12/21 / Melo, Teena Marie	4/30/2021 (120%)	3	10/27/2021	A-79700364	October 27, 2031		1.00 (120%)	2/7/2022
317 D1/D1(R)	4/2/2021	7/31/2021	11/28/2021	5/12/21 / Fukumoto, Danielle et al.	4/23/2021 (120%)	5	10/27/2021	A-79700369	October 27, 2031		1.00 (120%)	2/7/2022
318 E1/E1(R)	4/2/2021	7/31/2021	11/28/2021	5/12/21 / O'Reilly, Daniel & Liann	5/4/2021 (120%)	5	10/22/2021	A-80170319 (Amended & Restated)	October 22, 2031		1.44 (120%)	2/7/2022
319 E1/E1(R)	4/2/2021	7/31/2021	11/28/2021	9/28/21 / Mamiya (Original); Ching (Resale)	9/29/21 (140%)	3	11/9/2021	A-79830598	November 9, 2031		1.44 (120%)	2/7/2022
320 D1/D1(R)	4/2/2021	7/31/2021	11/28/2021	5/6/21 / Sabala, Chelsea et al.	4/22/2021 (120%)	3	10/22/2021	A-79650413	October 22, 2031		1.00 (120%)	2/7/2022
321 C1/C1(R)	4/2/2021	7/31/2021	11/28/2021	5/4/21 / Moreira, Bernardo et al.	4/23/2021 (120%)	2	10/29/2021	A-79720250	October 29, 2031		1.00 (120%)	2/7/2022
322 D1/D1(R)	4/2/2021	7/31/2021	11/28/2021	11/9/21 / Abordo, Eddy Mark, et al.	11/10/2021 (140%)	5	12/29/2021	A-80330333	December 29, 2031		1.00 (120%)	2/7/2022
323 D1/D1(R)	4/2/2021	7/31/2021	11/28/2021	5/4/21 / Stewart, Autumn (nka Nadzieja, Autumn)	5/14/2021 (120%)	4	10/21/2021	A-79640682	October 21, 2031		1.00 (120%)	2/7/2022
324 E1/E1(R)	4/2/2021	7/31/2021	11/28/2021	5/4/21 / Flores, Vanie & Cliff	5/4/2021 (120%)	4	11/17/2021	A-79910415	November 17, 2031		1.44 (120%)	2/7/2022
401 F2/F2(R)	2/26/2021	6/26/2021	10/24/2021	3/23/21 / Sandry, Tamara	3/18/2021 (120%)	2	8/27/2021	A-79090299	August 27, 2031		1.08 (120%)	11/30/2021
402 F1	2/26/2021	6/26/2021	10/24/2021	3/25/21 / Fernandez, Brandon, et al.	3/18/2021 (120%)	2	8/19/2021	A-79010123	August 19, 2031		1.08 (120%)	11/30/2021
403 F3/F3(R)	2/26/2021	6/26/2021	10/24/2021	4/20/21 / Alvaro, Paul & Mary	4/5/2021 (120%)	3	8/19/2021	A-79010190	August 19, 2031		1.08 (120%)	11/30/2021
404 C2/C2(R)	2/26/2021	6/26/2021	10/24/2021	4/5/21 / Apostol, Edwin & Lea	3/19/2021 (120%)	3	8/25/2021	A-79070379	August 25, 2031		1.00 (120%)	11/30/2021
405 D1/D1(R)	2/26/2021	6/26/2021	10/24/2021	3/25/21 / Vicente, Randy et al.	3/22/2021 (120%)	3	8/30/2021	A-79120098	August 30, 2031		1.00 (120%)	11/30/2021
406 C1/C1(R)	2/26/2021	6/26/2021	10/24/2021	3/30/21 / Saensombat, Brenden	3/23/2021 (120%)	4	8/25/2021	A-79070374	August 25, 2031		1.00 (120%)	11/30/2021
407 D1/D1(R)	2/26/2021	6/26/2021	10/24/2021	3/30/21 / Tomacder, Randy et al.	3/19/2021 (120%)	4	8/25/2021	A-79070345	August 25, 2031		1.00 (120%)	11/30/2021
408 D1/D1(R)	2/26/2021	6/26/2021	10/24/2021	3/23/21 / Barroga, Amy	3/19/2021 (120%)	2	8/30/2021	A-79120057	August 30, 2031		1.00 (120%)	11/30/2021
409 C2/C2(R)	2/26/2021	6/26/2021	10/24/2021	3/30/21 / Carter, Edward & Ayami	3/18/2021 (120%)	3	8/19/2021	A-79010198	August 19, 2031		1.00 (120%)	11/30/2021
501 F2/F2(R)	2/26/2021	6/26/2021	10/24/2021	8/30/21 / Alejandro, JoAnn et al.	9/3/2021 (140%)	3	9/30/2021	A-79430304 / A-80170320 (Correction)	September 30, 2031		1.08 (120%)	2/7/2022
502 F1	2/26/2021	6/26/2021	10/24/2021	3/30/21 / Marquez, Maricar & Jose	4/5/2021 (120%)	2	8/12/2021	A-78940153	August 12, 2031		1.08 (120%)	11/30/2021
503 F3/F3(R)	2/26/2021	6/26/2021	10/24/2021	3/21/21 / Hernandez, Archiebald & Jennyl	3/12/2021 (120%)	3	8/25/2021	A-79070299	August 25, 2031		1.08 (120%)	11/30/2021
504 C2/C2(R)	2/26/2021	6/26/2021	10/24/2021	3/29/21 / Gabriel, Bryson and Kadee	3/29/2021 (120%)	4	8/18/2021	A-79000253	August 18, 2031		1.00 (120%)	11/30/2021
505 D1/D1(R)	2/26/2021	6/26/2021	10/24/2021	4/5/21 / Haney, Warren & Glomalou	3/23/2021 (120%)	4	8/13/2021	A-78950654	August 13, 2031		1.00 (120%)	11/30/2021
506 C1/C1(R)	2/26/2021	6/26/2021	10/24/2021	4/5/21 / Rita, Lorilyn & Quentin	3/18/2021 (120%)	2	8/12/2021	A-78940167	August 12, 2031		1.00 (120%)	11/30/2021

Kaikoi at Ho'opili Affordable Units
D.R. Horton Hawaii LLC

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		120 Days + 1 Day	120 Days + 1 Day									
507 D1/D1(R)	2/26/2021	6/26/2021	10/24/2021	7/16/21 / Moreau, Alyssa et al.	6/30/21 (140%)	2	8/19/2021	A-79010176	August 19, 2031		1.00 (120%)	11/30/2021
508 D1/D1(R)	2/26/2021	6/26/2021	10/24/2021	3/30/21 / Rabanal, Dennis	3/30/2021 (120%)	2	9/9/2021	A-79220116	September 9, 2031		1.00 (120%)	11/30/2021
509 C2/C2(R)	2/26/2021	6/26/2021	10/24/2021	3/23/21 / Mariano, Joyce, et al.	3/18/2021 (120%)	3	8/27/2021	A-79090286	August 27, 2031		1.00 (120%)	11/30/2021
613 E1/E1(R)	5/20/2021	9/17/2021	1/15/2022	6/25/21 / Luecke, Chadesey & Lopaka	6/18/2021 (120%)	3	12/30/2021	A-80340159	December 30, 2031		1.44 (120%)	2/7/2022
614 D1/D1(R)	5/20/2021	9/17/2021	1/15/2022	6/25/21 / Manuel, Guillermo & Grace	6/15/2021 (120%)	3	12/30/2021	A-80340167	December 30, 2031		1.00 (120%)	2/7/2022
615 C1/C1(R)	5/20/2021	9/17/2021	1/15/2022	9/8/21 / Soto, Bryson & Lehua	9/7/2021 (120%)	4	12/16/2021	A-80200273	December 16, 2031		1.00 (120%)	2/7/2022
616 D1/D1(R)	5/20/2021	9/17/2021	1/15/2022	1/5/2022 / Bartiana, Michael & Johanney	1/18/2022 (140%)	4	2/10/2022	A-80760143	February 10, 2032		1.00 (120%)	5/18/2022
617 D1/D1(R)	5/20/2021	9/17/2021	1/15/2022	8/18/21 / Dela Cruz III, Alberto et al.	8/18/21 (120%)	3	12/23/2021	A-80270283	December 23, 2031		1.00 (120%)	2/7/2022
618 E1/E1(R)	5/20/2021	9/17/2021	1/15/2022	6/23/21 / Nary, John	6/9/2021 (120%)	3	12/16/2021	A-80200268	December 16, 2031		1.44 (120%)	2/7/2022
619 E1/E1(R)	5/20/2021	9/17/2021	1/15/2022	6/21/21 / Fernandez, Stephen	6/17/2021 (120%)	3	1/7/2022	A-80420229	January 7, 2032		1.44 (120%)	5/18/2022
620 D1/D1(R)	5/20/2021	9/17/2021	1/15/2022	6/23/21 / Saiki, Riley et al.	6/22/21 (120%)	2	12/29/2021	A-80330233	December 29, 2031		1.00 (120%)	2/7/2022
621 C1/C1(R)	5/20/2021	9/17/2021	1/15/2022	6/15/21 / Keawe, Nikki & Aaron-Alexio	6/9/2021 (120%)	5	1/21/2022	A-80560658	January 21, 2032		1.00 (120%)	5/18/2022
622 D1/D1(R)	5/20/2021	9/17/2021	1/15/2022	9/28/21 / Kawa'auhau, Austin & Brianna	9/23/21 (140%)	4	1/12/2022	A-80470361	January 12, 2032		1.00 (120%)	5/18/2022
623 D1/D1(R)	5/20/2021	9/17/2021	1/15/2022	7/9/21 / Nielson, Jared et al.	6/25/21 (120%)	2	12/17/2021	A-80210113	December 17, 2031		1.00 (120%)	2/7/2022
624 E1/E1(R)	5/20/2021	9/17/2021	1/15/2022	7/6/21 / Mokulehua, Preston et al.	6/14/2021 (120%)	7	12/22/2021	A-80260516	December 22, 2031		1.44 (120%)	2/7/2022
701 F3/F3(R)	5/20/2021	9/17/2021	1/15/2022	7/6/21 / Hamada, Brandon & Jinky	6/18/2021 (120%)	3	11/16/2021	A-79900148 / A-80170321 (Correction)	November 16, 2031		1.08 (120%)	2/7/2022
702 F1	5/20/2021	9/17/2021	1/15/2022	7/6/21 / Reyes, Ruperto and Josephine	6/17/2021 (120%)	3	12/7/2021	A-80110211	December 7, 2031		1.08 (120%)	2/7/2022
703 F2/F2(R)	5/20/2021	9/17/2021	1/15/2022	8/23/21 / Basangyan, Maverick	8/24/2021 (120%)	5	11/30/2021	A-80040277	November 30, 2031		1.08 (120%)	2/7/2022
704 C2/C2(R)	5/20/2021	9/17/2021	1/15/2022	7/13/21 / Tagatac, Dennis & Rose	7/9/2021 (120%)	3	11/24/2021	A-79980388	November 24, 2031		1.00 (120%)	2/7/2022
705 D1/D1(R)	5/20/2021	9/17/2021	1/15/2022	7/12/21 / Rivera, Natasha	6/9/21 & 7/15/21 (120%)	3	12/15/2021	A-80190171	December 15, 2031		1.00 (120%)	2/7/2022
706 C1/C1(R)	5/20/2021	9/17/2021	1/15/2022	6/21/21 / Suiso, Hana	6/18/2021 (120%)	2	11/23/2021	A-79970164	November 23, 2031		1.00 (120%)	2/7/2022
707 D1/D1(R)	5/20/2021	9/17/2021	1/15/2022	6/21/21 / Adams IV, Keith et al.	6/9/2021 (120%)	2	11/24/2021	A-79980188	November 24, 2031		1.00 (120%)	2/7/2022
708 D1/D1(R)	5/20/2021	9/17/2021	1/15/2022	8/26/21 / Santos, Sheri	8/17/21 & 10/14/21 (120%)	3	11/24/2021	A-79980196	November 24, 2031		1.00 (120%)	2/7/2022
709 C2/C2(R)	5/20/2021	9/17/2021	1/15/2022	10/25/21 / Hee, Tyrah, et al.	10/27/21 (140%)	3	12/10/2021	A-80140250	December 10, 2031		1.00 (120%)	2/7/2022
801 F3/F3(R)	3/4/2022	7/2/2022	10/30/2022	7/27/22 / Villarreal, Miguel & Damo, Rea	7/27/2022 (140%)	2	8/26/2022	A-82730014	August 26, 2032		1.08 (120%)	12/20/2022

Kaikoi at Ho'opili Affordable Units
D.R. Horton Hawaii LLC

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802 F4/F4(R)	3/4/2022	7/2/2022	10/30/2022	8/6/22 / Ribao, Rodil & Elizabeth	8/11/2022 (140%)	2	9/15/2022	A-82930269	September 15, 2032		1.08 (120%)	12/20/2022
803 F1	3/4/2022	7/2/2022	10/30/2022	4/5/22 / Okuma, Michaella M.	3/23/2022 (120%)	3	7/27/2022	A-82430252	July 27, 2032		1.08 (120%)	12/20/2022
804 F2/F2(R)	3/4/2022	7/2/2022	10/30/2022	4/11/22 / Voravongsa, Crystal & Scott	4/8/2022 (120%)	3	8/15/2022	A-82620088	August 15, 2032		1.08 (120%)	12/20/2022
805 C2/C2(R)	3/4/2022	7/2/2022	10/30/2022	4/5/22 / Guira, Jinele & Alipio, Brian	3/22/2022 (120%)	4	8/15/2022	A-82620113	August 15, 2032		1.00 (120%)	12/20/2022
806 D1/D1(R)	3/4/2022	7/2/2022	10/30/2022	4/6/22 / Moran, Kevin & Matthew (Original); Yamane (Resale)	4/1/2022 (120%)	2	7/27/2022	A-82430257	July 27, 2032		1.00 (120%)	12/20/2022
807 D1/D1(R)	3/4/2022	7/2/2022	10/30/2022	4/5/22 / Collado, Ferdinand & Miguel, Luana	4/8/2022 (120%)	3	7/27/2022	A-82430262	July 27, 2032		1.00 (120%)	12/20/2022
808 C1/C1(R)	3/4/2022	7/2/2022	10/30/2022	4/19/22 / Hashigami, Yoshitaro & Yukari & Yuka	4/12/2022 (120%)	3	7/27/2022	A-82430267	July 27, 2032		1.00 (120%)	12/20/2022
809 C1/C1(R)	3/4/2022	7/2/2022	10/30/2022	5/25/22 / Manoa, Jorell & Leilani	7/7/2022 (140%)	3	7/28/2022	A-82440200	July 28, 2032		1.00 (120%)	12/20/2022
810 D1/D1(R)	3/4/2022	7/2/2022	10/30/2022	6/17/22 / Thomas, Andre K.	6/13/2022 & 6/23/2022 (120%)	4	8/12/2022	A-82590035	August 12, 2032		1.00 (120%)	12/20/2022
811 D1/D1(R)	3/4/2022	7/2/2022	10/30/2022	4/11/22 / Malasig, Lori & Ray	4/8/2022 (120%)	4	7/27/2022	A-82430272	July 27, 2032		1.00 (120%)	12/20/2022
812 C2/C2(R)	3/4/2022	7/2/2022	10/30/2022	7/20/22 / Lagura, Aquilino & Gante-Enanoria, Chelsie	7/29/2022 & 8/4/2022 (140%)	2	8/25/2022	A-82720100	August 25, 2032		1.00 (120%)	12/20/2022
913 E1/E1(R)	3/4/2022	7/2/2022	10/30/2022	4/13/22 / Jugueta, Leanna & Kristoffer	4/8/2022 (120%)	3	8/1/2022	A-82480102	August 1, 2032		1.44 (120%)	12/20/2022
914 D1/D1(R)	3/4/2022	7/2/2022	10/30/2022	4/12/22 / Pettengill, James & Roselyn	3/24/2022 (120%)	3	7/22/2022	A-82380336	July 22, 2032		1.00 (120%)	12/20/2022
915 C1/C1(R)	3/4/2022	7/2/2022	10/30/2022	4/27/22 / Gouveia, Sean C.	6/15/2022 & 6/28/2022 (120%)	5	6/30/2022	A-82160100	June 30, 2032		1.00 (120%)	12/20/2022
916 D1/D1(R)	3/4/2022	7/2/2022	10/30/2022	4/12/22 / Platt, Brandi & Micah	4/5/2022 (120%)	4	6/30/2022	A-82160119	June 30, 2032		1.00 (120%)	12/20/2022
917 D1/D1(R)	3/4/2022	7/2/2022	10/30/2022	6/14/22 / Tabios, Bronson S.	6/6/2022 (120%)	3	7/22/2022	A-82380328	July 22, 2032		1.00 (120%)	12/20/2022
918 E1/E1(R)	3/4/2022	7/2/2022	10/30/2022	4/26/22 / Quebatay, Chanston K.K.	4/27/2022 (120%)	5	6/30/2022	A-82160125	June 30, 2032		1.44 (120%)	12/20/2022
919 E1/E1(R)	3/4/2022	7/2/2022	10/30/2022	4/5/22 / Fangon, Glenn & Marlene	3/24/2022 (120%)	7	7/20/2022	A-82360349	July 20, 2032		1.44 (120%)	12/20/2022
920 D1/D1(R)	3/4/2022	7/2/2022	10/30/2022	5/10/22 / Bonzo, Aileen & Acob, Marc	5/11/2022 (120%)	2	8/1/2022	A-82480178	August 1, 2032		1.00 (120%)	12/20/2022
921 C1/C1(R)	3/4/2022	7/2/2022	10/30/2022	3/23/22 / Agtarap-Benigno, Javin & Sabado, Andrea	3/24/2022 (120%)	4	6/29/2022	A-82150203	June 29, 2032		1.00 (120%)	12/20/2022
922 D1/D1(R)	3/4/2022	7/2/2022	10/30/2022	4/5/22 / De Leon, Rachel Ann & Baxa, Raymond	4/1/2022 (120%)	4	7/21/2022	A-82370162	July 21, 2032		1.00 (120%)	12/20/2022
923 D1/D1(R)	3/4/2022	7/2/2022	10/30/2022	4/15/22 / Javellana, Robert & Beneby	4/11/2022 (120%)	2	6/29/2022	A-82150182	June 29, 2032		1.00 (120%)	12/20/2022
924 E1/E1(R)	3/4/2022	7/2/2022	10/30/2022	4/7/22 / Abida, Mark & Yvonne	3/23/2022 (120%)	4	6/29/2022	A-82150208	June 29, 2032		1.44 (120%)	12/20/2022

Kaikoi at Ho'opili Affordable Units
D.R. Horton Hawaii LLC

Unit No. Unit Type	<120% Release Date	Income Target Group Step Up Period(s) <140%	General Public Offering Period Commences	Fully Executed Contract Date / Buyer's Name	Date Affordable Buyer Qualified by DPP (Buyer Income %)	HH Size	Recording Date	Document No.	Date Affordable Credit Earned	Date Affordable Credit Awarded by DPP	Affordable Housing Credit (Affordable Housing Credit Type Awarded)	Date letter sent to DPP Re: Conveyance
		120 Days + 1 Day	120 Days + 1 Day									
1001 F2/F2(R)	11/25/2021	3/25/2022	7/23/2022	12/21/21 / Pa'akaula, Javin & Kamahele, Siouxie-Ann	12/20/2021 (120%)	2	5/17/2022	A-81720355	May 17, 2032		1.08 (120%)	12/20/2022
1002 F1	11/25/2021	3/25/2022	7/23/2022	2/3/22 / Bartolotti, Misty J.	2/7/2022 (120%)	3	5/12/2022	A-81670365	May 12, 2032		1.08 (120%)	12/20/2022
1003 F4/F4(R)	11/25/2021	3/25/2022	7/23/2022	12/30/21 / Faaumu, Darlene & Howard, Glen	1/4/2022 (120%)	2	5/18/2022	A-81730273	May 18, 2032		1.08 (120%)	12/20/2022
1004 F3/F3(R)	11/25/2021	3/25/2022	7/23/2022	12/21/21 / Sorino, Brysen & Barrientos, Elham	12/10/2021 (120%)	4	5/20/2022	A-81750463	May 20, 2032		1.08 (120%)	12/20/2022
1005 C2/C2(R)	11/25/2021	3/25/2022	7/23/2022	12/21/21 / Marzan, Francisco & Leeann	12/15/2021 (120%)	3	5/18/2022	A-81730311	May 18, 2032		1.00 (120%)	12/20/2022
1006 D1/D1(R)	11/25/2021	3/25/2022	7/23/2022	2/22/22 / Ishii, Lauren & Carol	2/25/2022 (120%)	2	4/28/2022	A-81530190	April 28, 2032		1.00 (120%)	12/20/2022
1007 D1/D1(R)	11/25/2021	3/25/2022	7/23/2022	4/26/22 / Teves, Stephanie	5/6/2022 (140%)	2	6/9/2022	A-81950451	June 9, 2032		1.00 (120%)	12/20/2022
1008 C1/C1(R)	11/25/2021	3/25/2022	7/23/2022	2/22/22 / Keuma-Tolentino, Corrine & Tolentino, Charmelan	2/25/2022 (120%)	2	5/20/2022	A-81750438	May 20, 2032		1.00 (120%)	12/20/2022
1009 C1/C1(R)	11/25/2021	3/25/2022	7/23/2022	2/10/22 / Luke, Tasha Fumiko	2/2/2022 (120%)	2	4/29/2022	A-81540238	April 29, 2032		1.00 (120%)	12/20/2022
1010 D1/D1R)	11/25/2021	3/25/2022	7/23/2022	2/8/22 / McMillan, Alyssa Kaui	2/3/2022 (120%)	2	4/29/2022	A-81540233	April 29, 2032		1.00 (120%)	12/20/2022
1011 D1/D1(R)	11/25/2021	3/25/2022	7/23/2022	2/9/22 / Amigo, Derrick & Tapat, Racquel	2/9/2022 (120%)	4	5/31/2022	A-81860441	May 31, 2032		1.00 (120%)	12/20/2022
1012 C2/C2(R)	11/25/2021	3/25/2022	7/23/2022	2/9/22 / Abiva, Brandon A. & Cloey E.	2/14/2022 (120%)	4	5/12/2022	A-81670414	May 12, 2032		1.00 (120%)	12/20/2022
1101 F2/F2(R)	11/5/2021	3/5/2022	7/3/2022	12/30/21 / Cezar, Brandon & Gena	1/27/2022 (120%)	3	3/23/2022	A-81170241	March 23, 2032		1.08 (120%)	5/18/2022
1102 F1	11/5/2021	3/5/2022	7/3/2022	1/13/2022 / Cerelejia, Lloyd & Gail	1/7/2022 (120%)	3	3/15/2022	A-81090169	March 15, 2032		1.08 (120%)	5/18/2022
1103 F4/F4(R)	11/5/2021	3/5/2022	7/3/2022	11/24/2021 / Miller, Devon	12/6/2021 (120%)	2	3/23/2022	A-81170256	March 23, 2032		1.08 (120%)	5/18/2022
1104 F3/F3(R)	11/5/2021	3/5/2022	7/3/2022	11/24/2021 / Hina, Dane	12/3/2021 (120%)	2	3/30/2022	A-81240328	March 30, 2032		1.08 (120%)	5/18/2022
1105 C2/C2(R)	11/5/2021	3/5/2022	7/3/2022	1/6/2022 / Cajimat, Jayne & Miyataki, M.	1/4/2022 (120%)	3	3/24/2022	A-81180268	March 24, 2032		1.00 (120%)	5/18/2022
1106 D1/D1(R)	11/5/2021	3/5/2022	7/3/2022	11/22/2021 / Ragil, Shawnee & Atreyu	12/2/2021 (120%)	2	3/31/2022	A-81250345	March 31, 2032		1.00 (120%)	5/18/2022
1107 D1/D1(R)	11/5/2021	3/5/2022	7/3/2022	12/6/2021 / Noji, Keri-Ann	12/3/2021 (120%)	2	3/18/2022	A-81120246 / A-81680312 (Correction)	March 18, 2032		1.00 (120%)	5/18/2022
1108 C1/C1(R)	11/5/2021	3/5/2022	7/3/2022	11/24/2021 / Kogake, Juliana	12/9/2021 (120%)	2	3/24/2022	A-81180249	March 24, 2032		1.00 (120%)	5/18/2022
1109 C1/C1(R)	11/5/2021	3/5/2022	7/3/2022	1/10/2022 / Worrell, Matthew & Bea *[Rental Approval]*	1/24/2022 (120%)	2	3/23/2022	A-81170272	March 23, 2032		1.00 (120%)	5/18/2022
1110 D1/D1(R)	11/5/2021	3/5/2022	7/3/2022	2/21/2022 / Ichimura, Erin S.	2/22/2022 (120%)	1	3/31/2022	A-81250329	March 31, 2032		1.00 (120%)	5/18/2022
1111 D1/D1(R)	11/5/2021	3/5/2022	7/3/2022	1/10/2022 / De Vera, Gabe & Trinidad, May	1/11/2022 (120%)	3	3/31/2022	A-81250364	March 31, 2032		1.00 (120%)	5/18/2022

Kaikoi at Ho'opili Affordable Units
D.R. Horton Hawaii LLC

Unit No. Unit Type	<120% Release Date	Income Target Group Step Up Period(s) <140%	General Public Offering Period Commences	Fully Executed Contract Date / Buyer's Name	Date Affordable Buyer Qualified by DPP (Buyer Income %)	HH Size	Recording Date	Document No.	Date Affordable Credit Earned	Date Affordable Credit Awarded by DPP	Affordable Housing Credit (Affordable Housing Credit Type Awarded)	Date letter sent to DPP Re: Conveyance
		120 Days + 1 Day	120 Days + 1 Day									
1112 C2/C2(R)	11/5/2021	3/5/2022	7/3/2022	11/22/2021 / Vallesteros (Original) / Sartler (Resale)	11/29/2021 (120%)	2	3/31/2022	A-81250352	March 31, 2032		1.00 (120%)	5/18/2022
1201 F2/F2(R)	11/5/2021	3/5/2022	7/3/2022	11/29/2021 / Manumua, Viliami & Faapo	11/23/21 & 12/1/21 (120%)	4	3/24/2022	A-81180254	March 24, 2032		1.08 (120%)	5/18/2022
1202 F1	11/5/2021	3/5/2022	7/3/2022	12/12/2021 / D'Araujo, Jonathan	12/15/2021 (120%)	2	3/24/2022	A-81180259	March 24, 2032		1.08 (120%)	5/18/2022
1203 F3/F3(R)	11/5/2021	3/5/2022	7/3/2022	1/10/2022 / Labtis, Chervy & Jenievalyn	1/7/2022 (120%)	5	3/30/2022	A-81240338	March 30, 2032		1.08 (120%)	5/18/2022
1204 C2/C2(R)	11/5/2021	3/5/2022	7/3/2022	11/22/21 / Francisco, Vivian & Gonzales, Mario	12/6/2021 (120%)	3	4/5/2022	A-81300200	April 5, 2032		1.00 (120%)	5/18/2022
1205 D1/D1(R)	11/5/2021	3/5/2022	7/3/2022	2/9/2022 / Viloria, Lillian	2/2/2022 (120%)	2	3/29/2022	A-81230330	March 29, 2032		1.00 (120%)	5/18/2022
1206 C1/C1(R)	11/5/2021	3/5/2022	7/3/2022	2/28/2022 / Tai See, Allison & Barit, Ryan	3/9/2022 (120%)	2	3/31/2022	A-81250334	March 31, 2032		1.00 (120%)	5/18/2022
1207 D1/D1(R)	11/5/2021	3/5/2022	7/3/2022	2/25/2022 / Cabanatuan, B. & Maruyama, E.	2/22/2022 (120%)	2	3/31/2022	A-81250340	March 31, 2032		1.00 (120%)	5/18/2022
1208 D1/D1(R)	11/5/2021	3/5/2022	7/3/2022	12/6/2021 / Puzon, Katrina	11/24/2021 (120%)	2	3/31/2022	A-81250357	March 31, 2032		1.00 (120%)	5/18/2022
1209 C2/C2(R)	11/5/2021	3/5/2022	7/3/2022	12/6/2021 / Ju, Christopher	12/6/2021 & 3/4/2022 (120%)	2	3/23/2022	A-81170277	March 23, 2032		1.00 (120%)	5/18/2022
1301 F2/F2(R)	11/25/2021	3/25/2022	7/23/2022	2/10/22 / Macapagal, Rene & Lenny	2/4/2022 (120%)	2	4/8/2022	A-81330370	April 8, 2032		1.08 (120%)	12/20/2022
1302 F1	11/25/2021	3/25/2022	7/23/2022	12/21/21 / Gekas, Apostolos & Elizabeth	1/5/2022 (120%)	4	4/20/2022	A-81450538	April 20, 2032		1.08 (120%)	12/20/2022
1303 F3/F3(R)	11/25/2021	3/25/2022	7/23/2022	12/21/21 / Madrid, Jamesson & Tori	12/9/2021 (120%)	4	4/14/2022	A-81390163	April 14, 2032		1.08 (120%)	12/20/2022
1304 C2/C2(R)	11/25/2021	3/25/2022	7/23/2022	12/9/2021 / Taborda, Italo & Clarissa	2/11/2022 & 12/15/2021 (120%)	4	3/30/2022	A-81240333	March 30, 2032		1.00 (120%)	5/18/2022
1305 D1/D1(R)	11/25/2021	3/25/2022	7/23/2022	12/26/2021 / Ramos, Larry & Thea	1/3/2022 & 12/15/2021 (120%)	2	3/30/2022	A-81240323	March 30, 2032		1.00 (120%)	5/18/2022
1306 D1/D1(R)	11/25/2021	3/25/2022	7/23/2022	2/8/22 / Renteria (Original); Lopez (Resale)	4/4/2022 (140%)	1	5/12/2022	A-81670382	May 12, 2032		1.00 (120%)	12/20/2022
1307 C1/C1(R)	11/25/2021	3/25/2022	7/23/2022	4/5/22 / Layugan, Ma & Mike	5/6/2022 (140%)	3	5/31/2022	A-81860318	May 31, 2032		1.00 (120%)	12/20/2022
1308 D1/D1(R)	11/25/2021	3/25/2022	7/23/2022	4/5/22 / Kakigi, Sean Takashi	4/4/2022 (140%)	1	4/29/2022	A-81540277	April 29, 2032		1.00 (120%)	12/20/2022
1309 C2/C2(R)	11/25/2021	3/25/2022	7/23/2022	12/21/2021 / Cady, Denise	12/15/2021 (120%)	2	3/31/2022	A-81250370	March 31, 2032		1.00 (120%)	5/18/2022
1413 E1/E1(R)	6/4/2022	10/2/2022	1/30/2023	8/15/22 / Sacatropez (Original); Hilsabeck (Resale)	8/24/2022 (120%)	4	10/3/2022	A-83110345	October 3, 2032		1.44 (120%)	12/20/2022
1414 D1/D1(R)	6/4/2022	10/2/2022	1/30/2023	8/26/22 / Mar, Pookela A.	8/11/2022 (120%)	3	9/29/2022	A-83070343	September 29, 2032		1.00 (120%)	12/20/2022
1415 D1/D1(R)	6/4/2022	10/2/2022	1/30/2023	8/26/22 / Co, Christopher & Cruz, Lauren	8/22/22 (120%)	2	10/3/2022	A-83110329	October 3, 2032		1.00 (120%)	12/20/2022
1416 C1/C1(R)	6/4/2022	10/2/2022	1/30/2023	7/18/2022 / Faletoese, Heperona & Mihato	7/27/2022 & 10/12/2022 (120%)	5	11/9/2022	A-83480205	November 9, 2032		1.00 (120%)	12/20/2022

Kaikoi at Ho'opili Affordable Units
D.R. Horton Hawaii LLC

Unit No. Unit Type	<120% Release Date	Income Target Group Step Up Period(s) <140%	General Public Offering Period Commences	Fully Executed Contract Date / Buyer's Name	Date Affordable Buyer Qualified by DPP (Buyer Income %)	HH Size	Recording Date	Document No.	Date Affordable Credit Earned	Date Affordable Credit Awarded by DPP	Affordable Housing Credit (Affordable Housing Credit Type Awarded)	Date letter sent to DPP Re: Conveyance
		120 Days + 1 Day	120 Days + 1 Day									
1417 D1/D1(R)	6/4/2022	10/2/2022	1/30/2023	7/1/22 / Ilae, Seth K.	7/15/2022 (120%)	5	9/9/2022	A-82870180	September 9, 2032		1.00 (120%)	12/20/2022
1418 E1/E1(R)	6/4/2022	10/2/2022	1/30/2023	7/27/22 / Guevarra, Catherine & Randolph	7/29/2022 (120%)	6	9/22/2022	A-83001051	September 22, 2032		1.44 (120%)	12/20/2022
1419 E1/E1(R)	6/4/2022	10/2/2022	1/30/2023	7/18/22 / Ishizuka, Rachel & Koanui, Carter	7/5/2022 (120%)	3	9/6/2022	A-82840278	September 6, 2032		1.44 (120%)	12/20/2022
1420 D1/D1(R)	6/4/2022	10/2/2022	1/30/2023	6/20/22 / Townsend, Noah & Cherie	7/20/2022 (120%)	3	10/7/2022	A-83150314	October 7, 2032		1.00 (120%)	12/20/2022
1421 D1/D1(R)	6/4/2022	10/2/2022	1/30/2023	6/27/22 / Gabrillo, Diane & Aquiat, Bryson	6/28/2022 (120%)	2	9/19/2022	A-82970137	September 19, 2032		1.00 (120%)	12/20/2022
1422 C1/C1(R)	6/4/2022	10/2/2022	1/30/2023	6/27/22 / Lagmay, Joshua & Bueno, Ethelstein	6/22/2022 (120%)	5	9/22/2022	A-83001039	September 22, 2032		1.00 (120%)	12/20/2022
1423 D1/D1(R)	6/4/2022	10/2/2022	1/30/2023	7/15/2022 / Buckley, Dominique B.	8/11/2022 (120%)	2	10/28/2022	A-83360198	October 28, 2032		1.00 (120%)	12/20/2022
1424 E1/E1(R)	6/4/2022	10/2/2022	1/30/2023	6/27/22 / Buck, Kaleo & Prestoza, Cassandra	6/17/2022 (120%)	4	10/4/2022	A-83120029	October 4, 2032		1.44 (120%)	12/20/2022

Total Affordable Credits Reported to County (to date):	161.20
Anticipated Affordable Credits for Kaikoi:	161.20
Remaining Affordable Credits to be Produced:	0.00

Unit Type C1/C1(R) (2 BR/1.5 Bath) = 1.0 Affordable Housing Credits
Unit Type C2/C2(R) (2 BR/1.5 Bath) =1.0 Affordable Housing Credits
Unit Type D1/D1(R) (2 BR/1.5 Bath) = 1.0 Affordable Housing Credits
Unit Type E1/E1(R) (3 BR /2 Bath) = 1.44 Affordable Housing Credits
Unit Type F1 (2 BR/2 Bath) = 1.08 Affordable Housing Credits
Unit Type F2/F2(R) (2 BR/2 Bath) = 1.08 Affordable Housing Credits
Unit Type F3/F3(R) (2 BR/2 Bath) = 1.08 Affordable Housing Credits
Unit Type F4/F4(R) (2 BR/2 Bath) = 1.08 Affordable Housing Credits

ATTACHMENT D

See attached.

HO'OPILI DEVELOPMENT

PARCEL 116 - PHASE 2
ACCESS AND UTILITY IMPROVEMENTS

HONOULIULI , EWA , OAHU , HAWAII

TAX MAP KEY : 9–1–018: 008, 012

[SUBDIVISION FILE NO. 2023/SUB–37]

[CONSTRUCTION PLAN FILE NO. 2023/CP–24]

PREPARED FOR:

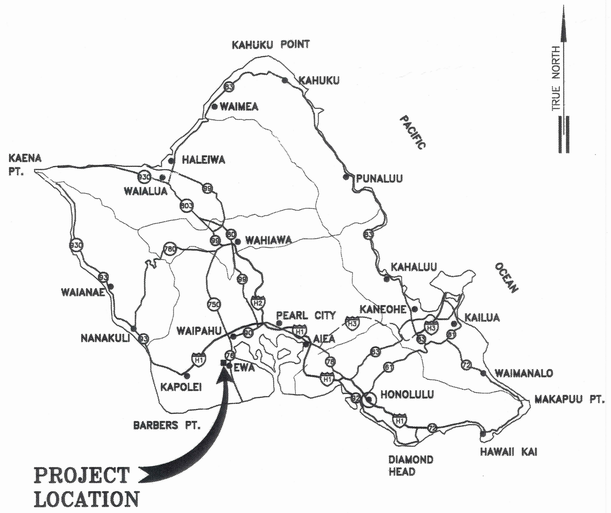
D.R. HORTON HAWAII LLC
130 MERCHANT STREET, SUITE 112
HONOLULU, HAWAII 96813

Prepared by:

R. M. TOWILL CORPORATION
SINCE 1930
Planning • Engineering • Environmental Services • Photogrammetry • Surveying • Construction Management

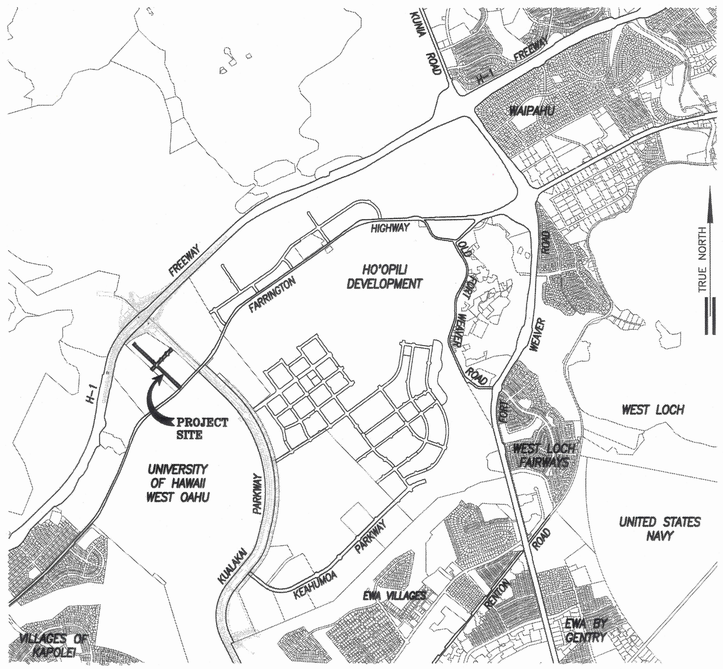
2023/CP–24 FEBRUARY 2023

HO'OPILI DEVELOPMENT PARCEL 116 PHASE 2 ACCESS AND UTILITY IMPROVEMENTS



VICINITY MAP

5 0 5 10
SCALE IN MILES



LOCATION MAP

NOT TO SCALE

APPROVED :

DIRECTOR, DEPARTMENT OF PLANNING & PERMITTING
CITY & COUNTY OF HONOLULU
(FOR SITE GRADING ONLY)

9/13/2024
DATE

For MANAGER AND CHIEF ENGINEER, BOARD OF WATER SUPPLY
CITY & COUNTY OF HONOLULU
(FOR WORK AFFECTING BOARD OF WATER SUPPLY FACILITIES IN CITY/STATE RIGHT–OF–WAY AND BWS EASEMENTS ONLY)

7/25/2024
DATE

HIGHWAYS ADMINISTRATOR
STATE DEPARTMENT OF TRANSPORTATION
(APPROVAL GRANTED FOR WORK WITHIN STATE RIGHT–OF–WAY ONLY, ID NO. O-23-10
LETTER OF APPROVAL NO. HWY–CM 24-2.15165
DATED 5/14/2024)

5/14/2024
DATE

RMTC JOB NO.: 1–23540–OE

K:\civil\23540 Hoopili Parcel 116 Phase 2\Drawings\Construction Dwgs_Roadways\001 – Title Sheet.dwg May 13, 2024

FILE	POCKET	FOLDER	NO.

HO'OPILI DEVELOPMENT

42-INCH WATER TRANSMISSION MAIN RELOCATION

HONOULIULI , EWA , OAHU , HAWAII

TAX MAP KEY : 9–1–017: 196, 213

[SUBDIVISION FILE NO. 2024/SUB–165] **(for Easement only)**

[CONSTRUCTION PLAN FILE NO. 2024/CP–45]

PREPARED FOR:

D.R. HORTON HAWAII LLC

130 MERCHANT STREET, SUITE 112

HONOLULU, HAWAII 96813

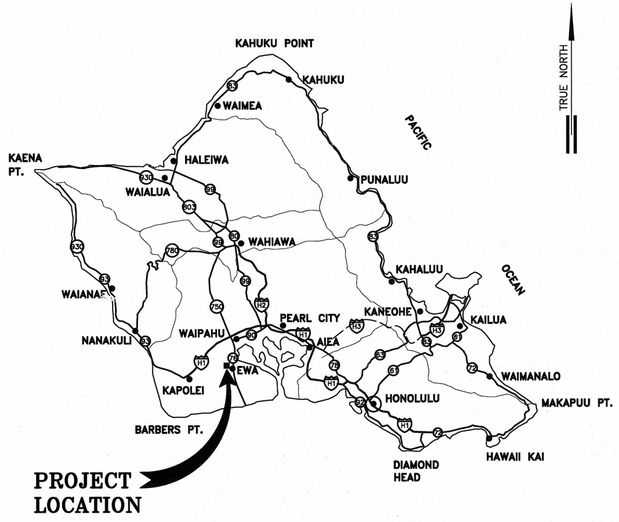
Prepared by:

R. M. TOWILL CORPORATION

SINCE 1930

Planning • Engineering • Environmental Services • Photogrammetry • Surveying • Construction Management

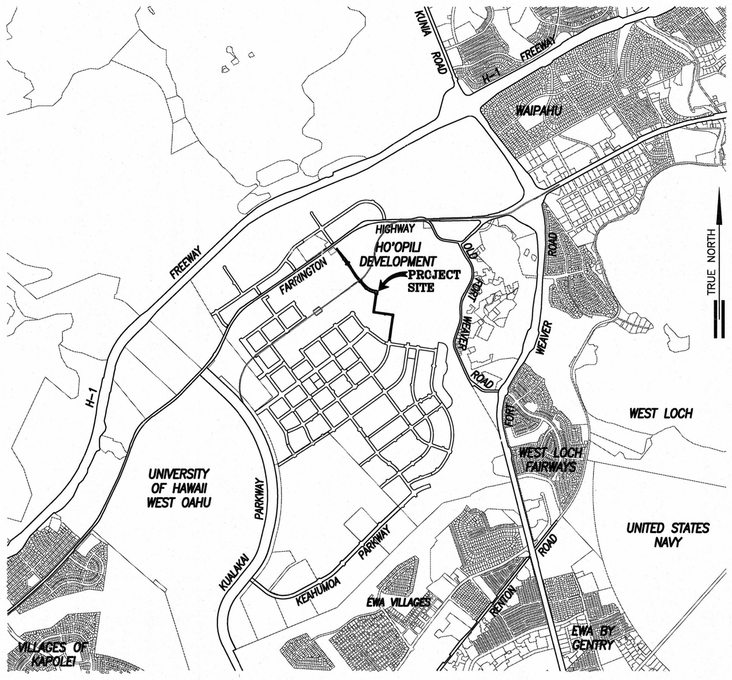
2024/CP–45 HO'OPILI DEVELOPMENT 42–INCH WATER TRANSMISSION MAIN RELOCATION MARCH 2024



VICINITY MAP

5 0 5 10

SCALE IN MILES



LOCATION MAP

NOT TO SCALE

APPROVED :

DIRECTOR, DEPARTMENT OF PLANNING & PERMITTING
CITY & COUNTY OF HONOLULU

7/24/2025
DATE

For MANAGER AND CHIEF ENGINEER, BOARD OF WATER SUPPLY
CITY & COUNTY OF HONOLULU
(FOR WORK AFFECTING BOARD OF WATER SUPPLY FACILITIES IN CITY/STATE RIGHT–OF–WAY AND BWS EASEMENTS ONLY)

4/15/25
DATE

RMTC JOB NO.: 1-24341-0E

K:\civil\24341 Hoopili 42-inch Water Main Relocation\Drawings\Construction Dwgs\100_Dwgs\T001 – Title.dwg March 26, 2025

FILE	POCKET	FOLDER	NO.

ATTACHMENT E

See attached.

Wastewater Facilities Tracker for LUC/DPP

as of 6/16/2026

Per DPP letter dated August 22, 2025: "It would be helpful in the [LUC] annual reports to have a status report showing the wastewater facilities that were planned, their stage of completion, date of inspection, and if the facilities or parts of the system have been submitted for acceptance and dedication. This provides a measure as to the fulfillment of this condition." [Condition 8 of the LUC]

Facility Description and Details					Stage of Completion	WWB Inspection Date	Dedication Status
Phase	Parcel	Subdivision	Name	Housing Type			
						For SF: CIVIL - date of CEB final inspection letter	
						For MF/Parks: VERTICAL - date of first completed DPP plumbing inspection on permit	
1	n/a	2015/SUB-108	Backbone Roads	n/a	Done	9/23/2020	Dedicated on 9/25/2025; Doc. No. T-13051114
1	1	2016/SUB-1	Ha'akea	Single Family	Done	11/26/2019	Dedicated on 1/6/2026; Doc. No. T-13154055
1	2	n/a	Hāloa	Multi-Family	Done	11/9/2017	n/a
1	4	2016/SUB-2	Lehua	Single Family	Done	12/2/2019	Dedicated on 12/2/2025; Doc. No. T-13119067
3	n/a	2016/SUB-19	Backbone Roads	n/a	Done	2/26/2021	Dedicated on 11/26/2025; Doc. No. T-13113167
3	5	2016/SUB-80	'Iliahi	Single Family	Done	12/2/2019	Dedicated on 4/15/2026; Doc. No. T-13253140
3	5	n/a	SoHo Community Ctr	n/a	Done	2/19/2021	n/a
3	6	2016/SUB-78	'Iliahi	Single Family	Done	4/12/2019	Dedicated on 4/15/2026; Doc. No. T-13253146
3	7	n/a	Akoko	Multi-Family	Done	7/11/2018	n/a
4	n/a	2019/SUB-228	Backbone Roads	n/a	Done	3/1/2023	Dedication documents pending with County
4	8	2018/SUB-29	Ho'oulu	Single Family	Done	2/10/2022	Dedication documents pending with County
4	8	n/a	Pa'ani Park	n/a	Done	5/23/2024	n/a - conveyed to the Ho'opili Community Association
4	9	2017/SUB-202	Āulu	Single Family	Done	2/16/2022	Dedication documents pending with County
6	n/a	2017/SUB-118	Backbone Roads	n/a	Done	4/19/2024	Dedication documents pending with County
6	11	2018/SUB-139	Liko	Single Family	Done	3/30/2021	Dedication documents pending with County
6	12	n/a	Hinahina	Multi-Family	Done	8/10/2021	n/a
6	15	n/a	Kōhina III	Multi-Family	Done	2/162022	n/a
4	16	n/a	ʻIlima	Multi-Family	Done	3/18/2020	n/a
4	17	2018/SUB-79	Ōlena	Single Family	Done	4/8/2021	Dedication documents pending with County
5	n/a	2017/SUB-85	Backbone Roads	n/a	Done	2/22/2022	Dedication documents pending with County
5	18	n/a	Kaikea I	Multi-Family	Done	3/23/2022	n/a
5	19	n/a	Kaikoi II	Multi-Family	Done	7/18/2022	n/a
5	19	n/a	The Urb	n/a	In Progress	TBD	n/a
2	n/a	2015/SUB-201	Backbone Roads	n/a	Done	2/22/2022	Dedicated on 5/5/2026; Doc. No. T-13273094
2	20	n/a	Kōhina	Multi-Family	Done	12/16/2020	n/a
2	25	n/a	Kōhina	Multi-Family	Done	7/17/2020	n/a
2	n/a	2018/SUB-82	Phase 2 Offsite Sewer (aka IMX Offsite Sewer)	n/a	Done	9/6/2022	n/a
5	26	n/a	Kaikoi I	Multi-Family	Done	8/31/2021	n/a
5	27	n/a	Nahele	Multi-Family	Done	6/2/2023	n/a
10A	n/a	2019/SUB-122	Backbone Roads	n/a	Done	4/28/2025	Pending Submittal
10A	105	2019/SUB-130	'Iliahi III	Single Family	Done	2/22/2023	Pending Submittal
10A	106	2019/SUB-58	Lehua II	Single Family	Done	6/14/2022	Pending Submittal
10A	104	n/a	Mamaka	SF Condo	Done	3/30/2022	n/a
10A	103	2020/SUB-67	Ikena	Single Family	Done	4/25/2024	Pending Submittal
IMX	n/a	2018/SUB-187 2018/SUB-201	Intersections	n/a	Done	Inspection complete; pending receipt of Final Inspection Letter	Pending Submittal
13	n/a	2020/SUB-223	Backbone Roads	n/a	Done	Inspection complete; pending receipt of Final Inspection Letter	Pending Submittal
13	98	2021/SUB-67	Ho'oulu Phase 2	Single Family	Done	2/21/2024	Pending Submittal
13	100	n/a	Mamaka II	SF Condo	Done	12/29/2022	n/a
13	96/101	2021/SUB-143	Ikena C	Single Family	Done	Inspection complete; pending receipt of Final Inspection Letter	Pending Submittal
13	102	2021/SUB-174	Nanaina	Single Family	Done	Inspection complete; pending receipt of Final Inspection Letter	Pending Submittal
13	97	2021/SUB-97	Kanalani	Single Family	Done	Inspection complete; pending receipt of Final Inspection Letter	Pending Submittal
11	n/a	2022/SUB-73	Backbone Roads	n/a	Done	Inspection complete; pending receipt of Final Inspection Letter	Pending Submittal
11	49	n/a	Molehu	SF Condo	Done	8/19/2024	n/a
11	49	n/a	Kapiili	Multi-Family	Done	TBD	n/a
11	48	2022/SUB-94	Noho Papa	Single Family	Done	Inspection complete; pending receipt of Final Inspection Letter	Pending Submittal

Facility Description and Details					Stage of Completion	WWB Inspection Date	Dedication Status
Phase	Parcel	Subdivision	Name	Housing Type			
						For SF: CIVIL - date of CEB final inspection letter	
						For MF/Parks: VERTICAL - date of first completed DPP plumbing inspection on permit	
11	45/46	n/a	Alana	Multi-Family	Done	5/29/2025	n/a
11	42	n/a	Alana	Multi-Family	Done	TBD	n/a
11	n/a	n/a	Ph 11 Offsite Sewer	n/a	Done	3/13/2025	Pending Submittal
17A	n/a	2023/SUB-70	Backbone Roads	n/a	In Progress	TBD	Pending Submittal
17A	92	n/a	'Ahakea	SF Condo	Done	TBD	n/a
17A	94	n/a	Nanahea	SF Condo	In Progress	TBD	n/a
7A	n/a	2022/SUB-214	Backbone Roads	n/a	In Progress	TBD	Pending Submittal
7A	34	n/a	Lanipo	Multi-Family	In Progress	TBD	n/a
7A	30	n/a	Lanipo	Multi-Family	In For Permit	TBD	n/a
Gateway	n/a	2023/SUB-37	Backbone Roads	n/a	In Progress	TBD	n/a
17B	n/a	2023/SUB-109	Backbone Roads	n/a	In Progress	TBD	Pending Submittal
17B	91	n/a	'Ahakea	Multi-Family	In Progress	TBD	n/a

ATTACHMENT H

See attached.

GOOD HOUSEKEEPING BMPS NOTES:

1. STREET SWEEPING AND VACUUMING.

   ALL POLLUTANTS DISCHARGED FROM CONSTRUCTION SITE TO OFF-SITE AREAS MUST BE SWEPT OR VACUUMED EACH DAY BEFORE LEAVING THE JOB SITE.

2. MATERIALS DELIVERY, STORAGE AND USE MANAGEMENT.

   PREVENT, REDUCE, OR ELIMINATE THE DISCHARGE OF POLLUTANTS FROM MATERIAL DELIVERY, STORAGE, AND USE TO THE STORM WATER SYSTEM OR WATERCOURSES BY MINIMIZING THE STORAGE OF HAZARDOUS MATERIALS ONSITE, STORING MATERIALS IN A DESIGNATED AREA, INSTALLING SECONDARY CONTAINMENT. CONSTRUCTION MATERIALS, WASTE, TOXIC AND HAZARDOUS SUBSTANCES, STOCKPILES AND OTHER SOURCES OF POLLUTION SHALL NOT BE STORED IN BUFFER AREAS, NEAR AREAS OF CONCENTRATED FLOW, OR AREAS ABUTTING THE MS4, RECEIVING WATERS, OR DRAINAGE IMPROVEMENTS THAT DISCHARGE OFF-SITE. PRIMARY AND SECONDARY CONTAINMENT CONTROLS AND COVERS SHALL BE IMPLEMENTED TO THE MAXIMUM EXTENT PRACTICAL (MEP).

3. SPILL PREVENTION AND CONTROL.

   CREATE AND IMPLEMENT SPILL PREVENTION AND RESPONSE PLANS TO ELIMINATE AND MINIMIZE THE DISCHARGE OF POLLUTANTS TO THE MS4 AND RECEIVING WATERS FROM LEAKS AND SPILLS BY REDUCING THE CHANCE FOR SPILLS, ABSORBING, CONTAINING, AND CLEANING UP SPILLS AND PROPERLY DISPOSING OF SPILL MATERIALS. AT A MINIMUM, ALL PROJECTS SHALL CLEANUP ALL LEAKS AND SPILLS IMMEDIATELY.

4. HAZARDOUS MATERIALS.

   PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM HAZARDOUS WASTE THROUGH PROPER MATERIAL USE AND WASTE DISPOSAL. IN THE EVENT THAT HAZARDOUS MATERIALS ARE DISCHARGED TO THE MS4, THE PROPERTY OWNER OR ESCP COORDINATOR SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF FACILITIES MAINTENANCE, HONOLULU FIRE DEPARTMENT, AND HONOLULU POLICE DEPARTMENT OF THE DISCHARGE BY TELEPHONE. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED, THE REASONS FOR THE DISCHARGE, AND THE MEASURES THAT HAVE BEEN TAKEN OR WILL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE SUBMITTED TO THE DIRECTOR NO LESS THAN 3 DAYS AFTER NOTIFICATION BY PHONE.

5. NONHAZARDOUS MATERIALS.

   IN THE EVENT THAT NONHAZARDOUS MATERIALS ARE DISCHARGED TO THE MS4, THE PROPERTY OWNER OR ESCP COORDINATOR SHALL NOTIFY THE CITY DEPARTMENT OF FACILITIES MAINTENANCE BY TELEPHONE NO LATER THAN THE NEXT BUSINESS DAY. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED, THE REASONS FOR THE DISCHARGE, AND THE MEASURES THAT HAVE BEEN TAKEN OR WILL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE SUBMITTED TO THE DIRECTOR NO LESS THAN 3 DAYS AFTER NOTIFICATION BY PHONE.

6. VEHICLE AND EQUIPMENT CLEANING.

   ELIMINATE AND MINIMIZE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM VEHICLE AND EQUIPMENT CLEANING OPERATIONS BY USING OFF-SITE FACILITIES WHEN FEASIBLE, WASHING IN DESIGNATED, CONTAINED AREAS ONLY, AND ELIMINATING DISCHARGES TO THE STORM DRAIN SYSTEM BY EVAPORATING AND/OR TREATING WASH WATER, AS APPROPRIATE OR INFILTRATING WASH WATER FOR EXTERIOR CLEANING ACTIVITIES THAT USE WATER ONLY.

7. VEHICLE AND EQUIPMENT FUELING.

   PREVENT FUEL SPILLS AND LEAKS BY USING OFF-SITE FACILITIES, FUELING ONLY IN DESIGNATED AREAS, ENCLOSING OR COVERING STORED FUEL, AND IMPLEMENTING SPILL CONTROLS SUCH AS SECONDARY CONTAINMENT AND ACTIVE MEASURES USING SPILL RESPONSE KITS.

8. VEHICLE AND EQUIPMENT MAINTENANCE.

   ELIMINATE AND MINIMIZE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM VEHICLE AND EQUIPMENT MAINTENANCE OPERATIONS BY USING OFF-SITE FACILITIES WHEN FEASIBLE, PERFORMING WORK IN DESIGNATED AREAS ONLY, USING SPILL PADS UNDER VEHICLES AND EQUIPMENT, CHECKING FOR LEAKS AND SPILLS, AND CONTAINING AND CLEANING UP SPILLS IMMEDIATELY.

9. SOLID WASTE MANAGEMENT.

   PREVENT OR REDUCE DISCHARGE OF POLLUTANTS TO THE LAND, GROUNDWATER, AND IN STORM WATER FROM SOLID WASTE OR CONSTRUCTION AND DEMOLITION WASTE BY PROVIDING DESIGNATED WASTE COLLECTION AREAS, COLLECT SITE TRASH DAILY, AND ENSURING THAT CONSTRUCTION WASTE IS COLLECTED, REMOVED, AND DISPOSED OF ONLY AT AUTHORIZED DISPOSAL AREAS.

10. SANITARY/SEPTIC WASTE MANAGEMENT.

    TEMPORARY AND PORTABLE SANITARY AND SEPTIC WASTE SYSTEMS SHALL BE MOUNTED OR STAKED IN, WELL-MAINTAINED AND SCHEDULED FOR REGULAR WASTE DISPOSAL AND SERVICING. SOURCES OF SANITARY AND/OR SEPTIC WASTE SHALL NOT BE STORED NEAR THE MS4 OR RECEIVING WATERS.

11. STOCKPILE MANAGEMENT.

    STOCKPILES SHALL NOT BE LOCATED IN DRAINAGE WAYS, WITHIN 50 FEET FROM AREAS OF CONCENTRATED FLOWS, AND ARE NOT ALLOWED IN THE CITY RIGHT-OF-WAY. SEDIMENT BARRIERS OR SILT FENCES SHALL BE USED AROUND THE BASE OF ALL STOCKPILES. STOCKPILES SHALL NOT EXCEED 15 FEET IN HEIGHT. STOCKPILES GREATER THAN 15 FEET IN HEIGHT SHALL REQUIRE 8 FOOT WIDE BENCHING IN ACCORDANCE WITH ROH CHAPTER 18A, ARTICLE 3. STOCKPILES MUST BE COVERED WITH PLASTIC SHEETING OR A COMPARABLE MATERIAL IF THEY WILL NOT BE ACTIVELY USED WITHIN 7 DAYS.

12. LIQUID WASTE MANAGEMENT.

    LIQUID WASTE SHALL BE CONTAINED IN A CONTROLLED AREA SUCH AS A HOLDING PIT, SEDIMENT BASIN, ROLL-OFF BIN, OR PORTABLE TANK OF SUFFICIENT VOLUME AND TO CONTAIN THE LIQUID WASTES GENERATED. CONTAINMENT AREAS OR DEVICES MUST BE IMPERMEABLE AND LEAK FREE AND SHOULD NOT BE LOCATED WHERE ACCIDENTAL RELEASE OF THE CONTAINED LIQUID CAN DISCHARGE TO WATER BODIES, CHANNELS, OR STORM DRAINS.

13. CONCRETE WASTE MANAGEMENT.

    PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFFSITE OR PERFORMING ONSITE WASHOUT IN A DESIGNATED AREA CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MILLIMETER POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL. CONTAINMENT AREAS OR DEVICES SHOULD NOT BE LOCATED WHERE ACCIDENTAL RELEASE OF THE CONTAINED LIQUID CAN DISCHARGE TO WATER BODIES, CHANNELS, OR STORM DRAINS. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75 PERCENT FULL. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF AS SOLID WASTES.

GOOD HOUSEKEEPING BMPS NOTES (CONT'D):

14. CONTAMINATED SOIL MANAGEMENT.

    AT MINIMUM CONTAIN CONTAMINATED MATERIAL SOIL BY SURROUNDING WITH IMPERMEABLE LINED BERMS OR COVER EXPOSED CONTAMINATED MATERIAL WITH PLASTIC SHEETING. CONTAMINATED SOIL SHOULD BE DISPOSED OF PROPERLY IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

15. DUST CONTROL.

    THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL PROVIDE EFFECTIVE MEASURES FOR THE CONTROL OF DUST FROM THE PROJECT SITE AND HAUL ROADS SO IT SHALL NOT BE TRANSPORTED OR DISCHARGED TO OFF-SITE AREAS. THE WORK MUST BE IN CONFORMANCE WITH AIR POLLUTION CONTROL STANDARDS CONTAINED IN THE HAWAII ADMINISTRATIVE RULES: TITLE 11 CHAPTER 60.1, "AIR POLLUTION CONTROL".

16. BMP AND SITE MAINTENANCE.

    THE CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL CLEAN TRASH AND DEBRIS AROUND THE SURROUNDING AREA ON A WEEKLY BASIS.

EROSION AND SEDIMENT CONTROL PLAN SCHEDULE AND RAIN RESPONSE PLAN NOTES:

PROJECT SEQUENCE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES, PERIMETER CONTROLS, AND INLET PROTECTION FOR PROTECTED AREAS, CLEARING AND GRUBBING AS NECESSARY FOR THE INSTALLATION OF THESE BMPS.
2. CONSTRUCT TEMPORARY SWALES AND SEDIMENT TRAP (INCREMENT 5) AND STABILIZE IMMEDIATELY. PROVIDE MAINTENANCE FOR EXISTING DRAINAGE BASIN TO BE USED AS A SEDIMENT TRAP.
3. PROVIDE WATER TRUCKS FOR DUST CONTROL
4. CLEAR, GRUB AND GRADE THE SITE IN 5 INCREMENTS IN SEQUENTIAL NUMERICAL ORDER, REFER TO SITE PLAN. ONLY 1 INCREMENT SHALL BE GRADED AT ANY ONE TIME. RELOCATE, RECONSTRUCT AND MAINTAIN BMPS AS NEEDED TO KEEP THEM EFFECTIVE AT ALL TIMES. INITIATE TEMPORARY STABILIZATION IMMEDIATELY ONCE GRADING IS COMPLETED AND FOR CURRENT PHASE PRIOR TO THE START OF THE NEXT PHASE.
5. INITIATE STABILIZATION OF STEEP SLOPES (> 15%) WITH HYDROSEEDING AS SOON AS GRADING IS COMPLETED ON THOSE AREAS.
6. PROCEED WITH CONSTRUCTION WITH LEAST POSSIBLE DISTURBANCE OF VEGETATIVE AREAS AND TEMPORARY STRUCTURES.
7. PLANT PERMANENT GROUND COVER AS SOON AS POSSIBLE.
8. REMOVE OR DISMANTLE TEMPORARY EROSION CONTROL STRUCTURES AFTER FULL ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
9. PRACTICE GOOD HOUSEKEEPING MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
10. INSPECTIONS WILL BE PERFORMED WEEKLY.

RAIN RESPONSE PLAN:

THE FOLLOWING WILL BE PERFORMED WHEN HEAVY RAINS, TROPICAL STORM OR HURRICANE IS IMMINENT OR IS FORECASTED IN THE NEXT 48 HOURS:

1. TEMPORARY SUSPENSION OF ACTIVE GRADING.
2. INSPECT ALL PERIMETER CONTROLS, SEDIMENT TRAPS, AND INLET PROTECTION DEVICES, AND MAINTAIN AS NEEDED. REINSTALL ANY PERIMETER CONTROLS THAT WERE REMOVED DUE TO ACTIVE WORK IN THE AREA. IF A SEVERE STORM IS EXPECTED, REMOVE INLET PROTECTION DEVICES TO PREVENT FLOODING ON SURROUNDING STREETS.
3. COVER OR RELOCATE MATERIAL STOCKPILES AND LIQUID MATERIAL CONTAINERS TO AVOID CONTACT WITH RAINWATER.
4. PLACE SPILL PANS OR OIL-ONLY SPILL PADS UNDER CONSTRUCTION VEHICLES TO PREVENT RUNOFF FROM CONTACTING ANY SPILLED PETROLEUM PRODUCTS. PROPERLY DISPOSE OF ANY ACCUMULATED OILY WATER AFTER THE RAIN EVENT.
5. RE-INSPECT AFTER THE APPROACHING HEAVY RAINS, TROPICAL STORM OR HURRICANE AND REPLACE OR MAINTAIN BMPS AS NEEDED.

EROSION PREVENTION / SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL FOLLOW THE GUIDELINES IN THE CITY AND COUNTY OF HONOLULU'S "RULES RELATING TO WATER QUALITY."
2. MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE ANY EARTHWORK IS INITIATED.
3. SLOPE PROTECTION

   SLOPE PROTECTION IS REQUIRED ON AREAS WITH SLOPES GREATER THAN 15% AND ON AREAS OF MODERATE SLOPE THAT ARE PRONE TO EROSION UNLESS THEY ARE BEING ACTIVELY WORKED. USE DIVERSION OF SLOPE (DIKES, SWALES, SLOPE DRAINS) TO DIVERT WATER AROUND THE SLOPE. PROVIDE A 10-FT BUFFER ZONE AT THE TOE OF SLOPE. ONLY 5 ACRES MAY BE DISTURBED AT ANYTIME ON SLOPES GREATER THAN 15%.

4. TEMPORARY STABILIZATION IS REQUIRED ON DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHEN THE DISTURBED AREA WILL NOT BE WORKED FOR 14 CONSECUTIVE DAYS OR MORE.
5. PERMANENT STABILIZATION

   ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED USING VEGETATIVE COVERING, PAVEMENT, OR EQUIVALENT, PRIOR TO REMOVING EROSION AND SEDIMENT MEASURES. TRAPPED SEDIMENT AND AREAS OF DISTURBED SOIL WHICH RESULT FROM THE REMOVAL OF THE TEMPORARY MEASURES SHALL BE IMMEDIATELY AND PERMANENTLY STABILIZED.

6. PRESERVE EXISTING VEGETATION

   CLEARLY MARK THE AREAS TO BE PRESERVED WITH FLAGS OR TEMPORARY FENCING. WHERE TEMPORARY FENCING IS USED, FENCING MUST BE ADEQUATELY SUPPORTED BY POSTS AND MAINTAINED IN AN UPRIGHT POSITION.

7. MINIMIZE SOIL COMPACTION

   AREAS WHERE FINAL STABILIZATION OR INFILTRATION PRACTICES WILL BE INSTALLED SHALL BE PROTECTED FROM EXCESSIVE COMPACTION DURING CONSTRUCTION. VEHICLE AND EQUIPMENT USE SHALL BE RESTRICTED OR TECHNIQUES TO CONDITION THE SOILS TO SUPPORT VEGETATION SHALL BE IMPLEMENTED IN THE AREAS THAT HAVE BEEN COMPACTED AND ARE DESIGNATED TO REMAIN VEGETATIVE OR POST-CONSTRUCTION INFILTRATION AREAS. CLEARLY MARK THE AREAS TO BE AVOIDED WITH FLAGS OR TEMPORARY FENCING. WHERE TEMPORARY FENCING IS USED, FENCING MUST BE ADEQUATELY SUPPORTED BY POSTS AND MAINTAINED IN AN UPRIGHT POSITION.

EROSION PREVENTION / SEDIMENT CONTROL NOTES

8. PERIMETER CONTROLS

   PERIMETER CONTROLS ARE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS.

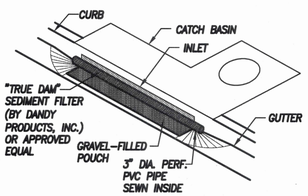
9. INLET PROTECTION
   - ALL STORM DRAIN INLETS ONSITE AND THOSE OFFSITE WHICH MAY RECEIVE RUNOFF FROM THE SITE SHALL USE AN INLET PROTECTION DEVICE UNLESS THEY ARE DIRECTED TO A SEDIMENT BASIN.
   - SEDIMENT LEVELS MAY NOT EXCEED ONE THIRD OF THE HEIGHT OF INLET PROTECTION DEVICE AT ANY POINT ALONG THE LENGTH OF THE INLET PROTECTION DEVICE.
   - INLET PROTECTION DEVICES MUST BE UNCLOGGED AND CLEANED WHEN PERFORMANCE IS COMPROMISED.
   - TORN, WEATHERED OR SAGGING INLET PROTECTION DEVICES MUST BE REPAIRED OR REPLACED IMMEDIATELY.

10. TRACKING CONTROL
    - MINIMIZE SEDIMENT TRACK-OUT ONTO OFF-SITE STREETS, OTHER PAVED AREAS, AND SIDEWALKS FROM VEHICLES EXITING THE CONSTRUCTION SITE BY RESTRICTING VEHICLE TRAFFIC TO PROPERLY DESIGNATED AREAS AND USING ADDITIONAL CONTROLS TO REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXITING THE SITE.
    - VEHICULAR PARKING AND MOVEMENTS ON PROJECT SITES MUST BE CONFINED TO PAVED SURFACES OR PREDEFINED PARKING AREAS AND VEHICLE PATHS, WHICH SHALL BE MARKED WITH FLAGS OR BOUNDARY FENCING.
    - ALL POLLUTANTS AND MATERIALS THAT ARE DROPPED, WASHED, TRACKED, SPILLED, OR OTHERWISE DISCHARGED FROM A PROJECT SITE TO OFF-SITE STREETS, OTHER PAVED AREAS, SIDEWALKS OR THE MS4 MUST BE CLEANED USING DRY METHODS SUCH AS SWEEPING OR VACUUMING.
    - WASHING POLLUTANTS AND MATERIALS THAT ARE DISCHARGED FROM THE PROJECT SITE TO THE MS4 INTO DRAIN INLETS OR CATCH BASINS IS PROHIBITED UNLESS THE MATERIAL IS SEDIMENT AND THE INLETS ARE DIRECTED TO A SEDIMENT BASIN OR SEDIMENT TRAP.

12. BEST MANAGEMENT PRACTICES (BMPS) SHALL NOT BE REMOVED UNTIL FINAL STABILIZATION IS COMPLETE FOR THAT PHASE.
13. REFER TO CITY AND COUNTY OF HONOLULU BEST MANAGEMENT PRACTICES MANUAL – CONSTRUCTION, AND HDOT BMP MANUAL, FOR MORE INFORMATION ON BMPS.
14. THE FOLLOWING BMPS WERE DETERMINED TO BE NOT APPLICABLE BASED ON THE SPECIFIC SITE CONDITIONS. AS CONSTRUCTION PROGRESSES, REVISIONS MAY BE NECESSARY AND WILL BE PROVIDED TO DPP INSPECTORS. A BRIEF EXPLANATION OF WHY EACH OMITTED BMP IS UNNECESSARY OR IMPRACTICABLE FOR THE PROJECT HAS BEEN PROVIDED.
    - DIVERSION BMPS TO DIVERT RUNOFF FROM UPSTREAM AREAS AROUND DISTURBED AREAS OF THE SITE.
      - WHERE WORK OCCURS ON EXISTING SLOPES GREATER THAN 15%, THE EXPOSED SLOPES WILL NOT BE SUBJECT TO SEVERE EROSION FROM UPSLOPE RUNOFF AND THE PROPOSED BMPS (SEDIMENT TRAP AND PERIMETER CONTROL) WILL BE SUFFICIENT TO ADDRESS ANY POTENTIAL SEDIMENT RUNOFF.
    - DEWATERING PRACTICES
      - IT IS NOT ANTICIPATED THAT GROUNDWATER WILL BE ENCOUNTERED WITHIN THE PROJECT SITE.
    - SEDIMENT BARRIERS
      - THE PROPOSED BMPS INCLUDE FILTER SOCK PERIMTER CONTROL, INLET PROTECTION, SANDBAGS, AND SEDIMENT TRAPS, WHICH WILL ADDRESS ANY POTENTIAL SEDIMENT RUNOFF.
    - SEDIMENT BASINS
      - SEPARATE DOCUMENTATION PROVIDED TO DPP.
    - BUFFER ZONES
      - NO WORK WITHIN 50 FT OF STATE WATERS AND BMPS (PERIMETER CONTROL) ARE SUFFICIENT TO ADDRESS RUNOFF ON DISTURBED AREAS WITH SLOPES GREATER THAN 15%.
15. THE OWNER OF THE PROPERTY OR THEIR AUTHORIZED AGENT MUST DESIGNATE A PERSON RESPONSIBLE FOR IMPLEMENTING THE ESCP AT THE PROJECT SITE ("ESCP COORDINATOR") PRIOR TO PERMIT ISSUANCE USING THE FORM PROVIDED AS APPENDIX A TO THE RULES RELATING TO WATER QUALITY.
16. THE CONTRACTOR SHALL COMPLY WITH THE PROJECT SCHEDULING REQUIREMENT AS SPECIFIED IN THE "ADMINISTRATIVE RULES, TITLE 20, DEPARTMENT OF PLANNING AND PERMITTING, CHAPTER 3, RULES RELATING TO WATER QUALITY", SECTION 20-3-28. THE SCHEDULED START DATE SHALL BE SUBMITTED TO THE DIRECTOR IN WRITING 2 WEEKS PRIOR TO COMMENCING ANY WORK GOVERNED BY THESE RULES.
17. CONTRACTOR SHALL NOTIFY STORMWATER QUALITY BRANCH 14 DAYS PRIOR TO THE START OF GROUND DISTURBANCE.
    EMAIL: CLEANWATER@HONOLULU.GOV. PROVIDE PROJECT TITLE, AND POINT OF CONTACT INFORMATION.

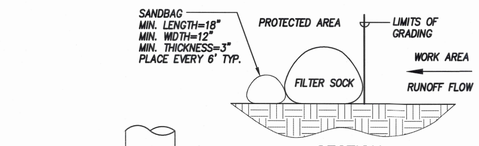
ADDITIONAL EROSION CONTROL/BMPS NOTES:

1. THE FINAL LIFT OF EACH DAY'S WORK SHALL BE COMPACTED TO PREVENT EROSION OF FILL MATERIAL.
2. AT THE END OF GRADING OPERATIONS AND AT THE COMPLETION OF PROJECT, CONTRACTOR SHALL INSPECT ALL CATCH BASINS, DRAIN INLET, AND DRAIN MANHOLE SURROUNDING THE PROJECT SITE INCLUDING THE KALOI DRAINAGE CHANNEL. ANY ACCUMULATED SEDIMENT AND DEBRIS FOUND IN THE STORM DRAIN STRUCTURES SHALL BE REMOVED. FLUSHING INTO THE DRAIN STRUCTURES ARE PROHIBITED.

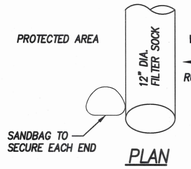


NOTES:
1. CONSTRUCT CATCH BASIN INLET PROTECTION AS SHOWN ON EROSION CONTROL PLAN.
2. THE CONTRACTOR SHALL CLEAN CATCH BASINS AND SEDIMENT FILTER WEEKLY.
3. THE CONTRACTOR SHALL REMOVE THE SEDIMENT FILTERS DURING ABOVE NORMAL RAINFALL EVENTS, THEN REPLACE AFTER THE EVENT.

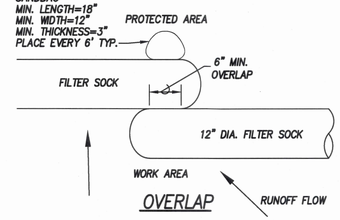
CATCH BASIN INLET PROTECTION
NOT TO SCALE



SECTION



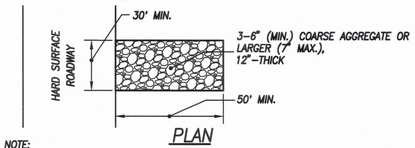
PLAN



NOTES:
1. REMOVE ACCUMULATED SEDIMENT WHEN DEPTH REACHES 1/3 THE BARRIER HEIGHT.
2. AT COMPLETION OF PROJECT, FILTER SOCKS MATERIALS INCLUDING THE COMPOST SHALL BE REMOVED FROM SITE AND DISPOSED OF PROPERLY.

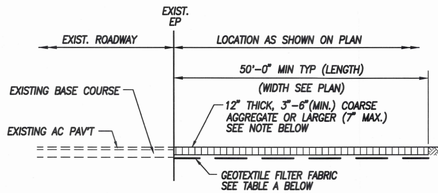
OVERLAP

COMPOST FILTER SOCK DETAIL
NOT TO SCALE



PLAN

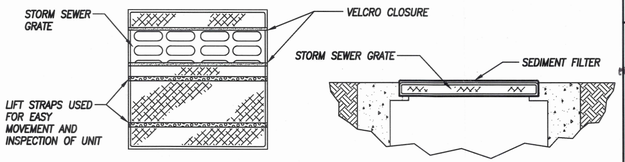
NOTE:
12" COARSE AGGREGATE LAYER SHALL BE REMOVED IMMEDIATELY PRIOR TO INSTALLATION OF ROADWAY BASE COURSE.



SECTION

TABLE A GEOTEXTILE REQUIREMENTS	
PHYSICAL PROPERTY	REQUIREMENTS
GRAB TENSILE STRENGTH	220 LB (ASTM D1682)
ELONGATION FAILURE	60% (ASTM D1682)
MULLEN BURST STRENGTH	430 LB (ASTM D3768)
PUNCTURE STRENGTH	125 LB (ASTM D751, MODIFIED)
EQUIVALENT OPENING	SIZE 40-80 (U.S. STD. SIEVE, CW-02215)

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



PLAN SECTION

MECHANICAL PROPERTIES	TEST METHOD	UNITS	MARV
GRAB TENSILE STRENGTH	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
GRAB TENSILE ELONGATION	ASTM D 4632	%	24 X 10
PUNCTURE STRENGTH	ASTM D 4833	kN (lbs)	0.40 (90)
MULLEN BURST STRENGTH	ASTM D 3786	kPa (psi)	3097 (450)
TRAPEZOID TEAR STRENGTH	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV RESISTANCE	ASTM D 4355	%	90
APPARENT OPENING SIZE	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
FLOW RATE	ASTM D 4491	$1/min/m^2$ (gal/min/ft $)^2$	5907 (145)
PERMITTIVITY	ASTM D 4491	Sec^{-1}	2.1

SEDIMENT FILTER FOR GRATE DRAIN INLETS
NOT TO SCALE

HO'OPILI DEVELOPMENT PARCEL 116

PHASE 2
ACCESS AND UTILITY IMPROVEMENTS

HONOULIULI, EWA, OAHU, HAWAII
TMK: 9-1-018: 008, 012

R. M. TOWILL CORPORATION
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BRENT W.B. NAKAOKA
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REVISION	DATE	BRIEF	BY	APPROVED

APPROVED BY
Melvin Takabayashi 8/28/25
Chief, Civil Engineering Branch, DPP DATE

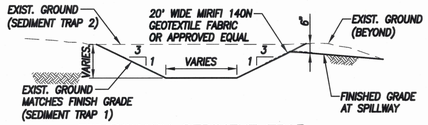
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DRAFTSMAN	CD, RH, MN, MC
CHECKED BY	BN
SCALE	AS SHOWN
DATE	FEBRUARY 2023
DPP FILE NO.	2023/CP-24

ESCP NOTES AND DETAILS

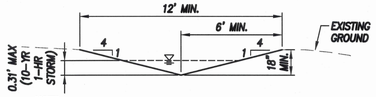
FILE	POCKET	FOLDER	NO.

RMTC JOB NO.: 1-23540-0E

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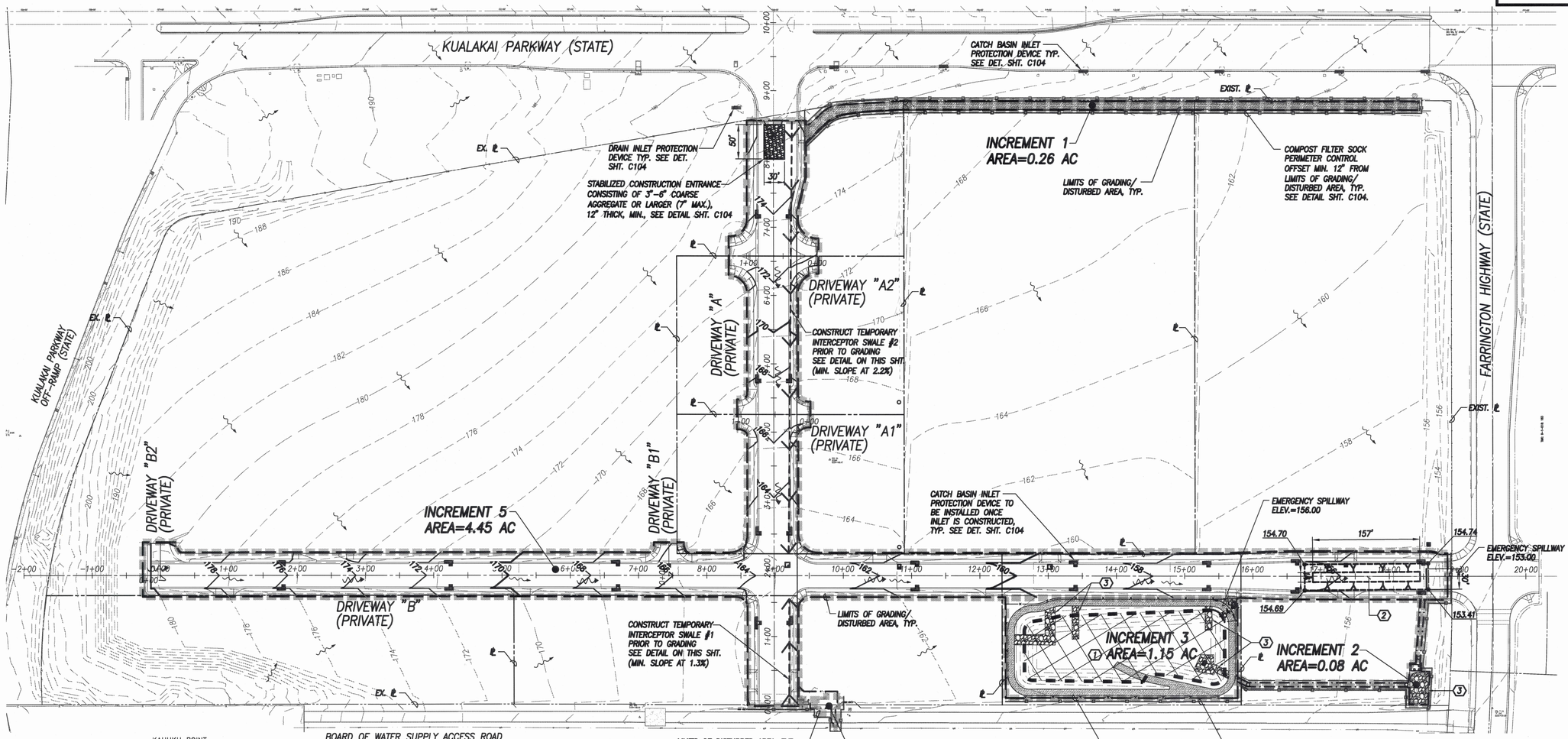
TEMPORARY SEDIMENT TRAP
NOT TO SCALE

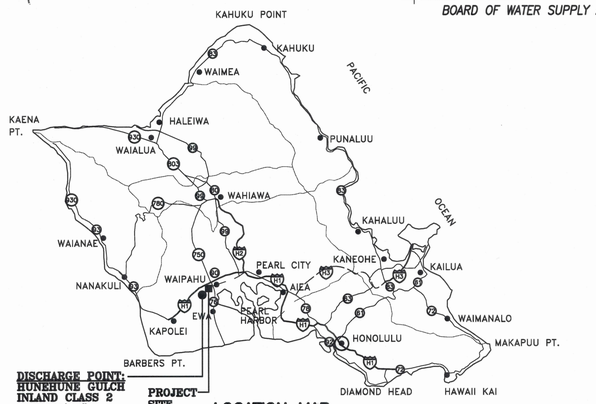


NOTE:
1. TEMPORARY INTERCEPTOR SWALE SHALL BE REMOVED AND GRADED LAST UPON COMPLETION OF GRADING INCREMENTS
2. TEMPORARY INTERCEPTOR SWALE SHALL BE STABILIZED IMMEDIATELY WITH HYDROSEED

TEMPORARY INTERCEPTOR SWALE
NOT TO SCALE

TRUE NORTH
1" = 80'





DISCHARGE POINT:
HUNEHUNE GULCH
INLAND CLASS 2
N 21°21'26"
W 158°03'37"

PROJECT SITE

LOCATION MAP
NOT TO SCALE

① EXISTING DRAINAGE BASIN TO BE USED FOR SEDIMENT TRAP 1
(3600 CU. FT. PER ACRE)
SEE DETAIL THIS SHEET
MIN. INVERT = 150 FT.
MIN. DEPTH = 6 FT.
CONTRIBUTING AREA = 1.15 AC
(INCREMENT 3)
REQUIRED VOLUME = 153 CY.
AVAILABLE VOLUME = 4,715 CY.

② TEMPORARY SEDIMENT TRAP 2 TO BE CONSTRUCTED PRIOR TO GRADING OF PROJECT AND BACKFILLED UPON COMPLETION OF PROJECT
(3600 CU. FT. PER ACRE)
SEE DETAIL THIS SHEET
MIN. INVERT = 149 FT.
MIN. DEPTH = 4 FT.
CONTRIBUTING AREA = 4.45 AC
(INCREMENT 5)
REQUIRED VOLUME = 594 CY.
AVAILABLE VOLUME = 673 CY.

③ GROUTED RIPRAP TO BE USED AS VELOCITY DISSIPATION DEVICE.

TEMPORARY SWALE #1
(10-YR, 1-HR STORM)
(INCREMENT 5)
Q=0.14 CFS
A=0.21 AC.
V=0.97 FPS
D=0.19 FT
S=0.013 FT/FT

TEMPORARY SWALE #2
(10-YR, 1-HR STORM)
(INCREMENT 5)
Q=0.63 CFS
A=0.97 AC.
V=1.64 FPS
D=0.31 FT
S=0.022 FT/FT

APPROXIMATE QUANTITIES

STABILIZED CONSTRUCTION ENTRANCE	1 EA.
SILTSOXX COMPOST FILTER SOCK	3,020 LF
CATCH BASIN INLET PROTECTION DEVICE	30 EA.

PRE-CONSTRUCTION BMP
- STABILIZED CONSTRUCTION ENTRANCE
- COMPOST FILTER SOCK
- EXISTING DRAINAGE BASIN AS SEDIMENT TRAP
- TEMPORARY SWALES

DURING CONSTRUCTION BMP
- TEMPORARY STABILIZATION

POST CONSTRUCTION BMP
- PERMANENT STABILIZATION BMP

NOTES:
1. THIS PROJECT IS A CATEGORY 5 PROJECT.
2. SEE THIS SHEET FOR LOCATION OF STABILIZED CONSTRUCTION ENTRANCE
3. SEE SHT. C104 FOR EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.

LEGEND:
- EXISTING FLOW PATTERN
- PROPOSED FLOW PATTERN
- 84 EXIST. CONTOUR
- NEW MINOR CONTOUR
- NEW MAJOR CONTOUR
- LIMITS OF GRADING/ DISTURBED AREA
- LIMITS OF DISTURBED AREA
- COMPOST FILTER SOCK
- GRADING INCREMENT BOUNDARY
- CATCH BASIN INLET PROTECTION DEVICE

GRAPHIC SCALE:
1" = 80'
80' 40' 0 80' 160'
SCALE IN FEET

EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 80'

HO'OPILI DEVELOPMENT PARCEL 116

PHASE 2
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APPROVED BY
Melvin Takakura 6/29/24
Chief, Civil Engineering Branch, DPP DATE
(FOR GRADING ONLY)

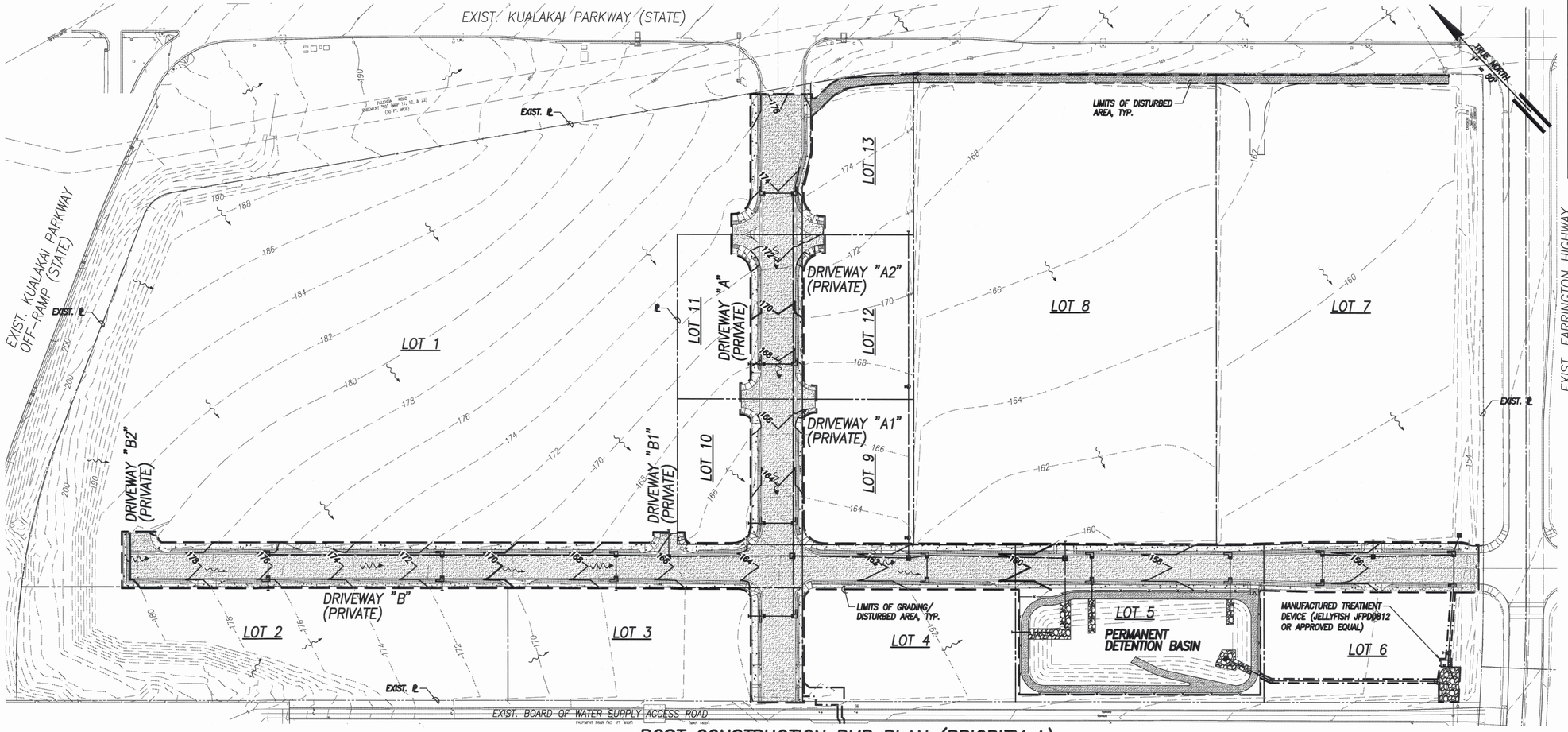
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EROSION AND SEDIMENT CONTROL PLAN

FILE	POCKET	FOLDER	NO.

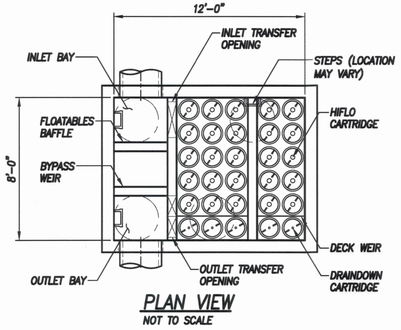
RMTC JOB NO.: 1-23540-0E

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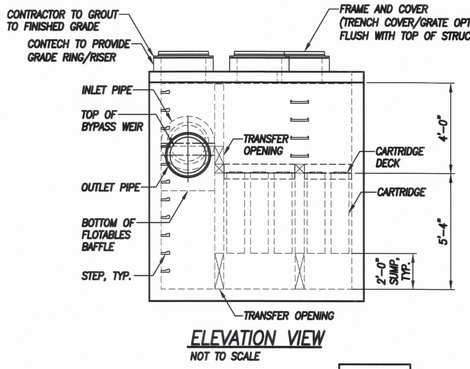


POST CONSTRUCTION BMP PLAN (PRIORITY A)

SCALE: 1" = 80'



PLAN VIEW
NOT TO SCALE

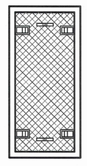


ELEVATION VIEW
NOT TO SCALE

JELLYFISH DESIGN NOTES	
CARTRIDGE LENGTH	40"
OUTLET INVERT TO STRUCTURE INVERT	5'-4"
FLOW RATE HI-FLO/DRAINDOWN (CFS) (PER CART)	0.133/0.067
MAX. TREATMENT (CFS)	3.68
DECK TO INSIDE TOP (MIN)	4.00



FRAME AND COVER
(DIAMETER VARIES) NOT TO SCALE



24" TRENCH COVER
(LENGTH VARIES) NOT TO SCALE

SWQMH #1
CONTECH JELLYFISH JFPD0806

GENERAL NOTES:

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURED DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. WWW.CONTECHES.COM
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0'-10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES:

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIST POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

LID SITE DESIGN

1. CONSERVE NATURAL AREAS, SOILS AND VEGETATION.
2. MINIMIZE SOIL COMPACTION.
3. MINIMIZE DISTURBANCE TO NATURAL DRAINAGE.

SOURCE CONTROL BMP

1. RUNOFF FROM LANDSCAPED AREAS WILL DISCHARGE TO THE EXISTING ONSITE DETENTION BASIN.
2. AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR LANDSCAPED AREAS.
   - DESIGN IRRIGATION SYSTEM TO EACH LANDSCAPE AREA'S SPECIFIC WATER REQUIREMENTS.
   - IMPLEMENT PROVISIONS SUCH AS WATER SENSORS OR PROGRAMMABLE IRRIGATION TIMES (FOR SHORT CYCLES).
   - DESIGN TIMING AND APPLICATION METHODS OF IRRIGATION WATER TO MINIMIZE THE RUNOFF OF EXCESS IRRIGATION WATER INTO THE STORM WATER DRAINAGE SYSTEM.
   - GROUP PLANTS WITH SIMILAR WATER REQUIREMENTS IN ORDER TO REDUCE EXCESS IRRIGATION RUNOFF AND PROMOTE SURFACE FILTRATION.
3. STORM DRAIN INLETS AND CATCH BASINS WILL BE MARKED WITH PROHIBITED LANGUAGE.
4. TRASH BINS OUTFITTED WITH LIDS.

TREATMENT CONTROL BMP

PERMANENT ONSITE DETENTION BASIN AS SPECIFIED IN THIS PLAN
REQUIRED WQV = 1.99 AC-FT
AVAILABLE WQV = 2.32 AC-FT

MANUFACTURED TREATMENT DEVICE AS SPECIFIED IN THIS PLAN
REQUIRED WQF = 3.47 CFS
AVAILABLE WQF = 3.68 CFS

LEGEND

- DRAIN LINE
- CATCH BASIN
- DRAIN MANHOLE
- GRASS
- A.C. PAVEMENT
- GROUTED RIPRAP
- CONCRETE PAVEMENT
- PROPOSED FLOW PATTERN
- EXISTING FLOW PATTERN

NOTES:

1. THE DETENTION BASIN WILL BE USED AS PERMANENT WATER QUALITY TREATMENT FACILITY FOR THE MAJORITY OF THE DEVELOPMENT.
2. THE DEVELOPABLE PORTION OF LOT 1 WILL BE REQUIRED TO PROVIDE THEIR OWN WATER QUALITY TREATMENT REQUIREMENTS.
3. A MANUFACTURED TREATMENT DEVICE WILL BE USED AS A WATER QUALITY TREATMENT FACILITY FOR LOTS 6 AND 7, INCLUDING A SMALL PORTION OF DRIVEWAY B.
4. SEE SHEET C204 FOR PERMANENT DETENTION BASIN DETAIL.

GRAPHIC SCALE:
1" = 80'
80' 40' 0 80' 160'
SCALE IN FEET

HO'OPILI DEVELOPMENT PARCEL 116

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APPROVED BY
For Melissa Takahara 8/29/26
Chief, Civil Engineering Branch, DPP DATE
(FOR SIGNATURE ONLY)

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DRAFTSMAN	CD, RH, MN, MC
CHECKED BY	BN
SCALE	AS SHOWN
DATE	FEBRUARY 2023
DPP FILE NO.	2023/CP-24

POST CONSTRUCTION BMP PLAN

FILE	POCKET	FOLDER	NO.

RMTC JOB NO.: 1-23540-0E

EROSION PREVENTION / SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL FOLLOW THE GUIDELINES IN THE CITY AND COUNTY OF HONOLULU'S "RULES RELATING TO WATER QUALITY."
2. MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE ANY EARTHWORK IS INITIATED.
3. SLOPE PROTECTION

   SLOPE PROTECTION IS REQUIRED ON AREAS WITH SLOPES GREATER THAN 15% AND ON AREAS OF MODERATE SLOPE THAT ARE PRONE TO EROSION UNLESS THEY ARE BEING ACTIVELY WORKED. USE DIVERSION OF SLOPE (DIKES, SWALES, SLOPE DRAINS) TO DIVERT WATER AROUND THE SLOPE. PROVIDE A 10-FT BUFFER ZONE AT THE TOE OF SLOPE. ONLY 5 ACRES MAY BE DISTURBED AT ANYTIME ON SLOPES GREATER THAN 15%.
4. TEMPORARY STABILIZATION IS REQUIRED ON DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHEN THE DISTURBED AREA WILL NOT BE WORKED FOR 7 CONSECUTIVE DAYS OR MORE.
5. PERMANENT STABILIZATION

   ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED USING VEGETATIVE COVERING, PAVEMENT, OR SPRAYED WITH SOIL SEMENT CHEMICAL STABILIZER OR APPROVED EQUAL FOR COMPACTED CORAL AREAS, PRIOR TO REMOVING EROSION AND SEDIMENT MEASURES. TRAPPED SEDIMENT AND AREAS OF DISTURBED SOIL WHICH RESULT FROM THE REMOVAL OF THE TEMPORARY MEASURES SHALL BE IMMEDIATELY AND PERMANENTLY STABILIZED.
6. PRESERVE EXISTING VEGETATION

   CLEARLY MARK THE AREAS TO BE PRESERVED WITH FLAGS OR TEMPORARY FENCING. WHERE TEMPORARY FENCING IS USED, FENCING MUST BE ADEQUATELY SUPPORTED BY POSTS AND MAINTAINED IN AN UPRIGHT POSITION.
7. MINIMIZE SOIL COMPACTION

   AREAS WHERE FINAL STABILIZATION OR INFILTRATION PRACTICES WILL BE INSTALLED SHALL BE PROTECTED FROM EXCESSIVE COMPACTION DURING CONSTRUCTION. VEHICLE AND EQUIPMENT USE SHALL BE RESTRICTED OR TECHNIQUES TO CONDITION THE SOILS TO SUPPORT VEGETATION SHALL BE IMPLEMENTED IN THE AREAS THAT HAVE BEEN COMPACTED AND ARE DESIGNATED TO REMAIN VEGETATIVE OR POST-CONSTRUCTION INFILTRATION AREAS. CLEARLY MARK THE AREAS TO BE AVOIDED WITH FLAGS OR TEMPORARY FENCING. WHERE TEMPORARY FENCING IS USED, FENCING MUST BE ADEQUATELY SUPPORTED BY POSTS AND MAINTAINED IN AN UPRIGHT POSITION.
8. PERIMETER CONTROLS

   PERIMETER CONTROLS ARE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS. MAINTAIN DOWNSTREAM VEGETATED BUFFER AREA.
9. INLET PROTECTION
   - ALL STORM DRAIN INLETS ONSITE AND THOSE OFFSITE WHICH MAY RECEIVE RUNOFF FROM THE SITE SHALL USE AN INLET PROTECTION DEVICE UNLESS THEY ARE DIRECTED TO A SEDIMENT BASIN.
   - SEDIMENT LEVELS MAY NOT EXCEED ONE THIRD OF THE HEIGHT OF A SEDIMENT BARRIER OR INLET PROTECTION DEVICE AT ANY POINT ALONG THE LENGTH OF THE SEDIMENT BARRIER OR THE INLET PROTECTION DEVICE.
   - SEDIMENT BARRIERS AND INLET PROTECTION DEVICES MUST BE UNCLOGGED AND CLEANED WHEN PERFORMANCE IS COMPROMISED.
   - TORN, WEATHERED OR SAGGING SEDIMENT BARRIERS OR INLET PROTECTION DEVICES MUST BE REPAIRED OR REPLACED IMMEDIATELY.
10. SEDIMENT BASINS

    SEDIMENT BASINS MUST BE KEPT IN EFFECTIVE OPERATING CONDITION AND SEDIMENT SHALL BE REMOVED TO MAINTAIN AT LEAST ONE HALF OF THE DESIGN CAPACITY AT ALL TIMES. CONTRACTOR SHALL PROVIDE A STAFF GAGE SHOWING ELEVATION AND DEPTH OF SEDIMENT BASIN.
11. SEDIMENT TRAPS (3)

    SEDIMENT TRAPS MUST BE KEPT IN EFFECTIVE OPERATING CONDITION AND SEDIMENT SHALL BE REMOVED TO MAINTAIN AT LEAST ONE THIRD OF THE DESIGN CAPACITY AT ALL TIMES.
12. TRACKING CONTROL
    - MINIMIZE SEDIMENT TRACK-OUT ONTO OFF-SITE STREETS, OTHER PAVED AREAS, AND SIDEWALKS FROM VEHICLES EXITING THE CONSTRUCTION SITE BY RESTRICTING VEHICLE TRAFFIC TO PROPERLY DESIGNATED AREAS AND USING ADDITIONAL CONTROLS TO REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXITING THE SITE.
    - VEHICULAR PARKING AND MOVEMENTS ON PROJECT SITES MUST BE CONFINED TO PAVED SURFACES OR PREDEFINED PARKING AREAS AND VEHICLE PATHS, WHICH SHALL BE MARKED WITH FLAGS OR BOUNDARY FENCING.
    - ALL POLLUTANTS AND MATERIALS THAT ARE DROPPED, WASHED, TRACKED, SPILLED, OR OTHERWISE DISCHARGED FROM A PROJECT SITE TO OFF-SITE STREETS, OTHER PAVED AREAS, SIDEWALKS OR THE MS4 MUST BE CLEANED USING DRY METHODS SUCH AS SWEEPING OR VACUUMING.
    - WASHING POLLUTANTS AND MATERIALS THAT ARE DISCHARGED FROM THE PROJECT SITE TO THE MS4 INTO DRAIN INLETS OR CATCH BASINS IS PROHIBITED UNLESS THE MATERIAL IS SEDIMENT AND THE INLETS ARE DIRECTED TO A SEDIMENT BASIN OR SEDIMENT TRAP.
11. BEST MANAGEMENT PRACTICES (BMPS) SHALL NOT BE REMOVED UNTIL FINAL STABILIZATION IS COMPLETE FOR THAT PHASE.
12. REFER TO CITY AND COUNTY OF HONOLULU BEST MANAGEMENT PRACTICES MANUAL-CONSTRUCTION FOR MORE INFORMATION ON BMPS.
13. THE FOLLOWING BMPS, WITH JUSTIFICATIONS, WERE DETERMINED TO BE NOT APPLICABLE BASED ON THE SPECIFIC SITE CONDITIONS. AS CONSTRUCTION PROGRESSES, REVISIONS MAY BE NECESSARY AND WILL BE PROVIDED TO DPP INSPECTORS.
    - DIVERSION BMPS TO DIVERT RUNOFF FROM UPSTREAM AREAS AROUND DISTURBED AREAS OF THE SITE
      - RUNOFF FROM UPSTREAM AREAS WILL NOT BE DIVERTED AROUND THE DISTURBED AREAS OF THE SITE SINCE THE MAJORITY OF GRADING DOES NOT OCCUR ON SLOPES WITH A GRADE OF 15% OR MORE. WHERE DISTURBANCE OCCURS ON EXISTING SLOPES GREATER THAN 15%, THE EXPOSED SLOPES WILL NOT BE SUBJECT TO SEVERE EROSION FROM UPSLOPE RUNOFF AND THE PROPOSED BMPS (PERIMETER CONTROLS AND SEDIMENT TRAPS) WILL BE SUFFICIENT TO ADDRESS ANY POTENTIAL SEDIMENT RUNOFF.
    - VELOCITY DISSIPATION DEVICES
      - PROJECT IMPROVEMENTS DO NOT INCLUDE OUTLET STRUCTURES, PIPES, CULVERTS, STEEP DITCHES, OR FLUMES. SCOUR OR EROSION IS MINIMAL AS FLOW VELOCITY THROUGH THE PROJECT SITE IS LOW.
    - DEWATERING PRACTICES
      - BASED ON THE SOILS REPORT ENTITLED, "GEOTECHNICAL ENGINEERING EXPLORATION HO'OPILI GATEWAY MASS GRADING, EWA, OAHU, HAWAII," DATED AUGUST 17, 2020", IT IS NOT ANTICIPATED THAT GROUNDWATER WILL BE ENCOUNTERED WITHIN THE PROJECT SITE.
    - SEDIMENT BARRIERS
      - SEDIMENT BARRIERS ARE NOT REQUIRED AS THE PROPOSED BMPS (PERIMETER CONTROLS AND SEDIMENT TRAPS) ARE SUFFICIENT TO ADDRESS ANY POTENTIAL SEDIMENT RUNOFF.
    - BUFFER ZONES
      - THE PROJECT IS NOT WITHIN 50 FEET OF STATE WATERS AND THE MAJORITY OF GRADING DOES NOT OCCUR ON SLOPES WITH A GRADE OF 15% OR MORE. WHERE DISTURBANCE OCCURS ON EXISTING SLOPES GREATER THAN 15%, THE EXPOSED SLOPES WILL NOT BE SUBJECT TO SEVERE EROSION FROM UPSLOPE RUNOFF AND THE PROPOSED BMPS (PERIMETER CONTROLS AND SEDIMENT TRAPS) WILL BE SUFFICIENT TO ADDRESS ANY POTENTIAL SEDIMENT RUNOFF.

EROSION PREVENTION / SEDIMENT CONTROL NOTES (CONT'D)

14. AN ESCP COORDINATOR IS REQUIRED FOR THIS PROJECT. THE OWNER SHALL SUBMIT AN AUTHORIZATION LETTER TO DESIGNATE AN ESCP COORDINATOR PRIOR TO PERMIT ISSUANCE USING THE FORM PROVIDED AS APPENDIX A TO THE RULES RELATING TO WATER QUALITY. CHANGES TO THE ESCP COORDINATOR SHALL BE SUBMITTED TO THE DIRECTOR IN WRITING IMMEDIATELY FOR THE DEPARTMENT'S ACCEPTANCE.
15. THE CONTRACTOR SHALL COMPLY WITH THE PROJECT SCHEDULING REQUIREMENT AS SPECIFIED IN THE "ADMINISTRATIVE RULES, TITLE 20, DEPARTMENT OF PLANNING AND PERMITTING, CHAPTER 3, RULES RELATING TO WATER QUALITY", SECTION 20-3-28. THE SCHEDULED START DATE SHALL BE SUBMITTED TO THE DIRECTOR IN WRITING 2 WEEKS PRIOR TO COMMENCING ANY WORK GOVERNED BY THESE RULES.

GOOD HOUSEKEEPING BMPS NOTES

1. STREET SWEEPING AND VACUUMING.

   ALL POLLUTANTS DISCHARGED FROM CONSTRUCTION SITE TO OFF-SITE AREAS MUST BE SWEPT OR VACUUMED EACH DAY BEFORE LEAVING THE JOB SITE.
2. MATERIALS DELIVERY, STORAGE AND USE MANAGEMENT.

   PREVENT, REDUCE, OR ELIMINATE THE DISCHARGE OF POLLUTANTS FROM MATERIAL DELIVERY, STORAGE, AND USE TO THE STORM WATER SYSTEM OR WATERCOURSES BY MINIMIZING THE STORAGE OF HAZARDOUS MATERIALS ONSITE, STORING MATERIALS IN A DESIGNATED AREA, INSTALLING SECONDARY CONTAINMENT. CONSTRUCTION MATERIALS, WASTE, TOXIC AND HAZARDOUS SUBSTANCES, STOCKPILES AND OTHER SOURCES OF POLLUTION SHALL NOT BE STORED IN BUFFER AREAS, NEAR AREAS OF CONCENTRATED FLOW, OR AREAS ABUTTING THE MS4, RECEIVING WATERS, OR DRAINAGE IMPROVEMENTS THAT DISCHARGE OFF-SITE. PRIMARY AND SECONDARY CONTAINMENT CONTROLS AND COVERS SHALL BE IMPLEMENTED TO THE MAXIMUM EXTENT PRACTICAL (MEP).
3. SPILL PREVENTION AND CONTROL.

   CREATE AND IMPLEMENT SPILL PREVENTION AND RESPONSE PLANS TO ELIMINATE AND MINIMIZE THE DISCHARGE OF POLLUTANTS TO THE MS4 AND RECEIVING WATERS FROM LEAKS AND SPILLS BY REDUCING THE CHANCE FOR SPILLS, ABSORBING, CONTAINING, AND CLEANING UP SPILLS AND PROPERLY DISPOSING OF SPILL MATERIALS. AT A MINIMUM, ALL PROJECTS SHALL CLEANUP ALL LEAKS AND SPILLS IMMEDIATELY.
4. HAZARDOUS MATERIALS.

   PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM HAZARDOUS WASTE THROUGH PROPER MATERIAL USE AND WASTE DISPOSAL. IN THE EVENT THAT HAZARDOUS MATERIALS ARE DISCHARGED TO THE MS4, THE PROPERTY OWNER OR ESCP COORDINATOR SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF FACILITIES MAINTENANCE, HONOLULU FIRE DEPARTMENT, AND HONOLULU POLICE DEPARTMENT OF THE DISCHARGE BY TELEPHONE. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED, THE REASONS FOR THE DISCHARGE, AND THE MEASURES THAT HAVE BEEN TAKEN OR WILL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE SUBMITTED TO THE DIRECTOR NO LESS THAN 3 DAYS AFTER NOTIFICATION BY PHONE.
5. NONHAZARDOUS MATERIALS.

   IN THE EVENT THAT NONHAZARDOUS MATERIALS ARE DISCHARGED TO THE MS4, THE PROPERTY OWNER OR ESCP COORDINATOR SHALL NOTIFY THE CITY DEPARTMENT OF FACILITIES MAINTENANCE BY TELEPHONE NO LATER THAN THE NEXT BUSINESS DAY. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED, THE REASONS FOR THE DISCHARGE, AND THE MEASURES THAT HAVE BEEN TAKEN OR WILL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE SUBMITTED TO THE DIRECTOR NO LESS THAN 3 DAYS AFTER NOTIFICATION BY PHONE.
6. VEHICLE AND EQUIPMENT CLEANING.

   ELIMINATE AND MINIMIZE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM VEHICLE AND EQUIPMENT CLEANING OPERATIONS BY USING OFF-SITE FACILITIES WHEN FEASIBLE, WASHING IN DESIGNATED, CONTAINED AREAS ONLY, AND ELIMINATING DISCHARGES TO THE STORM DRAIN SYSTEM BY EVAPORATING AND/OR TREATING WASH WATER, AS APPROPRIATE OR INFILTRATING WASH WATER FOR EXTERIOR CLEANING ACTIVITIES THAT USE WATER ONLY.
7. VEHICLE AND EQUIPMENT FUELING.

   PREVENT FUEL SPILLS AND LEAKS BY USING OFF-SITE FACILITIES, FUELING ONLY IN DESIGNATED AREAS, ENCLOSING OR COVERING STORED FUEL, AND IMPLEMENTING SPILL CONTROLS SUCH AS SECONDARY CONTAINMENT AND ACTIVE MEASURES USING SPILL RESPONSE KITS.
8. VEHICLE AND EQUIPMENT MAINTENANCE.

   ELIMINATE AND MINIMIZE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM VEHICLE AND EQUIPMENT MAINTENANCE OPERATIONS BY USING OFF-SITE FACILITIES WHEN FEASIBLE, PERFORMING WORK IN DESIGNATED AREAS ONLY, USING SPILL PADS UNDER VEHICLES AND EQUIPMENT, CHECKING FOR LEAKS AND SPILLS, AND CONTAINING AND CLEANING UP SPILLS IMMEDIATELY.
9. SOLID WASTE MANAGEMENT.

   PREVENT OR REDUCE DISCHARGE OF POLLUTANTS TO THE LAND, GROUNDWATER, AND IN STORM WATER FROM SOLID WASTE OR CONSTRUCTION AND DEMOLITION WASTE BY PROVIDING DESIGNATED WASTE COLLECTION AREAS, COLLECT SITE TRASH DAILY, AND ENSURING THAT CONSTRUCTION WASTE IS COLLECTED, REMOVED, AND DISPOSED OF ONLY AT AUTHORIZED DISPOSAL AREAS.
10. SANITARY/SEPTIC WASTE MANAGEMENT.

    TEMPORARY AND PORTABLE SANITARY AND SEPTIC WASTE SYSTEMS SHALL BE MOUNTED OR STAKED IN, WELL-MAINTAINED AND SCHEDULED FOR REGULAR WASTE DISPOSAL AND SERVICING. SOURCES OF SANITARY AND/OR SEPTIC WASTE SHALL NOT BE STORED NEAR THE MS4 OR RECEIVING WATERS.
11. STOCKPILE MANAGEMENT.

    STOCKPILES SHALL NOT BE LOCATED IN DRAINAGE WAYS, WITHIN 50 FEET FROM AREAS OF CONCENTRATED FLOWS, AND ARE NOT ALLOWED IN THE CITY RIGHT-OF-WAY. SEDIMENT BARRIERS OR SILT FENCES SHALL BE USED AROUND THE BASE OF ALL STOCKPILES. STOCKPILES SHALL NOT EXCEED 15 FEET IN HEIGHT. STOCKPILES GREATER THAN 15 FEET IN HEIGHT SHALL REQUIRE 8 FOOT WIDE BENCHING IN ACCORDANCE WITH ROH CHAPTER 14, ARTICLE 15. STOCKPILES MUST BE COVERED WITH PLASTIC SHEETING OR A COMPARABLE MATERIAL IF THEY WILL NOT BE ACTIVELY USED WITHIN 7 DAYS.
12. LIQUID WASTE MANAGEMENT.

    LIQUID WASTE SHALL BE CONTAINED IN A CONTROLLED AREA SUCH AS A HOLDING PIT, SEDIMENT BASIN, ROLL-OFF BIN, OR PORTABLE TANK OF SUFFICIENT VOLUME AND TO CONTAIN THE LIQUID WASTES GENERATED. CONTAINMENT AREAS OR DEVICES MUST BE IMPERMEABLE AND LEAK FREE AND SHOULD NOT BE LOCATED WHERE ACCIDENTAL RELEASE OF THE CONTAINED LIQUID CAN DISCHARGE TO WATER BODIES, CHANNELS, OR STORM DRAINS.

GOOD HOUSEKEEPING BMPS NOTES (CONT'D)

13. CONCRETE WASTE MANAGEMENT.

    PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFFSITE OR PERFORMING ONSITE WASHOUT IN A DESIGNATED AREA CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MILLIMETER POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL. CONTAINMENT AREAS OR DEVICES SHOULD NOT BE LOCATED WHERE ACCIDENTAL RELEASE OF THE CONTAINED LIQUID CAN DISCHARGE TO WATER BODIES, CHANNELS, OR STORM DRAINS. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75 PERCENT FULL. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF AS SOLID WASTES.
14. CONTAMINATED SOIL MANAGEMENT.

    AT MINIMUM CONTAIN CONTAMINATED MATERIAL SOIL BY SURROUNDING WITH IMPERMEABLE LINED BERMS OR COVER EXPOSED CONTAMINATED MATERIAL WITH PLASTIC SHEETING. CONTAMINATED SOIL SHOULD BE DISPOSED OF PROPERLY IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
15. DUST CONTROL.

    THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL PROVIDE EFFECTIVE MEASURES FOR THE CONTROL OF DUST FROM THE PROJECT SITE AND HAUL ROADS SO IT SHALL NOT BE TRANSPORTED OR DISCHARGED TO OFF-SITE AREAS. THE WORK MUST BE IN CONFORMANCE WITH AIR POLLUTION CONTROL STANDARDS CONTAINED IN THE HAWAII ADMINISTRATIVE RULES: TITLE 11 CHAPTER 60.1, "AIR POLLUTION CONTROL."
16. BMP AND SITE MAINTENANCE

    THE CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL CLEAN TRASH AND DEBRIS AROUND THE SURROUNDING AREA ON A WEEKLY BASIS.

EROSION AND SEDIMENT CONTROL PLAN SCHEDULE AND RAIN RESPONSE PLAN NOTES

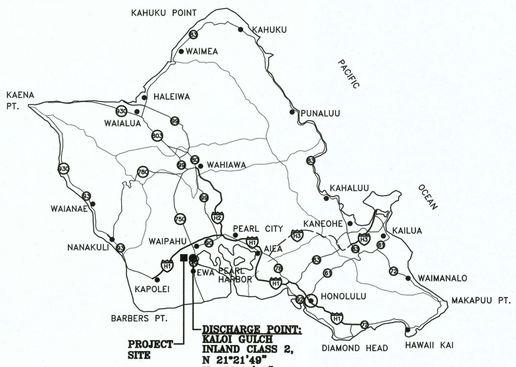
PROJECT SEQUENCE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES, INLET PROTECTION, AND PERIMETER CONTROLS. CLEARING AND GRUBBING AS NECESSARY FOR THE INSTALLATION OF THESE BMPS.
2. CONSTRUCT TEMPORARY SEDIMENT TRAPS AND STABILIZE IMMEDIATELY.
3. CONSTRUCT TEMPORARY SWALES TO DIRECT RUNOFF INTO THE SEDIMENT TRAPS. STABILIZE IMMEDIATELY.
4. PROVIDE WATER TRUCKS FOR DUST CONTROL.
5. CLEAR, GRUB AND GRADE THE SITE IN 5 INCREMENTS IN NUMERICAL SEQUENTIAL ORDER STARTING WITH INC. 1, REFER TO GRADING PLANS. ONLY 1 INCREMENT SHALL BE GRADED AT ANY ONE TIME WITH STABILIZATION OF SUCH PRIOR TO COMMENCING THE SUBSEQUENT INCREMENT. RELOCATE, RECONSTRUCT AND MAINTAIN BMPS AS NEEDED TO KEEP THEM EFFECTIVE AT ALL TIMES. INITIATE TEMPORARY STABILIZATION IMMEDIATELY ONCE GRADING IS COMPLETED IN EACH INCREMENT. (2)
6. INITIATE STABILIZATION OF STEEP SLOPES (> 15%) WITH HYDROSEEDING AS SOON AS GRADING IS COMPLETED ON THOSE AREAS. INSTALL PERMANENT IRRIGATION SYSTEM PRIOR TO PERMANENT SEEDING.
7. REMOVE OR DISMANTLE TEMPORARY EROSION CONTROL STRUCTURES AFTER FULL ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
8. PRACTICE GOOD HOUSEKEEPING MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
9. INSPECTIONS WILL BE PERFORMED WEEKLY.

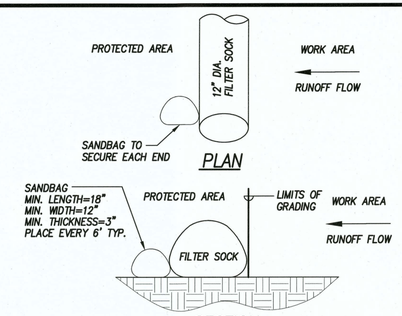
RAIN RESPONSE PLAN:

THE FOLLOWING WILL BE PERFORMED WHEN HEAVY RAINS, TROPICAL STORM OR HURRICANE IS IMMINENT OR IS FORECASTED IN THE NEXT 48 HOURS:

1. TEMPORARY SUSPENSION OF ACTIVE GRADING.
2. INSPECT ALL PERIMETER CONTROLS, TEMPORARY SEDIMENT TRAPS, TEMPORARY SWALES, AND INLET PROTECTION DEVICES, AND MAINTAIN AS NEEDED. REINSTALL ANY PERIMETER CONTROLS THAT WERE REMOVED DUE TO ACTIVE WORK IN THE AREA. IF A SEVERE STORM IS EXPECTED, REMOVE INLET PROTECTION DEVICES TO PREVENT FLOODING ON SURROUNDING STREETS.
3. COVER OR RELOCATE MATERIAL STOCKPILES AND LIQUID MATERIAL CONTAINERS TO AVOID CONTACT WITH RAINWATER.
4. PLACE SPILL PANS OR OIL-ONLY SPILL PADS UNDER CONSTRUCTION VEHICLES TO PREVENT RUNOFF FROM CONTACTING ANY SPILLED PETROLEUM PRODUCTS. PROPERLY DISPOSE OF ANY ACCUMULATED OILY WATER AFTER THE RAIN EVENT.
5. RE-INSPECT AFTER THE APPROACHING HEAVY RAINS, TROPICAL STORM OR HURRICANE AND REPLACE OR MAINTAIN BMPS AS NEEDED.

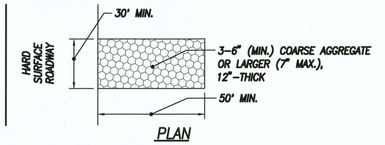


LOCATION MAP
NOT TO SCALE



COMPOST FILTER SOCK DETAIL

NOT TO SCALE



NOTE:
12" COARSE AGGREGATE LAYER SHALL BE REMOVED IMMEDIATELY PRIOR TO INSTALLATION OF ROADWAY BASE COURSE.

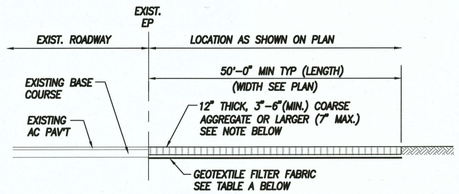
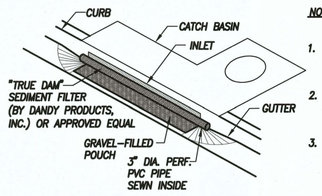


TABLE A GEOTEXTILE REQUIREMENTS	
PHYSICAL PROPERTY	REQUIREMENTS
GRAB TENSILE STRENGTH	220 LB (ASTM D1682)
ELONGATION FAILURE	60% (ASTM D1682)
MULLEN BURST STRENGTH	430 LB (ASTM D3768)
PUNCTURE STRENGTH	125 LB (ASTM D751, MODIFIED)
EQUIVALENT OPENING	SIZE 40-80 (U.S. STD SIEVE, CW-02215)

CONSTRUCTION INGRESS/EGRESS DETAILS

NOT TO SCALE



NOTES:

1. CONSTRUCT CATCH BASIN INLET PROTECTION AS SHOWN ON EROSION CONTROL PLAN.
2. THE CONTRACTOR SHALL CLEAN CATCH BASINS AND SEDIMENT FILTER WEEKLY.
3. THE CONTRACTOR SHALL REMOVE THE SEDIMENT FILTERS DURING ABOVE NORMAL RAINFALL EVENTS, THEN REPLACE AFTER THE EVENT.

CATCH BASIN INLET PROTECTION

NOT TO SCALE

HO'OPILI DEVELOPMENT PARCEL 116

PHASE 2
MASS GRADING PLAN

HONOULIULI, EWA, OAHU, HAWAII
TMK: 9-1-018: 012

R. M. TOWILL CORPORATION
Planning • Engineering • Environmental Services • Photogrammetry • Surveying • Construction Management
2024 North King Street Suite 200
Honolulu Hawaii 96819

CHI T. DU
LICENSED PROFESSIONAL ENGINEER
No. 14001-C
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

SIGNATURE 4/30/26 EXP. DATE

NO.	REVISION	DATE	BY
3	NEW SHEET; REVISED ESCP NOTES.	1/8/26	BRET

APPROVED BY
for Chief, Civil Engineering Branch, DPP 3/18/26 DATE

ENGINEER	CD, RH, MN
DRAFTSMAN	CD, RH, MN
CHECKED BY	CD
SCALE	AS SHOWN
DATE	DECEMBER 2022
DPP FILE NO.	2022/CP-207

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

RMTC JOB NO.: 1-23540-0E

FILE	POCKET	FOLDER	NO.

TEMPORARY SWALE #1 (10-YR, 1-HR STORM) (INCREMENT 2)
Q=1.88 CFS
A=2.92 AC.
V=1.61 FPS
D=0.54 FT
S=0.009 FT/FT

TEMPORARY SWALE #2 (10-YR, 1-HR STORM) (INCREMENT 3)
Q=9.06 CFS
A=14.05 AC.
V=2.31 FPS
D=0.60 FT
S=0.008 FT/FT

TEMPORARY SWALE #3 (10-YR, 1-HR STORM) (INCREMENT 4)
Q=2.15 CFS
A=3.34 AC.
V=1.49 FPS
D=0.60 FT
S=0.007 FT/FT

TEMPORARY SWALE #4 (10-YR, 1-HR STORM) (INCREMENT 5)
Q=1.89 CFS
A=2.93 AC.
V=2.42 FPS
D=0.55 FT
S=0.020 FT/FT

TEMPORARY SWALE #5 (10-YR, 1-HR STORM) (INCREMENT 5)
Q=1.94 CFS
A=3.01 AC.
V=3.38 FPS
D=0.38 FT
S=0.063 FT/FT

TEMPORARY SWALE #6 (10-YR, 1-HR STORM) (INCREMENT 5)
Q=1.52 CFS
A=2.35 AC.
V=1.96 FPS
D=0.44 FT
S=0.017 FT/FT

TEMPORARY SWALE #7 (10-YR, 1-HR STORM) (INCREMENT 5)
Q=1.89 CFS
A=2.93 AC.
V=2.44 FPS
D=0.44 FT
S=0.028 FT/FT

RUNOFF DISCHARGE NOTES:

1. IN LIEU OF PROVIDING OUTLET STRUCTURES, CONTRACTOR SHALL MAINTAIN THE SEDIMENT BASINS IN EFFECTIVE OPERATING CONDITION AND PROVIDE PUMPING IF ANY WATER HAS BEEN STANDING FOR 72 HOURS.
2. WATER PUMPED FROM TEMPORARY SEDIMENT BASINS 2, 3, AND 4 SHALL BE DISCHARGED TO TEMPORARY SEDIMENT BASIN 2. RUNOFF WITHIN THE TEMPORARY SEDIMENT BASIN 2 WILL BE DRAINED WITHIN 72 HOURS VIA PERCOLATION THROUGH THE INVERT OF THE BASIN.

TRUE NORTH
1" = 80'

KUALAKAI PARKWAY (STATE)
FARRINGTON HIGHWAY (CITY, PROPOSED STATE)
EXIST. STATE ENERGY CORRIDOR
KALAELOA BOULEVARD (CITY, PROPOSED STATE)
PALEKAI ROAD EASEMENT "B" (MAP 11, 12, & 22) (30 FT. WIDE)

STABILIZED CONSTRUCTION ENTRANCE CONSISTING OF 3"-6" COARSE AGGREGATE OR LARGER (7" MAX.), 12" THICK, MIN., SEE DETAIL SHT. C107

CATCH BASIN INLET PROTECTION DEVICE TO BE INSTALLED PRIOR TO GRADING, TYP. SEE DETAIL THIS SHEET

TEMPORARY INTERCEPTOR SWALE #3 SEE DETAIL THIS SHEET (MIN. SLOPE AT 0.70%)

TEMPORARY INTERCEPTOR SWALE #6 SEE DETAIL THIS SHEET (MIN. SLOPE AT 1.70%)

TEMPORARY INTERCEPTOR SWALE #7 SEE DETAIL THIS SHEET (MIN. SLOPE AT 2.80%)

TEMPORARY INTERCEPTOR SWALE #4 SEE DETAIL THIS SHEET (MIN. SLOPE AT 2.00%)

TEMPORARY INTERCEPTOR SWALE #5 SEE DETAIL THIS SHEET (MIN. SLOPE AT 6.30%)

TEMPORARY INTERCEPTOR SWALE #2 SEE DETAIL THIS SHEET (MIN. SLOPE AT 0.80%)

TEMPORARY INTERCEPTOR SWALE #1 SEE DETAIL THIS SHEET (MIN. SLOPE AT 0.70%)

TEMPORARY BASIN DISCHARGE AREA

INCREMENT 1 AREA=4.96 AC.
INCREMENT 2 AREA=2.92 AC.
INCREMENT 3 AREA=14.05 AC.
INCREMENT 4 AREA=3.37 AC.
INCREMENT 5 AREA=11.22 AC.

EMERGENCY SPILLWAY ELEV.=155.83
EMERGENCY SPILLWAY ELEV.=153.81
EMERGENCY SPILLWAY ELEV.=156.50
EMERGENCY SPILLWAY ELEV.=150.55
EMERGENCY SPILLWAY ELEV.=168.45
EMERGENCY SPILLWAY ELEV.=173.95

FLOOD DESIGNATION ZONE D (UNSTUDIED AREAS WHERE FLOOD HAZARDS ARE UNDERTERMINED, BUT FLOODING IS POSSIBLE)

EXIST. GRASS SWALE

COMPOST FILTER SOCK PERIMETER CONTROL OFFSET MIN. 12" FROM LIMITS OF GRADING/ DISTURBED AREA, TYP. SEE DETAIL SHT. C104

APPROXIMATE QUANTITIES

STABILIZED CONSTRUCTION ENTRANCE	1 EA.
SILTSOXX COMPOST FILTER SOCK	3,075 LF
CATCH BASIN INLET PROTECTION DEVICE	8 EA.

(1) TEMPORARY SEDIMENT TRAP 1
TO BE CONSTRUCTED PRIOR TO GRADING OF PROJECT AND BACKFILLED UPON COMPLETION OF PROJECT
(3600 CU. FT. PER ACRE)
SEE DETAIL THIS SHT.
MIN. INVERT = 151.31 FT.
MIN. DEPTH = 3 FT.
CONTRIBUTING AREA = 4.96 AC (INCREMENT 1)
REQUIRED VOLUME = 662 CY.
AVAILABLE VOLUME = 764 CY.

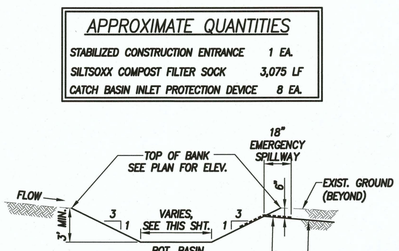
(2) TEMPORARY SEDIMENT BASIN 1
TO BE CONSTRUCTED PRIOR TO GRADING OF PROJECT AND BACKFILLED UPON COMPLETION OF PROJECT
(3600 CU. FT. PER ACRE)
SEE DETAIL THIS SHT.
MIN. INVERT = 149.50 FT.
MIN. DEPTH = 3 FT.
CONTRIBUTING AREA = 2.92 AC (INCREMENT 2)
REQUIRED VOLUME = 390 CY.
AVAILABLE VOLUME = 6,179 CY.
DRAWDOWN TIME = 4.0 HRS
SEE RUNOFF DISCHARGE NOTES THIS SHT.

(3) TEMPORARY SEDIMENT BASIN 2
TO BE CONSTRUCTED PRIOR TO GRADING OF PROJECT AND BACKFILLED UPON COMPLETION OF PROJECT
(3600 CU. FT. PER ACRE)
SEE DETAIL THIS SHT.
MIN. INVERT = 153.33 FT.
MIN. DEPTH = 3 FT.
CONTRIBUTING AREA = 14.05 AC (INCREMENT 3)
REQUIRED VOLUME = 1,874 CY.
AVAILABLE VOLUME = 1,986 CY.
SEE RUNOFF DISCHARGE NOTES THIS SHT.

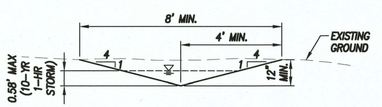
(4) TEMPORARY SEDIMENT TRAP 2
TO BE CONSTRUCTED PRIOR TO GRADING OF PROJECT AND BACKFILLED UPON COMPLETION OF PROJECT
(3600 CU. FT. PER ACRE)
SEE DETAIL THIS SHT.
MIN. INVERT = 148.26 FT.
MIN. DEPTH = 3 FT.
CONTRIBUTING AREA = 3.37 AC (INCREMENT 4)
REQUIRED VOLUME = 449 CY.
AVAILABLE VOLUME = 622 CY.

(5) TEMPORARY SEDIMENT BASIN 3
TO BE CONSTRUCTED PRIOR TO GRADING OF PROJECT AND BACKFILLED UPON COMPLETION OF PROJECT
(3600 CU. FT. PER ACRE)
SEE DETAIL THIS SHT.
MIN. INVERT = 171.49 FT.
MIN. DEPTH = 3 FT.
CONTRIBUTING AREA = 5.94 AC (INCREMENT 5)
REQUIRED VOLUME = 792 CY.
AVAILABLE VOLUME = 833 CY.
SEE RUNOFF DISCHARGE NOTES THIS SHT.

(6) TEMPORARY SEDIMENT BASIN 4
TO BE CONSTRUCTED PRIOR TO GRADING OF PROJECT AND BACKFILLED UPON COMPLETION OF PROJECT
(3600 CU. FT. PER ACRE)
SEE DETAIL THIS SHT.
MIN. INVERT = 165.95 FT.
MIN. DEPTH = 3 FT.
CONTRIBUTING AREA = 5.28 AC (INCREMENT 5)
REQUIRED VOLUME = 704 CY.
AVAILABLE VOLUME = 833 CY.
SEE RUNOFF DISCHARGE NOTES THIS SHT.

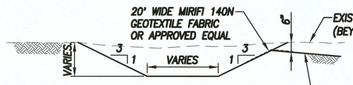


TEMPORARY SEDIMENT BASIN
NOT TO SCALE



NOTE:
1. TEMPORARY INTERCEPTOR SWALE SHALL BE CONSTRUCTED PRIOR TO GRADING OF INCREMENT
2. TEMPORARY INTERCEPTOR SWALE SHALL BE STABILIZED IMMEDIATELY WITH HYDROSEED
3. TEMPORARY INTERCEPTOR SWALE SHALL BE REMOVED AND GRADED LAST UPON COMPLETION OF GRADING INCREMENTS

TEMPORARY INTERCEPTOR SWALE
NOT TO SCALE



TEMPORARY SEDIMENT TRAP
NOT TO SCALE

DLNR

PRE-CONSTRUCTION BMP
- STABILIZED CONSTRUCTION ENTRANCE
- COMPOST FILTER SOCK
- TEMPORARY SEDIMENT TRAP/BASIN
- TEMPORARY SWALES

DURING CONSTRUCTION BMP
- TEMPORARY STABILIZATION
- WATER TRUCK

POST CONSTRUCTION BMP
- PERMANENT STABILIZATION BMP

NOTES:
1. THIS PROJECT IS A CATEGORY 5 PROJECT.
2. SEE THIS SHEET FOR LOCATION OF STABILIZED CONSTRUCTION ENTRANCE.
3. SEE SHT. C104 FOR EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
4. COMPOST FILTER SOCKS SHALL BE USED DURING ALL INCREMENTS.

LEGEND:
- EXISTING FLOW PATTERN
- PROPOSED FLOW PATTERN
- -170- EXIST. CONTOUR
- 172 NEW MINOR CONTOUR
- 170 NEW MAJOR CONTOUR
- LIMITS OF GRADING/DISTURBED AREA
- LIMITS OF SEDIMENT TRAP AREA/ GRADING INCREMENTS
- Y Y Y NEW SLOPE
- COMPOST FILTER SOCK
- TEMPORARY SWALE
- PROPERTY LINE
- STABILIZED CONSTRUCTION ENTRANCE

GRAPHIC SCALE:
80' 40' 0 80' 160'
1" = 80'
SCALE IN FEET

EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 80'

RMTC JOB NO.: 1-23540-0E

K:\civil\23540 Hoopili Parcel 116 Phase 2\Drawings\Construction Dwgs_Mass Grading\REV 3\HDP116 Ph2 MG C105 - ESCP Plan_REV 3.dwg March 11, 2026

C105 SHEET 7 OF 14 SHEETS

HO'OPILI DEVELOPMENT PARCEL 116

PHASE 2
MASS GRADING PLAN

HONOULIULI, EWA, OAHU, HAWAII
TMK: 9-1-018: 012

R. M. TOWILL CORPORATION
Planning • Engineering • Environmental Services • Photogrammetry • Surveying • Construction Management
2024 North King Street Suite 200
Honolulu Hawaii 96819

CHI T. DU
LICENSED PROFESSIONAL ENGINEER
No. 14001-C
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

SIGNATURE 4/30/26 EXP. DATE

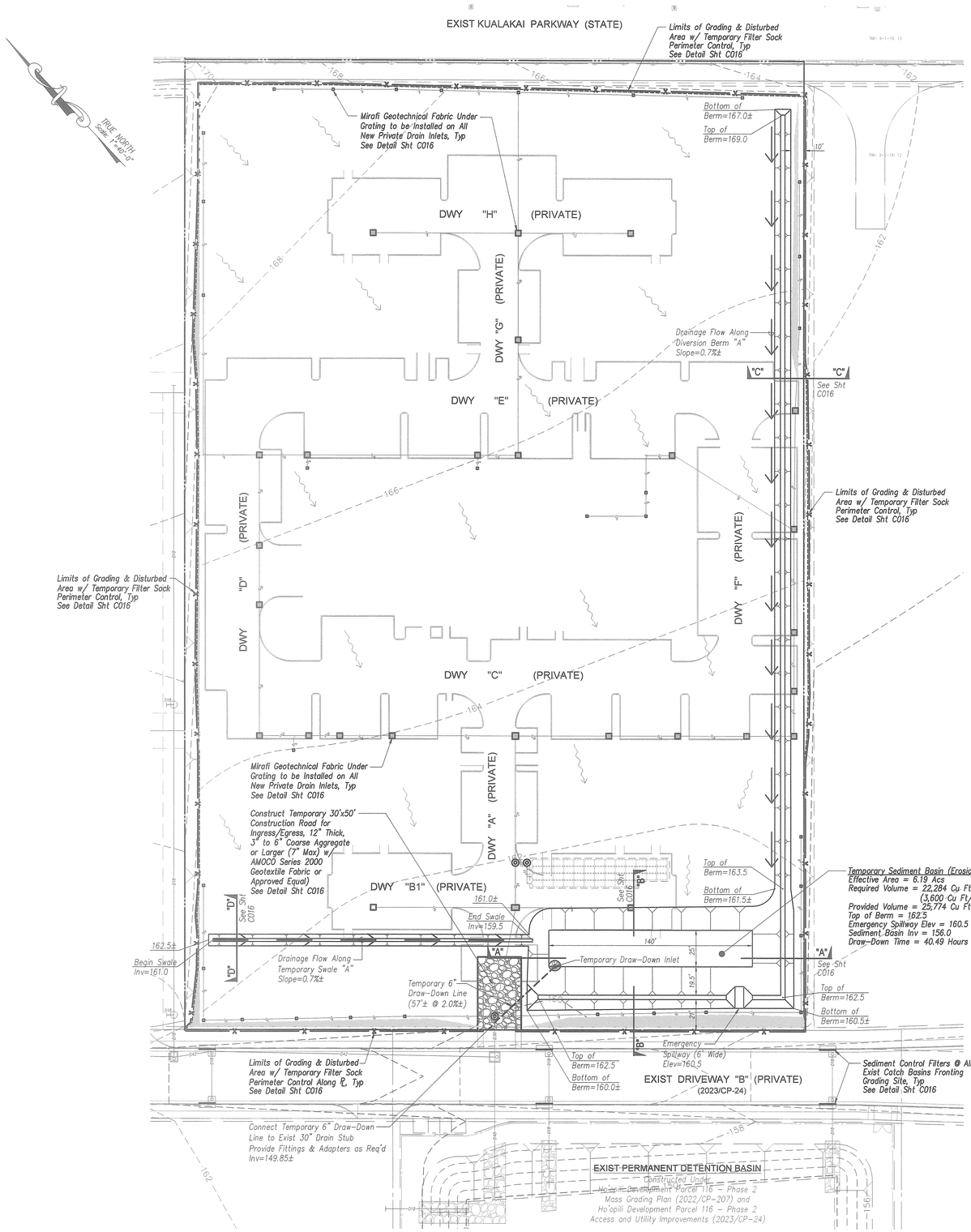
REVISION	DATE	BRIEF	BY	APPROVED
2	1/8/26	NEW SHEET; REVISED GRADING INCREMENTS.	CD	RH
1	1/8/25	NEW SHEET; REVISED LIMITS OF GRADING, INCREMENTS 1, 2 & BANK LINES		

APPROVED BY
for Chief, Civil Engineering Branch, DPP 3/19/26 DATE

ENGINEER	CD, RH, MN
DRAFTSMAN	CD, RH, MN
CHECKED BY	CD
SCALE	AS SHOWN
DATE	DECEMBER 2022
DPP FILE NO.	2022/CP-207

EROSION AND SEDIMENT CONTROL PLAN

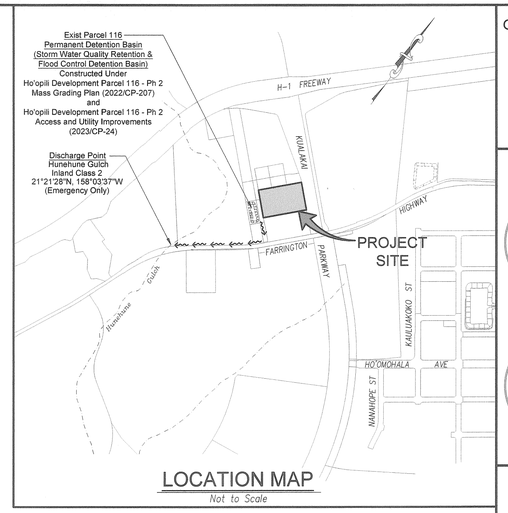
FILE	POCKET	FOLDER	NO.



EROSION & SEDIMENT CONTROL PLAN

40 20 0 40 80

Scale in Feet



LOCATION MAP

Not to Scale

LEGEND

- Crushed Rock Construction Road for Ingress/Egress
- Temporary/Permanent Slope Protection Areas
- Temporary Diversion Berm
- Temporary Diversion Swale
- Temporary Sediment Control Filter at Exist Basin
- Mirafi Geotechnical Fabric
- Temporary Filter Sock
- Property Line (Limits of Grading & Disturbed Area)
- 100 Existing Contour
- Existing Drainline
- New Drainline
- Existing Drainage Flow
- Drainage Flow Along Diversion Berm

PROJECT CATEGORY: CATEGORY 5

PRE-CONSTRUCTION STRUCTURAL CONTROL BMP'S:

- Temporary Sediment Basin
- Construction Ingress/Egress
- Existing Catch Basin Inlet Protection
- Temporary Filter Sock Perimeter Control
- Temporary Diversion Berm/Swale

DURING CONSTRUCTION STRUCTURAL CONTROL BMP'S:

- New Private Drain Inlet Protection
- Temporary Stabilization
- Temporary Slope Protection

POST-CONSTRUCTION BMP'S:

- Permanent Stabilization BMP's

GOOD HOUSEKEEPING BMP'S AND ESCP NOTES:

- See Sheet C016

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DESCRIPTION	REVISION	DATE	BY	APPROVED

ENGINEER: WT | CHECKED BY: MN
DRAWN BY: JG | PROJECT #: 3100-45

"PROPOSED PRIVATE DRIVEWAY"

GATEWAY AT HO'OPILI PARCEL A21

MULTIFAMILY DEVELOPMENT

(DPP CONSTRUCTION PLANS FILE NO 2024/CP-180)

TMK: 9-1-018: POR OF 012

HONOULIULI, EWA, OAHU, HAWAII

EROSION & SEDIMENT CONTROL PLAN

APPROVED BY:

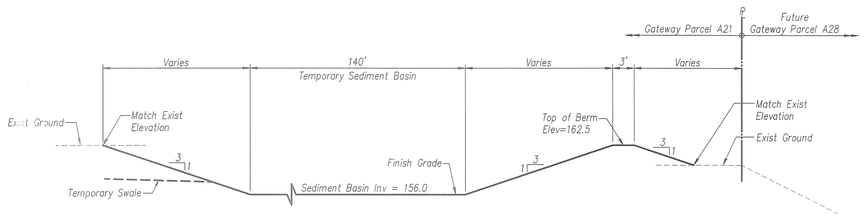
For CHIEF, CIVIL ENGINEERING BRANCH, D.P.P. (FOR GRADING ONLY) — DATE 9/12/25

C015

SHEET 15 OF 45 SHEETS

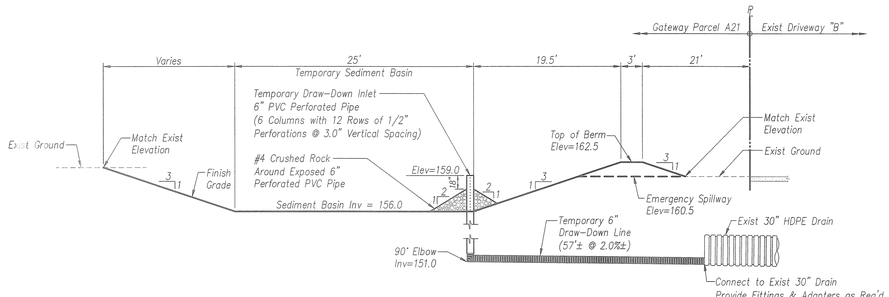
FILE	POCKET	FOLDER	NO.

PROJECT NAME: GATEWAY AT HO'OPILI PARCEL A21
CAD DWG NO.: 3100-45_ESCP.dwg
DATE: SEPTEMBER 2025



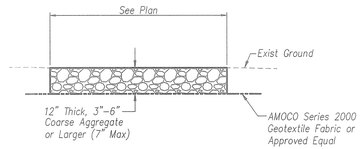
SECTION "A-A" (TEMPORARY SEDIMENT BASIN)

Not to Scale



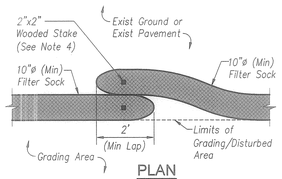
SECTION "B-B" (TEMPORARY SEDIMENT BASIN)

Not to Scale

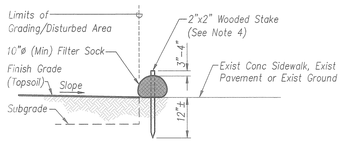


CONSTRUCTION ROAD INGRESS/EGRESS DETAIL

Not to Scale



PLAN

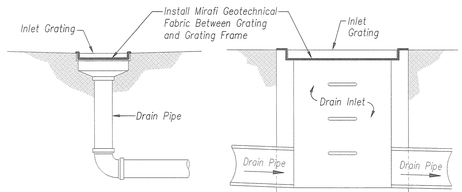


SECTION

NOTES:
1. When joining two sections of Filter Sock, a minimum of 2 feet should be made so that Filter Sock sit side by side.
2. Contractor shall remove any debris in path of Filter Sock to ensure good ground contact.
3. Compost shall not contain biosolids and should be consistent with EPA guidelines.
4. No staking of Filter Sock required when installed on existing sidewalks or on slopes less than 3H:1V. On slopes greated than 3H:1V, wooden stakes shall be installed at 10' on center minimum and at each end of Filter Sock.

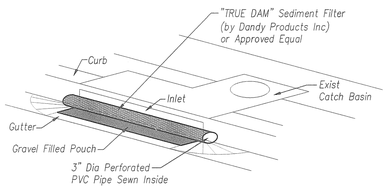
FILTER SOCK PLACEMENT DETAIL

Not to Scale



MIRAFI GEOTECHNICAL FABRIC PRIVATE DRAIN INLET DETAIL

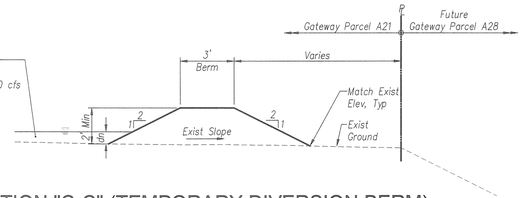
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NOTE:
The contractor shall inspect all the catch basins and inlets in the vicinity of the trenching work and remove accumulated silt and debris. Flushing is prohibited.

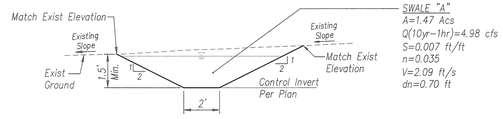
SEDIMENT CONTROL FILTER AT CATCH BASIN

Not to Scale



SECTION "C-C" (TEMPORARY DIVERSION BERM)

Not to Scale



SECTION "D-D" (TEMPORARY SWALE)

Not to Scale

EROSION PREVENTION/SEDIMENT CONTROL NOTES:

1. The Contractor shall follow the guidelines in the City and County of Honolulu's "Rules Relating to Water Quality".
2. The Owner of the property or their authorized agent must designate a person responsible for implementing the ESCP at the Project Site ("ESCP Coordinator") prior to permit issuance using the form provided as Appendix A to the Rules Relating to Water Quality.
3. The Contractor shall comply with the project scheduling requirements of the City and County of Honolulu's "Rules Relating to Water Quality".
4. Measures to control erosion and other pollutants shall be in place before any earthwork is initiated.
5. Slope Protection: Required on areas with slopes greater than 15% and on areas of moderate slope that are prone to erosion unless they are being actively worked. Use diversion upstream of slope (dikes, swales, slope drains) to divert water around the slope. Provide a 10-ft buffer zone at the toe of slope. Only 5 acres may be disturbed at anytime on slopes greater than 15%.
6. Temporary Stabilization: Temporary grass, planting, mulching, or equivalent, shall be required on disturbed areas which are at final grade or when the disturbed area will not be worked for 14 consecutive days or more.
7. Permanent Stabilization: All disturbed areas shall be permanently stabilized using vegetative covering, pavement, or equivalent, prior to removing erosion and sediment measures. Trapped sediment and areas of disturbed soil which result from the removal of the temporary measures shall be immediately and permanently stabilized.
8. Preserve existing vegetation: Clearly mark the areas to be preserved with flags or temporary fencing. Where temporary fencing is used, fencing must be adequately supported by posts and maintained in an upright position.
9. Minimize Soil Compaction: Areas where final stabilization or infiltration practices will be installed shall be protected from excessive compaction during construction. Vehicle and equipment use shall be restricted or techniques to condition the soils to support vegetation shall be implemented in the areas that have been compacted and are designated to remain vegetative or post-construction infiltration areas. Clearly mark the areas to be avoided with flags or temporary fencing. Where temporary fencing is used, fencing must be adequately supported by posts and maintained in an upright position.
10. Perimeter Controls: Required downslope of all disturbed areas. Maintain downstream vegetated buffer area.
11. Inlet protection:
    A. All storm drain inlets onsite and those offsite which may receive runoff from the site shall use an inlet protection device.
    B. Sediment levels may not exceed one third of the height of a sediment barrier or inlet protection device at any point along the length of the sediment barrier or the inlet protection device.
    C. Sediment barriers and inlet protection devices must be unclogged and cleaned when performance is compromised.
    D. Torn, weathered or sagging sediment barriers or inlet protection devices must be repaired or replaced immediately.
12. Sediment Basins:
    A. Sediment basins must be kept in effective operating condition and sediment shall be removed to maintain at least one half of the design capacity at all times.
13. Tracking Control:
    A. Minimize sediment track-out onto off-site streets, other paved areas, and sidewalks from vehicles exiting the construction site by restricting vehicle traffic to properly designated areas and using additional controls to remove sediment from vehicle tires prior to exiting the site.
    B. Vehicular parking and movements on project sites must be confined to paved surfaces or predefined parking areas and vehicles paths, which shall be marked with flags or boundary fencing.
    C. All pollutants and materials that are dropped, washed, tracked, spilled, or otherwise discharged from a project site to off-site streets, other paved areas, sidewalks or the MS4 must be cleaned using dry methods such as sweeping or vacuuming.
    D. Washing pollutants and materials that are discharged from the project site to the MS4 into drain inlets or catch basins is prohibited unless the material is sediment and the inlets are directed to a sediment basin or sediment trap.
14. All best management practices (BMP's) shall not be removed until the entire project is complete.
15. Refer to City and County of Honolulu Best Management Practices Manual – Construction, for more information on BMP's.
16. The following BMP's were determined to be not applicable based on the specific site conditions. As construction progresses, revisions may be necessary and will be provided to DPP inspectors.
    A. Dewatering practices are not applicable.
    B. Velocity dissipation devices are not applicable.
    C. Buffer zones are not applicable.
    D. Sediment Traps are not applicable.
    E. Diversion BMPs to divert runoff from upstream areas around disturbed areas of the site are not applicable.
    F. Sediment Barriers are not applicable.

MINIMUM SPECIFICATIONS FOR CONSTRUCTION PROJECTS ON WATER QUALITY AND POLLUTION CONTROL:

The general contractor/developer/owner of the project shall be responsible for conformance with applicable provisions of the Hawaii Administrative Rules, Title 11, Chapter 54, "Water Quality Standards", and Title 11, Chapter 55, "Water Pollution Control".

The general contractor/developer/owner of the project shall obtain National Pollution Discharge Elimination System (NPDES) Permit coverage(s) for the following:

1. Storm water discharge associated with construction activities that disturb one (1) acre or more, and
2. Discharge of hydrotesting effluent, dewatering effluent, and well drilling effluent to State waters

In accordance with State law, all discharge related to project construction or operations are required to comply with State Water Quality Standards (Hawaii Rules, Chapter 11-54). Best Management Practices shall be used to minimize or prevent the discharge of sediment, debris, and other pollutants to State waters. Permit coverage is available from the Department of Health, Clean Water Branch at http://health.hawaii.gov/cwb. The owner/developer/contractor is responsible for obtaining other Federal, State, or local authorizations as required by law.

EROSION AND SEDIMENT CONTROL PLAN SCHEDULE & RAIN RESPONSE PLAN:

Project Sequence:

Construction activities and implementation of BMP's shall be sequenced to minimize erosion and amount of sediment leaving the site. It is recommended that earth-disturbing activities be scheduled during the dry season. The following is the recommended sequence of operations in normal development and should be followed unless conditions make it impractical. If this is the case, a sequence that provides the most effective erosion control shall be developed.

1. Install stabilized construction entrances, perimeter controls (e.g. temporary filter sock, etc.), and inlet protection, clear and grub as necessary for the installation of these BMP's.
2. Construct temporary sediment basin and stabilize immediately.
3. Construct temporary diversion berms as needed to direct runoff into the sediment basin.
4. Clear and grub remainder of the site. When cleared and grubbed areas are not to be graded or disturbed for 14 days or more, seed, plant, or hydroseed temporary vegetation or use other temporary stabilization methods, unless remaining vegetation provides adequate protection.
5. Grade the site as planned. Relocate, reconstruct and maintain BMP's as needed to keep them effective at all times. Initiate temporary stabilization immediately once grading is completed.
6. Install remaining parts of permanent drainage system with temporary inlet protection.
7. Plant permanent vegetation according to landscaping plan on terraces, benches, and steep slopes (>15%) as soon as grading is completed. Plant or seed temporary vegetative cover or use other temporary stabilization methods as planned.
8. Install temporary or permanent irrigation system for areas in the item above. When a permanent irrigation system is planned, it should be installed prior to seeding.
9. Proceed with construction with least possible disturbance of vegetative areas and temporary structures.
10. Plant permanent ground cover according to the landscaping plans as soon as possible.
11. Remove or dismantle temporary erosion control structures after full establishment of permanent vegetative cover.
12. Practice good housekeeping measures throughout the duration of construction.
13. Inspections will be performed weekly.

Rain Response Plan:

1. The following will be performed when heavy rains, tropical storm or hurricane is imminent or is forecasted in the next 48 hours.
2. Temporary suspension of active grading.
3. Inspect sediment basin, temporary berms, perimeter controls, and inlet protection devices, and maintain as needed. Reinstall any perimeter controls that were removed due to active work in the area. If a severe storm is expected, remove inlet protection devices to prevent flooding on surrounding streets.
4. Cover or relocate material stockpiles and liquid material containers to avoid contact with rainwater.
5. Place spill pans or oil-only spill pads under construction vehicles to prevent runoff from contacting any spilled petroleum products. Properly dispose of any accumulated oily water after the rain event.
6. Re-inspect after the approaching heavy rains, tropical storm or hurricane and replace or maintain BMP's as needed.

GOOD HOUSEKEEPING BMP'S:

1. Maintenance: Regularly inspect and maintain required erosion and sediment controls to ensure continued performance of their intended function.
2. Dust Control: The contractor at his own expense shall keep the project area and surrounding area free from dust nuisance. The work shall be in conformance with the Hawaii Administrative rules: Tile 11, Chapter 60, "Air Pollution Control". Measures may include but not be limited to the installation of dust screens, watering of the site and fill material being place.
3. Street Sweeping and Vacuuming: All pollutants discharged from construction site to off-site areas must be swept or vacuumed each day before leaving the job site.
4. Materials Delivery, Storage and Use Management: Prevent, reduce, or eliminate the discharge of pollutants from material delivery, storage, and use to the storm water system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in a designated area, installing secondary containment. Construction materials, waste, toxic and hazardous substances, stockpiles and other sources of pollution shall not be stored in buffer areas, near areas of concentrated flow, or areas abutting the MS4, receiving waters, or drainage improvements that discharge off-site. Primary and secondary containment controls and covers shall be implemented to the maximum extent practicable.
5. Spill Prevention and Control: Create and implement spill prevention and response plans to eliminate and minimize the discharge of pollutants to the MS4 and receiving waters from leaks and spills by reducing the chance for spills, absorbing, containing, and cleaning up spills and properly disposing of spill materials. At a minimum, all projects shall cleanup all leaks and spills immediately.
6. Hazardous Materials: Prevent or reduce the discharge of pollutants to storm water from hazardous waste through proper material use and waste disposal. In the event that hazardous materials are discharged to the MS4, the property owner or ESCP coordinator shall immediately notify the City Department of Facilities Maintenance, Honolulu Fire Department, and Honolulu Police Department of the discharge by telephone. A written report describing the pollutants that were discharged, the reasons for the discharge, and the measures that have been taken or will be taken to prevent a reoccurrence of the discharge shall be submitted to the Director no less than 3 days after notification by phone.
7. Non-hazardous Materials: In the event that non-hazardous materials are discharged to the MS4, the property owner or ESCP coordinator shall notify the City Department of Facilities Maintenance by telephone no later than the next business day. A written report describing the pollutants that were discharged, the reasons for the discharge, and the measures that have been taken or will be taken to prevent a reoccurrence of the discharge shall be submitted to the Director no less than 3 days after notification by phone.
8. Vehicle and Equipment Cleaning: Eliminate and minimize the discharge of pollutants to storm water from vehicle and equipment cleaning operations by using offsite facilities when feasible, washing in designated, contained areas only, and eliminating discharges to the storm drain system by evaporating and/or treating wash water, as appropriate or infiltrating wash water for exterior cleaning activities that use water only.
9. Vehicle and Equipment Fueling: Prevent fuel spills and leaks by using off-site facilities, fueling only in designated areas, enclosing or covering stored fuel, and implementing spill controls such as secondary containment and active measures using spill response kits.
10. Vehicle and Equipment Maintenance: Eliminate and minimize the discharge of pollutants to storm water from vehicle and equipment maintenance operations by using offsite facilities when feasible, performing work in designated areas only, using spill pads under vehicles and equipment, checking for leaks and spills, and containing and cleaning up spills immediately.
11. Solid Waste Management: Prevent or reduce discharge of pollutants to the land, groundwater, and in storm water from solid waste or construction and demolition waste by providing designated waste collection areas, collect site trash daily, and ensuring that construction waste is collected, removed, and disposed of only at authorized disposal areas.
12. Sanitary/Septic Waste Management: Temporary and portable sanitary and septic waste systems shall be mounted or staked in, well-maintained and scheduled for regular waste disposal and servicing. Sources of sanitary and/or septic waste shall not be stored near the MS4 or receiving waters.
13. Stockpile Management: Stockpile shall not be located in drainage ways, within 50 feet from areas of concentrated flows, and are not allowed in the City Right-Of-Way. Sediment barriers or silt fences shall be used around the base of all stockpiles to prevent storm water carrying contaminants into drainage systems and State waters. Stockpiles shall not exceed 15 feet in height. Stockpiles greater than 15 feet in height shall require a 8 foot wide benching in accordance with ROH Chapter 18A, Article 3. Stockpiles must be covered with plastic sheeting or a comparable material if they will not be actively used within 7 days.
14. Liquid Waste Management: Liquid waste shall be contained in a controlled area such as a holding pit, sediment basin, roll-off bin, or portable tank of sufficient volume and to contain the liquid wastes generated. Containment areas or devices must be impermeable and leak free and should not be located where accidental release of the contained liquid can discharge to water bodies, channels, or storm drains.
15. Concrete Waste Management: Prevent or reduce discharge of pollutants to storm water from concrete waste by conducting washout offsite or performing onsite washout in a designated area constructed and maintained in sufficient quantity and size to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 millimeter polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material. Containment areas or devices should not be located where accidental release of the contained liquid can discharge to water bodies, channels, or storm drains. Washout facilities must be cleaned, or new facilities must be constructed and ready for used once the washout is 75 percent full. Once concrete wastes are washed into the designated area and allowed to harden, the concrete should be broken up, removed, and disposed of as solid wastes.
16. Contaminated Soil Management: At minimum contain contaminated soil material by surrounding with impermeable lined berms or cover exposed contaminated material with plastic sheeting. Contaminated soil should be disposed of properly in accordance with all applicable federal regulations.

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CONSULTING ENGINEERS

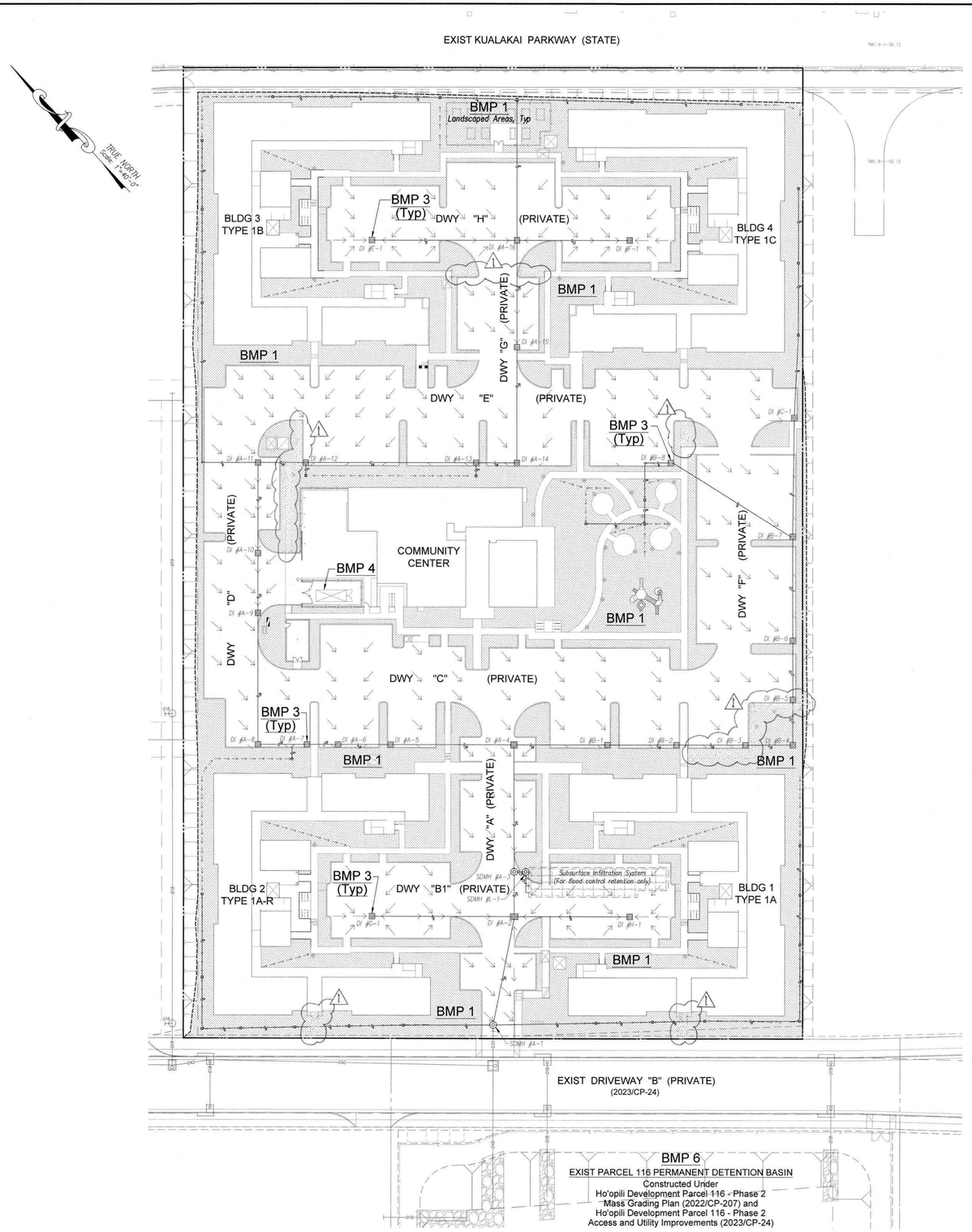
Exp: 4/30/26
MICHAEL H. NOJIMA
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No. 5632-C
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Exp: 4/30/26
WINSTON M. TANIGUCHI
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No. 13730-C
HAWAII, U.S.A.

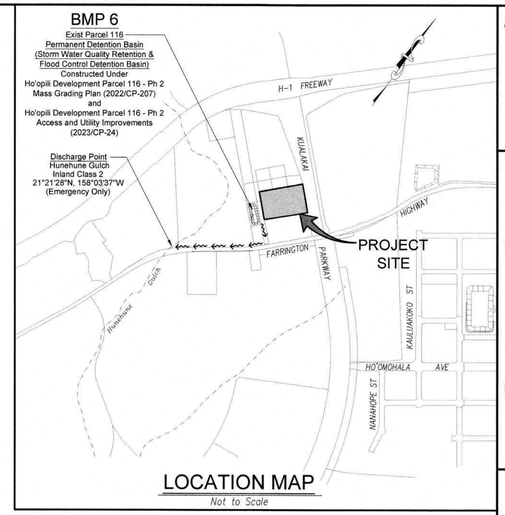
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DESCRIPTION	BY	APPROVED



POST-CONSTRUCTION BMP PLAN
(PRIORITY A PROJECT)

40 20 0 40 80
Scale in Feet



LOCATION MAP
Not to Scale

PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE:

SITE DESIGN STRATEGIES:

1. Minimize Soil Compaction.
2. Minimize Impervious Surfaces.
3. Direct Roof Runoff to Landscaped Areas (refer to Landscaping Plans for tree selection).

SOURCE CONTROL BMPS:

1. Landscaped Areas – Protect slopes with landscaping.
2. Automatic Irrigation Systems (See Landscaping Plans) – Designed to each area's specific water requirements and to minimize runoff of excess irrigation water.
3. Storm Drain Markers on Drain Inlets (See Detail on Sht C025).
4. Outdoor Trash Dumpster (bulky trash bin enclosure) outfitted with lids and trash enclosure to be paved with impervious surface (concrete).
5. Parking areas that are paved with impermeable material are graded to direct runoff into onsite storm drainage system then to the regional offsite water quality/retention basin constructed in "Ho'opili Development Parcel 116 Phase 2 Mass Grading Plans" which serves as a post-construction treatment control BMP.

TREATMENT CONTROL BMPs:

1. Permanent Condition: Parcel 116 Permanent Detention Basin (Storm Water Quality Retention & Flood Control Detention Basin) as shown in Ho'opili Development Parcel 116 – Phase 2 Mass Grading Plan (R.M. Towill Corporation, 2022/CP–207) and Ho'opili Development Parcel 116 – Phase 2 Access and Utility Improvements Plan (R.M. Towill Corporation, 2023/CP–24). Parcel 116 Permanent Detention Basin represents the permanent offsite Basin 10 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 WQV = 1.99 AC–FT
   Provided WQV = 2.32 AC–FT

PROHIBITED AND/OR NOT APPLICABLE ACTIVITIES:

1. Vehicle and Equipment Fueling Areas – Not applicable for this project.
2. Vehicle and Equipment Repair – Will not be allowed for this project.
3. Vehicle and Equipment Washing and Cleaning – Will not be allowed for this project.
4. Loading Docks – Not applicable for this project.
5. Outdoor Material Storage – Will not be allowed for this project.
6. Outdoor Work Areas – Not applicable for this project.
7. Outdoor Process Equipment Operations – Not applicable for this project.

PERMANENT STORM WATER MANAGEMENT PRACTICES (BMP)

SOURCE CONTROL BMPs	
BMP No	*BMP Type*
1	Landscape Areas
2	Automatic Irrigation System
3	Storm Drain Marker on Drain Inlets
4	Outdoor Trash Dumpster (bulky trash bin enclosure) outfitted with lids and trash enclosure to be paved with impervious surface (concrete)
5	Parking Areas
TREATMENT CONTROL BMP	
6	Ho'opili Parcel 116 Permanent Detention Basin (storm water quality and flood control detention)

LEGEND

- D18 — Existing Drainline
- D_{24} — New Drainline
- Property Line
- Swale
- Flow Pattern
- Drain Inlet w/ Marker (For Det See Sht C025)
- Landscaped Areas

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Exp: 4/30/26
MICHAEL H. NOJIMA
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No. 5632-C
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THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (OBSERVATION OF CONSTRUCTION AS DEFINED IN SECTION 16-115-2 OF THE STATE OF HAWAII, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS, HAWAII ADMINISTRATIVE RULES FOR PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS, AND LANDSCAPE ARCHITECTS 8/29/94).

Exp: 4/30/26
WINSTON M. TANIGUCHI
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NO.	DESCRIPTION	DATE	BY
1	REMOVED CONCRETE WALKWAY, STAIRS & ROUGH LANDSCAPE AREA	4/14/26	GHN

APPROVED WT 4/21/26 DATE

ENGINEER: WT | CHECKED BY: MN
DRAWN BY: JG | PROJECT #: 3100-45

"PROPOSED PRIVATE DRIVEWAY"

GATEWAY AT HO'OPILI PARCEL A21

MULTIFAMILY DEVELOPMENT
(DPP CONSTRUCTION PLANS FILE NO 2024/CP-180)
TMK: 9-1-018: POR OF 012
HONOULIULI, EWA, OAHU, HAWAII

POST-CONSTRUCTION BMP PLAN

APPROVED BY:
FOR Melvin Takahara 9/12/25
CHIEF, CIVIL ENGINEERING BRANCH, D.P.P. (FOR GRADING ONLY) DATE

C017

SHEET 17 OF 45 SHEETS

FILE	POCKET	FOLDER	NO.

PROJECT NAME: GATEWAY AT HO'OPILI PARCEL A21
CAD DWG NO.: 3100-45_BMP.dwg
DATE: SEPTEMBER 2025

Drawing name: P:\3100-45 Gateway Parcel A21 - MAUKA\2160-07\DWG\Construction Plans\3100-45_BMP.dwg, Date: 11, 2025 - 8:28am

EROSION PREVENTION / SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL FOLLOW THE GUIDELINES IN THE CITY AND COUNTY OF HONOLULU'S "RULES RELATING TO WATER QUALITY."
2. MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE ANY EARTHWORK IS INITIATED.
3. SLOPE PROTECTION

   SLOPE PROTECTION IS REQUIRED ON AREAS WITH SLOPES GREATER THAN 15% AND ON AREAS OF MODERATE SLOPE THAT ARE PRONE TO EROSION UNLESS THEY ARE BEING ACTIVELY WORKED. USE DIVERSION OF SLOPE (DIKES, SWALES, SLOPE DRAINS) TO DIVERT WATER AROUND THE SLOPE. PROVIDE A 10-FT BUFFER ZONE AT THE TOE OF SLOPE. ONLY 5 ACRES MAY BE DISTURBED AT ANYTIME ON SLOPES GREATER THAN 15%.
4. TEMPORARY STABILIZATION IS REQUIRED ON DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHEN THE DISTURBED AREA WILL NOT BE WORKED FOR 14 CONSECUTIVE DAYS OR MORE.
5. PERMANENT STABILIZATION

   ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED USING VEGETATIVE COVERING, PAVEMENT, OR SPRAYED WITH SOIL SEMENT CHEMICAL STABILIZER OR APPROVED EQUAL FOR COMPACTED CORAL AREAS, PRIOR TO REMOVING EROSION AND SEDIMENT MEASURES. TRAPPED SEDIMENT AND AREAS OF DISTURBED SOIL WHICH RESULT FROM THE REMOVAL OF THE TEMPORARY MEASURES SHALL BE IMMEDIATELY AND PERMANENTLY STABILIZED.
6. PRESERVE EXISTING VEGETATION

   CLEARLY MARK THE AREAS TO BE PRESERVED WITH FLAGS OR TEMPORARY FENCING. WHERE TEMPORARY FENCING IS USED, FENCING MUST BE ADEQUATELY SUPPORTED BY POSTS AND MAINTAINED IN AN UPRIGHT POSITION.
7. MINIMIZE SOIL COMPACTION

   AREAS WHERE FINAL STABILIZATION OR INFILTRATION PRACTICES WILL BE INSTALLED SHALL BE PROTECTED FROM EXCESSIVE COMPACTION DURING CONSTRUCTION. VEHICLE AND EQUIPMENT USE SHALL BE RESTRICTED OR TECHNIQUES TO CONDITION THE SOILS TO SUPPORT VEGETATION SHALL BE IMPLEMENTED IN THE AREAS THAT HAVE BEEN COMPACTED AND ARE DESIGNATED TO REMAIN VEGETATIVE OR POST-CONSTRUCTION INFILTRATION AREAS. CLEARLY MARK THE AREAS TO BE AVOIDED WITH FLAGS OR TEMPORARY FENCING. WHERE TEMPORARY FENCING IS USED, FENCING MUST BE ADEQUATELY SUPPORTED BY POSTS AND MAINTAINED IN AN UPRIGHT POSITION.
8. PERIMETER CONTROLS

   PERIMETER CONTROLS ARE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS. MAINTAIN DOWNSTREAM VEGETATED BUFFER AREA.
9. INLET PROTECTION
   - ALL STORM DRAIN INLETS ONSITE AND THOSE OFFSITE WHICH MAY RECEIVE RUNOFF FROM THE SITE SHALL USE AN INLET PROTECTION DEVICE UNLESS THEY ARE DIRECTED TO A SEDIMENT BASIN.
   - SEDIMENT LEVELS MAY NOT EXCEED ONE THIRD OF THE HEIGHT OF A SEDIMENT BARRIER OR INLET PROTECTION DEVICE AT ANY POINT ALONG THE LENGTH OF THE SEDIMENT BARRIER OR THE INLET PROTECTION DEVICE.
   - SEDIMENT BARRIERS AND INLET PROTECTION DEVICES MUST BE UNCLOGGED AND CLEANED WHEN PERFORMANCE IS COMPROMISED.
   - TORN, WEATHERED OR SAGGING SEDIMENT BARRIERS OR INLET PROTECTION DEVICES MUST BE REPAIRED OR REPLACED IMMEDIATELY.
10. TRACKING CONTROL
    - MINIMIZE SEDIMENT TRACK-OUT ONTO OFF-SITE STREETS, OTHER PAVED AREAS, AND SIDEWALKS FROM VEHICLES EXITING THE CONSTRUCTION SITE BY RESTRICTING VEHICLE TRAFFIC TO PROPERLY DESIGNATED AREAS AND USING ADDITIONAL CONTROLS TO REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXITING THE SITE.
    - VEHICULAR PARKING AND MOVEMENTS ON PROJECT SITES MUST BE CONFINED TO PAVED SURFACES OR PREDEFINED PARKING AREAS AND VEHICLE PATHS, WHICH SHALL BE MARKED WITH FLAGS OR BOUNDARY FENCING.
    - ALL POLLUTANTS AND MATERIALS THAT ARE DROPPED, WASHED, TRACKED, SPILLED, OR OTHERWISE DISCHARGED FROM A PROJECT SITE TO OFF-SITE STREETS, OTHER PAVED AREAS, SIDEWALKS OR THE MS4 MUST BE CLEANED USING DRY METHODS SUCH AS SWEEPING OR VACUUMING.
    - WASHING POLLUTANTS AND MATERIALS THAT ARE DISCHARGED FROM THE PROJECT SITE TO THE MS4 INTO DRAIN INLETS OR CATCH BASINS IS PROHIBITED UNLESS THE MATERIAL IS SEDIMENT AND THE INLETS ARE DIRECTED TO A SEDIMENT BASIN OR SEDIMENT TRAP.
11. BEST MANAGEMENT PRACTICES (BMPS) SHALL NOT BE REMOVED UNTIL FINAL STABILIZATION IS COMPLETE FOR THAT PHASE.
12. REFER TO CITY AND COUNTY OF HONOLULU BEST MANAGEMENT PRACTICES MANUAL-CONSTRUCTION FOR MORE INFORMATION ON BMPS.
13. THE FOLLOWING BMPS, WITH JUSTIFICATIONS, WERE DETERMINED TO BE NOT APPLICABLE BASED ON THE SPECIFIC SITE CONDITIONS. AS CONSTRUCTION PROGRESSES, REVISIONS MAY BE NECESSARY AND WILL BE PROVIDED TO DPP INSPECTORS.
    - DIVERSION BMPS TO DIVERT RUNOFF FROM UPSTREAM AREAS AROUND DISTURBED AREAS OF THE SITE.
      - THE PROJECT OCCURS ON EXISTING SLOPES LESS THAN 15%.
    - VELOCITY DISSIPATION DEVICES
      - PROJECT IMPROVEMENTS DO NOT INCLUDE OUTLET STRUCTURES, PIPES, CULVERTS, STEEP DITCHES, OR FLUMES. SCOUR OR EROSION IS MINIMAL AS FLOW VELOCITY THROUGH THE PROJECT SITE IS LOW.
    - SEDIMENT BARRIERS
      - SEDIMENT BARRIERS ARE NOT REQUIRED AS THE PROPOSED BMPS (PERIMETER CONTROLS) ARE SUFFICIENT TO ADDRESS ANY POTENTIAL SEDIMENT RUNOFF.
    - BUFFER ZONES
      - THE PROJECT OCCURS ON EXISTING SLOPES LESS THAN 15% AND DOES NOT OCCUR WITHIN 50 FT OF STATE WATERS.
    - SEDIMENT BASINS
      - LIMITS OF WORK LESS THAN 5 ACRES, THEREFORE, SEDIMENT BASINS WILL NOT BE USED.
    - SEDIMENT TRAPS
      - SEPARATE DOCUMENTATION PROVIDED TO DPP.
    - DEWATERING PRACTICES
      - IT IS NOT ANTICIPATED THAT GROUNDWATER WILL BE ENCOUNTERED WITHIN THE PROJECT SITE.
14. AN ESCP COORDINATOR IS REQUIRED FOR THIS PROJECT. THE OWNER SHALL SUBMIT AN AUTHORIZATION LETTER TO DESIGNATE AN ESCP COORDINATOR PRIOR TO PERMIT ISSUANCE USING THE FORM PROVIDED AS APPENDIX A TO THE RULES RELATING TO WATER QUALITY. CHANGES TO THE ESCP COORDINATOR SHALL BE SUBMITTED TO THE DIRECTOR IN WRITING IMMEDIATELY FOR THE DEPARTMENT'S ACCEPTANCE.
15. THE CONTRACTOR SHALL COMPLY WITH THE PROJECT SCHEDULING REQUIREMENT AS SPECIFIED IN THE "ADMINISTRATIVE RULES, TITLE 20, DEPARTMENT OF PLANNING AND PERMITTING, CHAPTER 3, RULES RELATING TO WATER QUALITY", SECTION 20-3-28. THE SCHEDULED START DATE SHALL BE SUBMITTED TO THE DIRECTOR IN WRITING 2 WEEKS PRIOR TO COMMENCING ANY WORK GOVERNED BY THESE RULES.

GOOD HOUSEKEEPING BMPS NOTES

1. STREET SWEEPING AND VACUUMING.

   ALL POLLUTANTS DISCHARGED FROM CONSTRUCTION SITE TO OFF-SITE AREAS MUST BE SWEPT OR VACUUMED EACH DAY BEFORE LEAVING THE JOB SITE.
2. MATERIALS DELIVERY, STORAGE AND USE MANAGEMENT.

   PREVENT, REDUCE, OR ELIMINATE THE DISCHARGE OF POLLUTANTS FROM MATERIAL DELIVERY, STORAGE, AND USE TO THE STORM WATER SYSTEM OR WATERCOURSES BY MINIMIZING THE STORAGE OF HAZARDOUS MATERIALS ONSITE, STORING MATERIALS IN A DESIGNATED AREA, INSTALLING SECONDARY CONTAINMENT. CONSTRUCTION MATERIALS, WASTE, TOXIC AND HAZARDOUS SUBSTANCES, STOCKPILES AND OTHER SOURCES OF POLLUTION SHALL NOT BE STORED IN BUFFER AREAS, NEAR AREAS OF CONCENTRATED FLOW, OR AREAS ABUTTING THE MS4, RECEIVING WATERS, OR DRAINAGE IMPROVEMENTS THAT DISCHARGE OFF-SITE. PRIMARY AND SECONDARY CONTAINMENT CONTROLS AND COVERS SHALL BE IMPLEMENTED TO THE MAXIMUM EXTENT PRACTICAL (MEP).
3. SPILL PREVENTION AND CONTROL.

   CREATE AND IMPLEMENT SPILL PREVENTION AND RESPONSE PLANS TO ELIMINATE AND MINIMIZE THE DISCHARGE OF POLLUTANTS TO THE MS4 AND RECEIVING WATERS FROM LEAKS AND SPILLS BY REDUCING THE CHANCE FOR SPILLS, ABSORBING, CONTAINING, AND CLEANING UP SPILLS AND PROPERLY DISPOSING OF SPILL MATERIALS. AT A MINIMUM, ALL PROJECTS SHALL CLEANUP ALL LEAKS AND SPILLS IMMEDIATELY.
4. HAZARDOUS MATERIALS.

   PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM HAZARDOUS WASTE THROUGH PROPER MATERIAL USE AND WASTE DISPOSAL. IN THE EVENT THAT HAZARDOUS MATERIALS ARE DISCHARGED TO THE MS4, THE PROPERTY OWNER OR ESCP COORDINATOR SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF FACILITIES MAINTENANCE, HONOLULU FIRE DEPARTMENT, AND HONOLULU POLICE DEPARTMENT OF THE DISCHARGE BY TELEPHONE. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED, THE REASONS FOR THE DISCHARGE, AND THE MEASURES THAT HAVE BEEN TAKEN OR WILL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE SUBMITTED TO THE DIRECTOR NO LESS THAN 3 DAYS AFTER NOTIFICATION BY PHONE.
5. NONHAZARDOUS MATERIALS.

   IN THE EVENT THAT NONHAZARDOUS MATERIALS ARE DISCHARGED TO THE MS4, THE PROPERTY OWNER OR ESCP COORDINATOR SHALL NOTIFY THE CITY DEPARTMENT OF FACILITIES MAINTENANCE BY TELEPHONE NO LATER THAN THE NEXT BUSINESS DAY. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED, THE REASONS FOR THE DISCHARGE, AND THE MEASURES THAT HAVE BEEN TAKEN OR WILL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE SUBMITTED TO THE DIRECTOR NO LESS THAN 3 DAYS AFTER NOTIFICATION BY PHONE.
6. VEHICLE AND EQUIPMENT CLEANING.

   ELIMINATE AND MINIMIZE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM VEHICLE AND EQUIPMENT CLEANING OPERATIONS BY USING OFF-SITE FACILITIES WHEN FEASIBLE, WASHING IN DESIGNATED, CONTAINED AREAS ONLY, AND ELIMINATING DISCHARGES TO THE STORM DRAIN SYSTEM BY EVAPORATING AND/OR TREATING WASH WATER, AS APPROPRIATE OR INFILTRATING WASH WATER FOR EXTERIOR CLEANING ACTIVITIES THAT USE WATER ONLY.
7. VEHICLE AND EQUIPMENT FUELING.

   PREVENT FUEL SPILLS AND LEAKS BY USING OFF-SITE FACILITIES, FUELING ONLY IN DESIGNATED AREAS, ENCLOSING OR COVERING STORED FUEL, AND IMPLEMENTING SPILL CONTROLS SUCH AS SECONDARY CONTAINMENT AND ACTIVE MEASURES USING SPILL RESPONSE KITS.
8. VEHICLE AND EQUIPMENT MAINTENANCE.

   ELIMINATE AND MINIMIZE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM VEHICLE AND EQUIPMENT MAINTENANCE OPERATIONS BY USING OFF-SITE FACILITIES WHEN FEASIBLE, PERFORMING WORK IN DESIGNATED AREAS ONLY, USING SPILL PADS UNDER VEHICLES AND EQUIPMENT, CHECKING FOR LEAKS AND SPILLS, AND CONTAINING AND CLEANING UP SPILLS IMMEDIATELY.
9. SOLID WASTE MANAGEMENT.

   PREVENT OR REDUCE DISCHARGE OF POLLUTANTS TO THE LAND, GROUNDWATER, AND IN STORM WATER FROM SOLID WASTE OR CONSTRUCTION AND DEMOLITION WASTE BY PROVIDING DESIGNATED WASTE COLLECTION AREAS, COLLECT SITE TRASH DAILY, AND ENSURING THAT CONSTRUCTION WASTE IS COLLECTED, REMOVED, AND DISPOSED OF ONLY AT AUTHORIZED DISPOSAL AREAS.
10. SANITARY/SEPTIC WASTE MANAGEMENT.

    TEMPORARY AND PORTABLE SANITARY AND SEPTIC WASTE SYSTEMS SHALL BE MOUNTED OR STAKED IN, WELL-MAINTAINED AND SCHEDULED FOR REGULAR WASTE DISPOSAL AND SERVICING. SOURCES OF SANITARY AND/OR SEPTIC WASTE SHALL NOT BE STORED NEAR THE MS4 OR RECEIVING WATERS.
11. STOCKPILE MANAGEMENT.

    STOCKPILES SHALL NOT BE LOCATED IN DRAINAGE WAYS, WITHIN 50 FEET FROM AREAS OF CONCENTRATED FLOWS, AND ARE NOT ALLOWED IN THE CITY RIGHT-OF-WAY. SEDIMENT BARRIERS OR SILT FENCES SHALL BE USED AROUND THE BASE OF ALL STOCKPILES. STOCKPILES SHALL NOT EXCEED 15 FEET IN HEIGHT. STOCKPILES GREATER THAN 15 FEET IN HEIGHT SHALL REQUIRE 8 FOOT WIDE BENCHING IN ACCORDANCE WITH ROH CHAPTER 18A, ARTICLE 3. STOCKPILES MUST BE COVERED WITH PLASTIC SHEETING OR A COMPARABLE MATERIAL IF THEY WILL NOT BE ACTIVELY USED WITHIN 7 DAYS.
12. LIQUID WASTE MANAGEMENT.

    LIQUID WASTE SHALL BE CONTAINED IN A CONTROLLED AREA SUCH AS A HOLDING PIT, SEDIMENT BASIN, ROLL-OFF BIN, OR PORTABLE TANK OF SUFFICIENT VOLUME AND TO CONTAIN THE LIQUID WASTES GENERATED. CONTAINMENT AREAS OR DEVICES MUST BE IMPERMEABLE AND LEAK FREE AND SHOULD NOT BE LOCATED WHERE ACCIDENTAL RELEASE OF THE CONTAINED LIQUID CAN DISCHARGE TO WATER BODIES, CHANNELS, OR STORM DRAINS.
13. CONCRETE WASTE MANAGEMENT.

    PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFFSITE OR PERFORMING ONSITE WASHOUT IN A DESIGNATED AREA CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MILLIMETER POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL. CONTAINMENT AREAS OR DEVICES SHOULD NOT BE LOCATED WHERE ACCIDENTAL RELEASE OF THE CONTAINED LIQUID CAN DISCHARGE TO WATER BODIES, CHANNELS, OR STORM DRAINS. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75 PERCENT FULL. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF AS SOLID WASTES.
14. CONTAMINATED SOIL MANAGEMENT.

    AT MINIMUM CONTAIN CONTAMINATED MATERIAL SOIL BY SURROUNDING WITH IMPERMEABLE LINED BERMS OR COVER EXPOSED CONTAMINATED MATERIAL WITH PLASTIC SHEETING. CONTAMINATED SOIL SHOULD BE DISPOSED OF PROPERLY IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
15. DUST CONTROL.

    THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL PROVIDE EFFECTIVE MEASURES FOR THE CONTROL OF DUST FROM THE PROJECT SITE AND HAUL ROADS SO IT SHALL NOT BE TRANSPORTED OR DISCHARGED TO OFF-SITE AREAS. THE WORK MUST BE IN CONFORMANCE WITH AIR POLLUTION CONTROL STANDARDS CONTAINED IN THE HAWAII ADMINISTRATIVE RULES: TITLE 11 CHAPTER 60.1, "AIR POLLUTION CONTROL."
16. BMP AND SITE MAINTENANCE

    THE CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL CLEAN TRASH AND DEBRIS AROUND THE SURROUNDING AREA ON A WEEKLY BASIS.

EROSION AND SEDIMENT CONTROL PLAN SCHEDULE AND RAIN RESPONSE PLAN NOTES

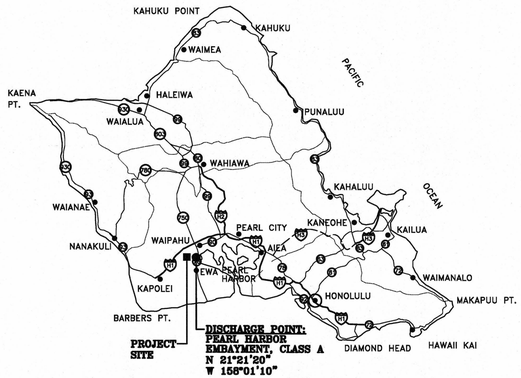
PROJECT SEQUENCE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES, INLET PROTECTION, AND PERIMETER CONTROLS. CLEARING AND GRUBBING AS NECESSARY FOR THE INSTALLATION OF THESE BMPS.
2. PROVIDE WATER TRUCKS FOR DUST CONTROL.
3. CLEAR, GRUB, GRADE, AND CONSTRUCT THE SITE IN 5 INCREMENTS IN NUMERICAL SEQUENTIAL ORDER STARTING WITH INC. 1, REFER TO GRADING PLANS. ONLY 1 INCREMENT SHALL BE DISTURBED AT ANY ONE TIME WITH STABILIZATION OF SUCH PRIOR TO COMMENCING THE SUBSEQUENT INCREMENT. RELOCATE, RECONSTRUCT AND MAINTAIN BMPS AS NEEDED TO KEEP THEM EFFECTIVE AT ALL TIMES. INITIATE TEMPORARY STABILIZATION IMMEDIATELY ONCE EARTHWORK IS COMPLETED IN EACH INCREMENT.
4. INITIATE STABILIZATION OF STEEP SLOPES (> 15%) WITH HYDROSEEDING AND CORAL AREAS WITH SOIL SEMENT AS SOON AS GRADING IS COMPLETED ON THOSE AREAS. INSTALL PERMANENT IRRIGATION SYSTEM PRIOR TO PERMANENT SEEDING.
5. REMOVE OR DISMANTLE TEMPORARY EROSION CONTROL STRUCTURES AFTER FULL ESTABLISHMENT OF PERMANENT COVER.
6. PRACTICE GOOD HOUSEKEEPING MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
7. INSPECTIONS WILL BE PERFORMED WEEKLY.

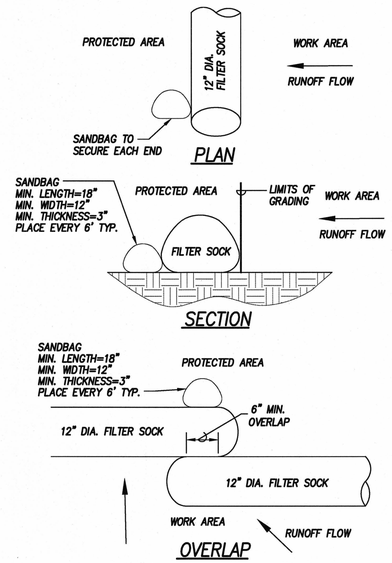
RAIN RESPONSE PLAN:

THE FOLLOWING WILL BE PERFORMED WHEN HEAVY RAINS, TROPICAL STORM OR HURRICANE IS IMMINENT OR IS FORECASTED IN THE NEXT 48 HOURS:

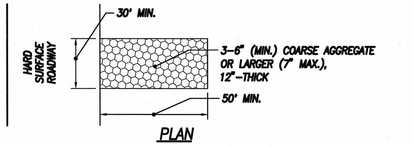
1. TEMPORARY SUSPENSION OF ACTIVE GRADING.
2. INSPECT ALL PERIMETER CONTROLS AND INLET PROTECTION DEVICES, AND MAINTAIN AS NEEDED. REINSTALL ANY PERIMETER CONTROLS THAT WERE REMOVED DUE TO ACTIVE WORK IN THE AREA. IF A SEVERE STORM IS EXPECTED, REMOVE INLET PROTECTION DEVICES TO PREVENT FLOODING ON SURROUNDING STREETS.
3. COVER OR RELOCATE MATERIAL STOCKPILES AND LIQUID MATERIAL CONTAINERS TO AVOID CONTACT WITH RAINWATER.
4. PLACE SPILL PANS OR OIL-ONLY SPILL PADS UNDER CONSTRUCTION VEHICLES TO PREVENT RUNOFF FROM CONTACTING ANY SPILLED PETROLEUM PRODUCTS. PROPERLY DISPOSE OF ANY ACCUMULATED OILY WATER AFTER THE RAIN EVENT.
5. RE-INSPECT AFTER THE APPROACHING HEAVY RAINS, TROPICAL STORM OR HURRICANE AND REPLACE OR MAINTAIN BMPS AS NEEDED.



LOCATION MAP
NOT TO SCALE



COMPOST FILTER SOCK DETAIL
NOT TO SCALE



NOTE:
12" COARSE AGGREGATE LAYER SHALL BE REMOVED IMMEDIATELY PRIOR TO INSTALLATION OF ROADWAY BASE COURSE.

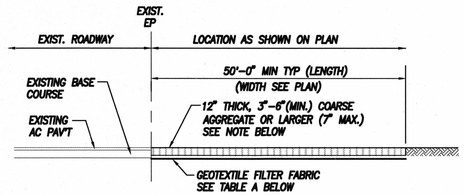
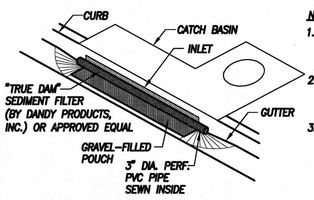


TABLE A GEOTEXTILE REQUIREMENTS	
PHYSICAL PROPERTY	REQUIREMENTS
GRAB TENSILE STRENGTH	220 LB (ASTM D1682)
ELONGATION FAILURE	60% (ASTM D1682)
MULLEN BURST STRENGTH	430 LB (ASTM D3768)
PUNCTURE STRENGTH	125 LB (ASTM D751, MODIFIED)
EQUIVALENT OPENING	SIZE 40-80 (U.S. STD SIEVE, CW-02215)

CONSTRUCTION INGRESS/EGRESS DETAILS
NOT TO SCALE



NOTES:
1. CONSTRUCT CATCH BASIN INLET PROTECTION AS SHOWN ON EROSION CONTROL PLAN.
2. THE CONTRACTOR SHALL CLEAN CATCH BASINS AND SEDIMENT FILTER WEEKLY.
3. THE CONTRACTOR SHALL REMOVE THE SEDIMENT FILTERS DURING ABOVE NORMAL RAINFALL EVENTS, THEN REPLACE AFTER THE EVENT.

CATCH BASIN INLET PROTECTION
NOT TO SCALE

HO'OPILI DEVELOPMENT

42-INCH WATER TRANSMISSION MAIN RELOCATION

HONOULIULI, EWA, OAHU, HAWAII
TMK: 9-1-017: 198, 213

R. M. TOWILL CORPORATION
Planning • Engineering • Environmental Services • Photogrammetry • Surveying • Construction Management
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CHI T. DU
LICENSED PROFESSIONAL ENGINEER
No. 14001-C
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

SIGNATURE 4/30/26 EXP. DATE

REVISION	DATE	BY	APPROVED
BRIEF			

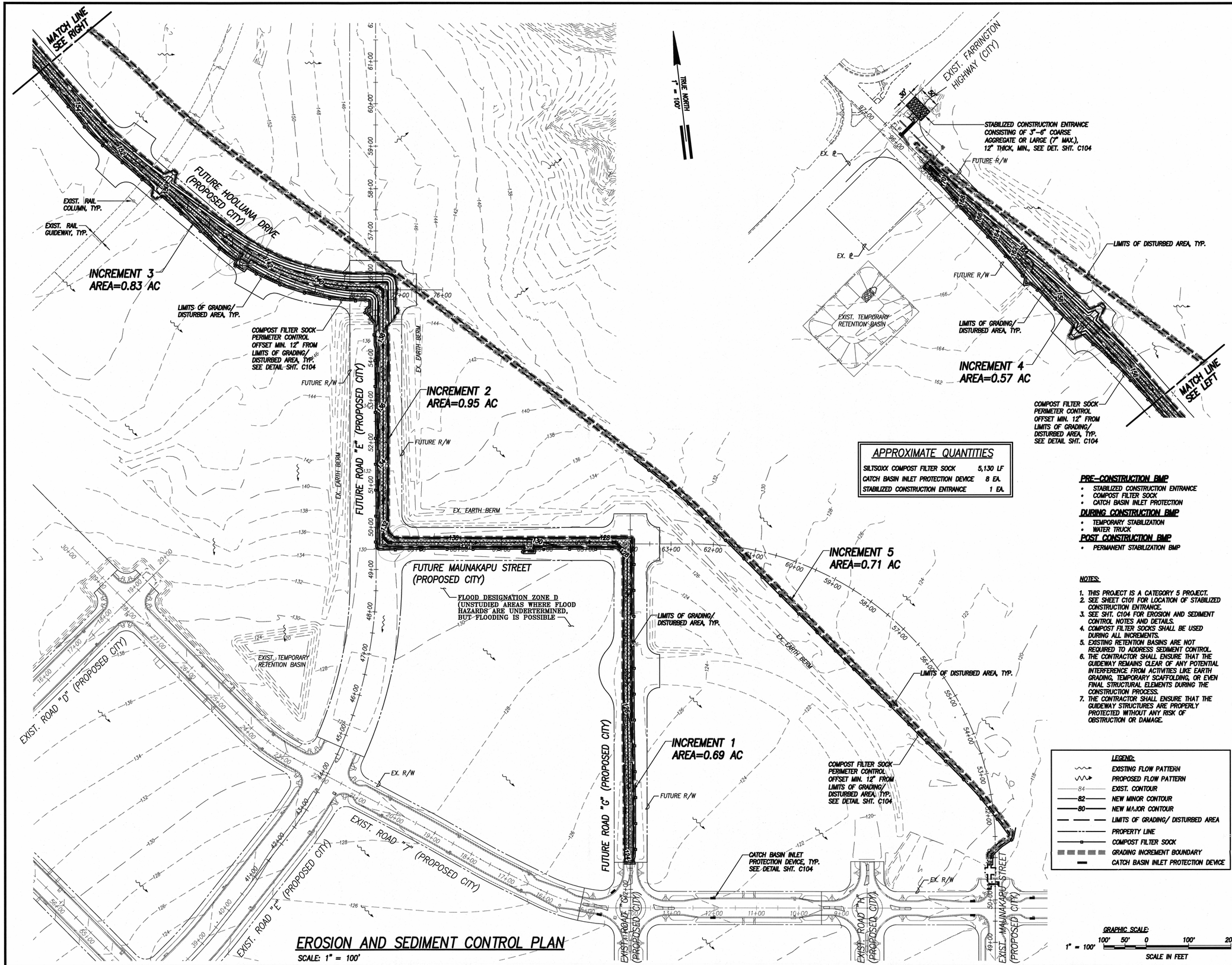
APPROVED BY
for Chief, Civil Engineering Branch, DPP 4/28/25 DATE

ENGINEER	CD, MC
DRAFTSMAN	CD, MC
CHECKED BY	CD
SCALE	AS SHOWN
DATE	MARCH 2024
DPP FILE NO.	2024/CP-45

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

RMTC JOB NO.: 1-24341-0E

FILE	POCKET	FOLDER	NO.



EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 100'

APPROXIMATE QUANTITIES

SILTSOXX COMPOST FILTER SOCK	5,130 LF
CATCH BASIN INLET PROTECTION DEVICE	8 EA.
STABILIZED CONSTRUCTION ENTRANCE	1 EA.

PRE-CONSTRUCTION BMP

- STABILIZED CONSTRUCTION ENTRANCE
- COMPOST FILTER SOCK
- CATCH BASIN INLET PROTECTION

DURING CONSTRUCTION BMP

- TEMPORARY STABILIZATION
- WATER TRUCK

POST CONSTRUCTION BMP

- PERMANENT STABILIZATION BMP

NOTES:

1. THIS PROJECT IS A CATEGORY 5 PROJECT.
2. SEE SHEET C101 FOR LOCATION OF STABILIZED CONSTRUCTION ENTRANCE.
3. SEE SHT. C104 FOR EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
4. COMPOST FILTER SOCKS SHALL BE USED DURING ALL INCREMENTS.
5. EXISTING RETENTION BASINS ARE NOT REQUIRED TO ADDRESS SEDIMENT CONTROL.
6. THE CONTRACTOR SHALL ENSURE THAT THE GUIDEWAY REMAINS CLEAR OF ANY POTENTIAL INTERFERENCE FROM ACTIVITIES LIKE EARTH GRADING, TEMPORARY SCAFFOLDING, OR EVEN FINAL STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PROCESS.
7. THE CONTRACTOR SHALL ENSURE THAT THE GUIDEWAY STRUCTURES ARE PROPERLY PROTECTED WITHOUT ANY RISK OF OBSTRUCTION OR DAMAGE.

LEGEND:

- EXISTING FLOW PATTERN
- PROPOSED FLOW PATTERN
- 84 EXIST. CONTOUR
- 82 NEW MINOR CONTOUR
- 80 NEW MAJOR CONTOUR
- LIMITS OF GRADING/ DISTURBED AREA
- PROPERTY LINE
- COMPOST FILTER SOCK
- GRADING INCREMENT BOUNDARY
- CATCH BASIN INLET PROTECTION DEVICE

GRAPHIC SCALE: 1" = 100' (100' 50' 0 100' 200') SCALE IN FEET

HO'OPILI DEVELOPMENT

42-INCH WATER TRANSMISSION MAIN RELOCATION

HONOULIULI, EWA, OAHU, HAWAII
TMK: 9-1-017: 196, 213

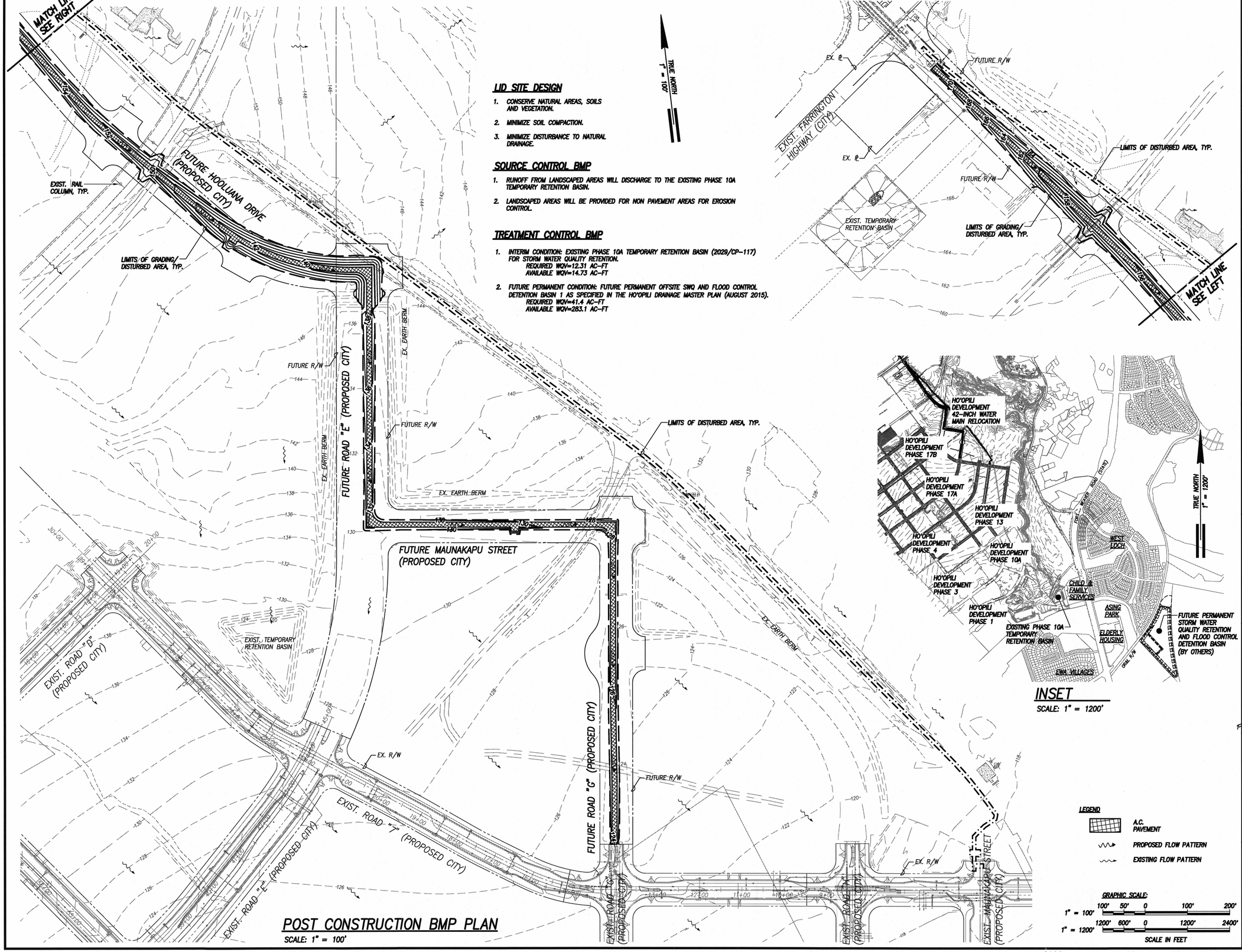
R. M. TOWILL CORPORATION
Planning • Engineering • Environmental Services • Photogrammetry • Surveying • Construction Management
2024 North King Street Suite 200
Honolulu Hawaii 96819

CHI T. DU
LICENSED PROFESSIONAL ENGINEER
No. 14001-C
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

SIGNATURE 4/30/26 EXP. DATE

BY	APPROVED



LID SITE DESIGN

1. CONSERVE NATURAL AREAS, SOILS AND VEGETATION.
2. MINIMIZE SOIL COMPACTION.
3. MINIMIZE DISTURBANCE TO NATURAL DRAINAGE.

SOURCE CONTROL BMP

1. RUNOFF FROM LANDSCAPED AREAS WILL DISCHARGE TO THE EXISTING PHASE 10A TEMPORARY RETENTION BASIN.
2. LANDSCAPED AREAS WILL BE PROVIDED FOR NON PAVEMENT AREAS FOR EROSION CONTROL.

TREATMENT CONTROL BMP

1. INTERIM CONDITION: EXISTING PHASE 10A TEMPORARY RETENTION BASIN (2029/CP-117) FOR STORM WATER QUALITY RETENTION.
   REQUIRED WQV=12.31 AC-FT
   AVAILABLE WQV=14.73 AC-FT
2. FUTURE PERMANENT CONDITION: FUTURE PERMANENT OFFSITE SWQ AND FLOOD CONTROL DETENTION BASIN 1 AS SPECIFIED IN THE HO'OPILI DRAINAGE MASTER PLAN (AUGUST 2015).
   REQUIRED WQV=41.4 AC-FT
   AVAILABLE WQV=283.1 AC-FT

POST CONSTRUCTION BMP PLAN

SCALE: 1" = 100'

INSET

SCALE: 1" = 1200'

LEGEND

- A.C. PAVEMENT
- PROPOSED FLOW PATTERN
- EXISTING FLOW PATTERN

GRAPHIC SCALE:

1" = 100' — 100' 50' 0 100' 200'

1" = 1200' — 1200' 600' 0 1200' 2400'

SCALE IN FEET

HO'OPILI DEVELOPMENT

42-INCH WATER TRANSMISSION MAIN RELOCATION

HONOULIULI, EWA, OAHU, HAWAII
TMK: 9-1-017: 196, 213

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SIGNATURE 4/30/26 EXP. DATE

REVISION	DATE	BRIEF	BY	APPROVED

APPROVED BY
For Melissa Takeuchi Cabreros 4/28/26
Chief, Civil Engineering Branch, DPP DATE
(For grading only)

ENGINEER	CD, MC
DRAFTSMAN	CD, MC
CHECKED BY	CD
SCALE	AS SHOWN
DATE	MARCH 2024
DPP FILE NO.	2024/CP-45

POST CONSTRUCTION BMP PLAN

RMTC JOB NO.: 1-24341-0E

K:\civil\24341 Hoopili 42-inch Water Main Relocation\Drawings\Construction Dwgs\100_Dwgs\C106 - Post Construction BMP Plan.dwg April 7, 2025

C106 SHEET 10 OF 40 SHEETS

FILE	POCKET	FOLDER	NO.

EROSION PREVENTION / SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL FOLLOW THE GUIDELINES IN THE CITY AND COUNTY OF HONOLULU'S "RULES RELATING TO WATER QUALITY."
2. MEASURES TO CONTROL EROSION AND OTHER POLLUTANTS SHALL BE IN PLACE BEFORE ANY EARTHWORK IS INITIATED.
3. SLOPE PROTECTION

   SLOPE PROTECTION IS REQUIRED ON AREAS WITH SLOPES GREATER THAN 15% AND ON AREAS OF MODERATE SLOPE THAT ARE PRONE TO EROSION UNLESS THEY ARE BEING ACTIVELY WORKED. USE DIVERSION OF SLOPE (DIKES, SWALES, SLOPE DRAINS) TO DIVERT WATER AROUND THE SLOPE. PROVIDE A 10-FT BUFFER ZONE AT THE TOE OF SLOPE. ONLY 5 ACRES MAY BE DISTURBED AT ANYTIME ON SLOPES GREATER THAN 15%.
4. TEMPORARY STABILIZATION IS REQUIRED ON DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHEN THE DISTURBED AREA WILL NOT BE WORKED FOR 7 CONSECUTIVE DAYS OR MORE.
5. PERMANENT STABILIZATION

   ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED USING VEGETATIVE COVERING OR PAVEMENT PRIOR TO REMOVING EROSION AND SEDIMENT MEASURES. TRAPPED SEDIMENT AND AREAS OF DISTURBED SOIL WHICH RESULT FROM THE REMOVAL OF THE TEMPORARY MEASURES SHALL BE IMMEDIATELY AND PERMANENTLY STABILIZED.
6. PRESERVE EXISTING VEGETATION

   CLEARLY MARK THE AREAS TO BE PRESERVED WITH FLAGS OR TEMPORARY FENCING. WHERE TEMPORARY FENCING IS USED, FENCING MUST BE ADEQUATELY SUPPORTED BY POSTS AND MAINTAINED IN AN UPRIGHT POSITION.
7. MINIMIZE SOIL COMPACTION

   AREAS WHERE FINAL STABILIZATION OR INFILTRATION PRACTICES WILL BE INSTALLED SHALL BE PROTECTED FROM EXCESSIVE COMPACTION DURING CONSTRUCTION. VEHICLE AND EQUIPMENT USE SHALL BE RESTRICTED OR TECHNIQUES TO CONDITION THE SOILS TO SUPPORT VEGETATION SHALL BE IMPLEMENTED IN THE AREAS THAT HAVE BEEN COMPACTED AND ARE DESIGNATED TO REMAIN VEGETATIVE OR POST-CONSTRUCTION INFILTRATION AREAS. CLEARLY MARK THE AREAS TO BE AVOIDED WITH FLAGS OR TEMPORARY FENCING. WHERE TEMPORARY FENCING IS USED, FENCING MUST BE ADEQUATELY SUPPORTED BY POSTS AND MAINTAINED IN AN UPRIGHT POSITION.
8. PERIMETER CONTROLS

   PERIMETER CONTROLS ARE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS. MAINTAIN DOWNSTREAM VEGETATED BUFFER AREA.
9. INLET PROTECTION
   - ALL STORM DRAIN INLETS ONSITE AND THOSE OFFSITE WHICH MAY RECEIVE RUNOFF FROM THE SITE SHALL USE AN INLET PROTECTION DEVICE UNLESS THEY ARE DIRECTED TO A SEDIMENT BASIN.
   - SEDIMENT LEVELS MAY NOT EXCEED ONE THIRD OF THE HEIGHT OF A SEDIMENT BARRIER OR INLET PROTECTION DEVICE AT ANY POINT ALONG THE LENGTH OF THE SEDIMENT BARRIER OR THE INLET PROTECTION DEVICE.
   - SEDIMENT BARRIERS AND INLET PROTECTION DEVICES MUST BE UNCLOGGED AND CLEANED WHEN PERFORMANCE IS COMPROMISED.
   - TORN, WEATHERED OR SAGGING SEDIMENT BARRIERS OR INLET PROTECTION DEVICES MUST BE REPAIRED OR REPLACED IMMEDIATELY.
10. SEDIMENT TRAPS

    SEDIMENT TRAPS MUST BE KEPT IN EFFECTIVE OPERATING CONDITION AND SEDIMENT SHALL BE REMOVED TO MAINTAIN AT LEAST ONE THIRD OF THE DESIGN CAPACITY AT ALL TIMES.
11. TRACKING CONTROL
    - MINIMIZE SEDIMENT TRACK-OUT ONTO OFF-SITE STREETS, OTHER PAVED AREAS, AND SIDEWALKS FROM VEHICLES EXITING THE CONSTRUCTION SITE BY RESTRICTING VEHICLE TRAFFIC TO PROPERLY DESIGNATED AREAS AND USING ADDITIONAL CONTROLS TO REMOVE SEDIMENT FROM VEHICLE TIRES PRIOR TO EXITING THE SITE.
    - VEHICULAR PARKING AND MOVEMENTS ON PROJECT SITES MUST BE CONFINED TO PAVED SURFACES OR PREDEFINED PARKING AREAS AND VEHICLE PATHS, WHICH SHALL BE MARKED WITH FLAGS OR BOUNDARY FENCING.
    - ALL POLLUTANTS AND MATERIALS THAT ARE DROPPED, WASHED, TRACKED, SPILLED, OR OTHERWISE DISCHARGED FROM A PROJECT SITE TO OFF-SITE STREETS, OTHER PAVED AREAS, SIDEWALKS OR THE MS4 MUST BE CLEANED USING DRY METHODS SUCH AS SWEEPING OR VACUUMING.
    - WASHING POLLUTANTS AND MATERIALS THAT ARE DISCHARGED FROM THE PROJECT SITE TO THE MS4 INTO DRAIN INLETS OR CATCH BASINS IS PROHIBITED UNLESS THE MATERIAL IS SEDIMENT AND THE INLETS ARE DIRECTED TO A SEDIMENT BASIN OR SEDIMENT TRAP.
12. BEST MANAGEMENT PRACTICES (BMPS) SHALL NOT BE REMOVED UNTIL FINAL STABILIZATION IS COMPLETE FOR THAT PHASE.
13. REFER TO CITY AND COUNTY OF HONOLULU BEST MANAGEMENT PRACTICES MANUAL-CONSTRUCTION FOR MORE INFORMATION ON BMPS.
14. THE FOLLOWING BMPS, WITH JUSTIFICATIONS, WERE DETERMINED TO BE NOT APPLICABLE BASED ON THE SPECIFIC SITE CONDITIONS. AS CONSTRUCTION PROGRESSES, REVISIONS MAY BE NECESSARY AND WILL BE PROVIDED TO DPP INSPECTORS.
    - VELOCITY DISSIPATION DEVICES
      - PROJECT IMPROVEMENTS DO NOT INCLUDE OUTLET STRUCTURES, PIPES, CULVERTS, STEEP DITCHES, OR FLUMES. SCOUR OR EROSION IS MINIMAL AS FLOW VELOCITY THROUGH THE PROJECT SITE IS LOW.
    - DEWATERING PRACTICES
      - BASED ON THE SOILS REPORT ENTITLED, "GEOTECHNICAL ENGINEERING EXPLORATION HOOPILI DEVELOPMENT - PHASE 16; EWA, OAHU, HAWAII" DATED ____, IT IS NOT ANTICIPATED THAT GROUNDWATER WILL BE ENCOUNTERED WITHIN THE PROJECT SITE.
    - SEDIMENT BARRIERS
      - SEDIMENT BARRIERS ARE NOT REQUIRED AS THE PROPOSED BMPS (PERIMETER CONTROLS & SEDIMENT TRAPS) ARE SUFFICIENT TO ADDRESS ANY POTENTIAL SEDIMENT RUNOFF.
    - SEDIMENT BASINS
      - SEPARATE DOCUMENTATION PROVIDED TO DPP.
    - BUFFER ZONES
      - THE PROJECT OCCURS ON EXISTING SLOPES LESS THAN 15% AND DOES NOT OCCUR WITHIN 50 FT OF STATE WATERS.

EROSION PREVENTION / SEDIMENT CONTROL NOTES (CONT'D)

14. AN ESCP COORDINATOR IS REQUIRED FOR THIS PROJECT. THE OWNER SHALL SUBMIT AN AUTHORIZATION LETTER TO DESIGNATE AN ESCP COORDINATOR PRIOR TO PERMIT ISSUANCE USING THE FORM PROVIDED AS APPENDIX A TO THE RULES RELATING TO WATER QUALITY. CHANGES TO THE ESCP COORDINATOR SHALL BE SUBMITTED TO THE DIRECTOR IN WRITING IMMEDIATELY FOR THE DEPARTMENT'S ACCEPTANCE.
15. THE CONTRACTOR SHALL COMPLY WITH THE PROJECT SCHEDULING REQUIREMENT AS SPECIFIED IN THE "ADMINISTRATIVE RULES, TITLE 20, DEPARTMENT OF PLANNING AND PERMITTING, CHAPTER 3, RULES RELATING TO WATER QUALITY", SECTION 20-3-28. THE SCHEDULED START DATE SHALL BE SUBMITTED TO THE DIRECTOR IN WRITING 2 WEEKS PRIOR TO COMMENCING ANY WORK GOVERNED BY THESE RULES.

GOOD HOUSEKEEPING BMPS NOTES

1. STREET SWEEPING AND VACUUMING.

   ALL POLLUTANTS DISCHARGED FROM CONSTRUCTION SITE TO OFF-SITE AREAS MUST BE SWEPT OR VACUUMED EACH DAY BEFORE LEAVING THE JOB SITE.
2. MATERIALS DELIVERY, STORAGE AND USE MANAGEMENT.

   PREVENT, REDUCE, OR ELIMINATE THE DISCHARGE OF POLLUTANTS FROM MATERIAL DELIVERY, STORAGE, AND USE TO THE STORM WATER SYSTEM OR WATERCOURSES BY MINIMIZING THE STORAGE OF HAZARDOUS MATERIALS ONSITE, STORING MATERIALS IN A DESIGNATED AREA, INSTALLING SECONDARY CONTAINMENT. CONSTRUCTION MATERIALS, WASTE, TOXIC AND HAZARDOUS SUBSTANCES, STOCKPILES AND OTHER SOURCES OF POLLUTION SHALL NOT BE STORED IN BUFFER AREAS, NEAR AREAS OF CONCENTRATED FLOW, OR AREAS ABUTTING THE MS4, RECEIVING WATERS, OR DRAINAGE IMPROVEMENTS THAT DISCHARGE OFF-SITE. PRIMARY AND SECONDARY CONTAINMENT CONTROLS AND COVERS SHALL BE IMPLEMENTED TO THE MAXIMUM EXTENT PRACTICAL (MEP).
3. SPILL PREVENTION AND CONTROL.

   CREATE AND IMPLEMENT SPILL PREVENTION AND RESPONSE PLANS TO ELIMINATE AND MINIMIZE THE DISCHARGE OF POLLUTANTS TO THE MS4 AND RECEIVING WATERS FROM LEAKS AND SPILLS BY REDUCING THE CHANCE FOR SPILLS, ABSORBING, CONTAINING, AND CLEANING UP SPILLS AND PROPERLY DISPOSING OF SPILL MATERIALS. AT A MINIMUM, ALL PROJECTS SHALL CLEANUP ALL LEAKS AND SPILLS IMMEDIATELY.
4. HAZARDOUS MATERIALS.

   PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM HAZARDOUS WASTE THROUGH PROPER MATERIAL USE AND WASTE DISPOSAL. IN THE EVENT THAT HAZARDOUS MATERIALS ARE DISCHARGED TO THE MS4, THE PROPERTY OWNER OR ESCP COORDINATOR SHALL IMMEDIATELY NOTIFY THE DEPARTMENT OF FACILITIES MAINTENANCE, HONOLULU FIRE DEPARTMENT, AND HONOLULU POLICE DEPARTMENT OF THE DISCHARGE BY TELEPHONE. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED, THE REASONS FOR THE DISCHARGE, AND THE MEASURES THAT HAVE BEEN TAKEN OR WILL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE SUBMITTED TO THE DIRECTOR NO LESS THAN 3 DAYS AFTER NOTIFICATION BY PHONE.
5. NONHAZARDOUS MATERIALS.

   IN THE EVENT THAT NONHAZARDOUS MATERIALS ARE DISCHARGED TO THE MS4, THE PROPERTY OWNER OR ESCP COORDINATOR SHALL NOTIFY THE CITY DEPARTMENT OF FACILITIES MAINTENANCE BY TELEPHONE NO LATER THAN THE NEXT BUSINESS DAY. A WRITTEN REPORT DESCRIBING THE POLLUTANTS THAT WERE DISCHARGED, THE REASONS FOR THE DISCHARGE, AND THE MEASURES THAT HAVE BEEN TAKEN OR WILL BE TAKEN TO PREVENT A REOCCURRENCE OF THE DISCHARGE SHALL BE SUBMITTED TO THE DIRECTOR NO LESS THAN 3 DAYS AFTER NOTIFICATION BY PHONE.
6. VEHICLE AND EQUIPMENT CLEANING.

   ELIMINATE AND MINIMIZE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM VEHICLE AND EQUIPMENT CLEANING OPERATIONS BY USING OFF-SITE FACILITIES WHEN FEASIBLE, WASHING IN DESIGNATED, CONTAINED AREAS ONLY, AND ELIMINATING DISCHARGES TO THE STORM DRAIN SYSTEM BY EVAPORATING AND/OR TREATING WASH WATER, AS APPROPRIATE OR INFILTRATING WASH WATER FOR EXTERIOR CLEANING ACTIVITIES THAT USE WATER ONLY.
7. VEHICLE AND EQUIPMENT FUELING.

   PREVENT FUEL SPILLS AND LEAKS BY USING OFF-SITE FACILITIES, FUELING ONLY IN DESIGNATED AREAS, ENCLOSING OR COVERING STORED FUEL, AND IMPLEMENTING SPILL CONTROLS SUCH AS SECONDARY CONTAINMENT AND ACTIVE MEASURES USING SPILL RESPONSE KITS.
8. VEHICLE AND EQUIPMENT MAINTENANCE.

   ELIMINATE AND MINIMIZE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM VEHICLE AND EQUIPMENT MAINTENANCE OPERATIONS BY USING OFF-SITE FACILITIES WHEN FEASIBLE, PERFORMING WORK IN DESIGNATED AREAS ONLY, USING SPILL PADS UNDER VEHICLES AND EQUIPMENT, CHECKING FOR LEAKS AND SPILLS, AND CONTAINING AND CLEANING UP SPILLS IMMEDIATELY.
9. SOLID WASTE MANAGEMENT.

   PREVENT OR REDUCE DISCHARGE OF POLLUTANTS TO THE LAND, GROUNDWATER, AND IN STORM WATER FROM SOLID WASTE OR CONSTRUCTION AND DEMOLITION WASTE BY PROVIDING DESIGNATED WASTE COLLECTION AREAS, COLLECT SITE TRASH DAILY, AND ENSURING THAT CONSTRUCTION WASTE IS COLLECTED, REMOVED, AND DISPOSED OF ONLY AT AUTHORIZED DISPOSAL AREAS.
10. SANITARY/SEPTIC WASTE MANAGEMENT.

    TEMPORARY AND PORTABLE SANITARY AND SEPTIC WASTE SYSTEMS SHALL BE MOUNTED OR STAKED IN, WELL-MAINTAINED AND SCHEDULED FOR REGULAR WASTE DISPOSAL AND SERVICING. SOURCES OF SANITARY AND/OR SEPTIC WASTE SHALL NOT BE STORED NEAR THE MS4 OR RECEIVING WATERS.
11. STOCKPILE MANAGEMENT.

    STOCKPILES SHALL NOT BE LOCATED IN DRAINAGE WAYS, WITHIN 50 FEET FROM AREAS OF CONCENTRATED FLOWS, AND ARE NOT ALLOWED IN THE CITY RIGHT-OF-WAY. SEDIMENT BARRIERS OR SILT FENCES SHALL BE USED AROUND THE BASE OF ALL STOCKPILES. STOCKPILES SHALL NOT EXCEED 15 FEET IN HEIGHT. STOCKPILES GREATER THAN 15 FEET IN HEIGHT SHALL REQUIRE 8 FOOT WIDE BENCHING IN ACCORDANCE WITH ROH CHAPTER 18A, ARTICLE 3. STOCKPILES MUST BE COVERED WITH PLASTIC SHEETING OR A COMPARABLE MATERIAL IF THEY WILL NOT BE ACTIVELY USED WITHIN 7 DAYS.
12. LIQUID WASTE MANAGEMENT.

    LIQUID WASTE SHALL BE CONTAINED IN A CONTROLLED AREA SUCH AS A HOLDING PIT, SEDIMENT BASIN, ROLL-OFF BIN, OR PORTABLE TANK OF SUFFICIENT VOLUME AND TO CONTAIN THE LIQUID WASTES GENERATED. CONTAINMENT AREAS OR DEVICES MUST BE IMPERMEABLE AND LEAK FREE AND SHOULD NOT BE LOCATED WHERE ACCIDENTAL RELEASE OF THE CONTAINED LIQUID CAN DISCHARGE TO WATER BODIES, CHANNELS, OR STORM DRAINS.

GOOD HOUSEKEEPING BMPS NOTES (CONT'D)

13. CONCRETE WASTE MANAGEMENT.

    PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORM WATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFFSITE OR PERFORMING ONSITE WASHOUT IN A DESIGNATED AREA CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MILLIMETER POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL. CONTAINMENT AREAS OR DEVICES SHOULD NOT BE LOCATED WHERE ACCIDENTAL RELEASE OF THE CONTAINED LIQUID CAN DISCHARGE TO WATER BODIES, CHANNELS, OR STORM DRAINS. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75 PERCENT FULL. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF AS SOLID WASTES.
14. CONTAMINATED SOIL MANAGEMENT.

    AT MINIMUM CONTAIN CONTAMINATED MATERIAL SOIL BY SURROUNDING WITH IMPERMEABLE LINED BERMS OR COVER EXPOSED CONTAMINATED MATERIAL WITH PLASTIC SHEETING. CONTAMINATED SOIL SHOULD BE DISPOSED OF PROPERLY IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
15. DUST CONTROL.

    THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL PROVIDE EFFECTIVE MEASURES FOR THE CONTROL OF DUST FROM THE PROJECT SITE AND HAUL ROADS SO IT SHALL NOT BE TRANSPORTED OR DISCHARGED TO OFF-SITE AREAS. THE WORK MUST BE IN CONFORMANCE WITH AIR POLLUTION CONTROL STANDARDS CONTAINED IN THE HAWAII ADMINISTRATIVE RULES: TITLE 11 CHAPTER 60.1, "AIR POLLUTION CONTROL."
16. BMP AND SITE MAINTENANCE

    THE CONTRACTOR SHALL MAINTAIN TEMPORARY EROSION CONTROL MEASURES FOR THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL CLEAN TRASH AND DEBRIS AROUND THE SURROUNDING AREA ON A WEEKLY BASIS.

EROSION AND SEDIMENT CONTROL PLAN SCHEDULE AND RAIN RESPONSE PLAN NOTES

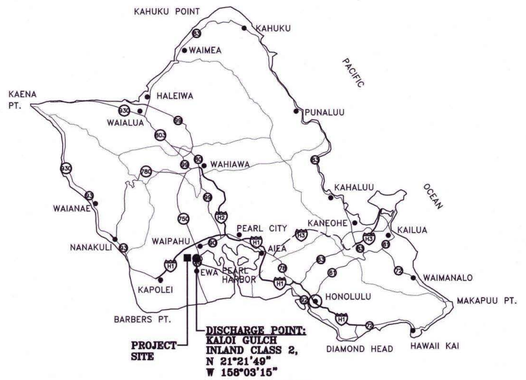
PROJECT SEQUENCE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES, INLET PROTECTION, AND PERIMETER CONTROLS. CLEARING AND GRUBBING AS NECESSARY FOR THE INSTALLATION OF THESE BMPS.
2. CONSTRUCT TEMPORARY SEDIMENT TRAPS AND STABILIZE IMMEDIATELY.
3. PROVIDE WATER TRUCKS FOR DUST CONTROL.
4. CLEAR, GRUB AND GRADE THE SITE IN 8 INCREMENTS IN NUMERICAL SEQUENTIAL ORDER STARTING WITH INC. 1, REFER TO GRADING PLANS. ONLY 1 INCREMENT SHALL BE GRADED AT ANY ONE TIME WITH STABILIZATION OF SUCH PRIOR TO COMMENCING THE SUBSEQUENT INCREMENT. RELOCATE, RECONSTRUCT AND MAINTAIN BMPS AS NEEDED TO KEEP THEM EFFECTIVE AT ALL TIMES. INITIATE TEMPORARY STABILIZATION IMMEDIATELY ONCE GRADING IS COMPLETED IN EACH INCREMENT.
5. INITIATE STABILIZATION OF STEEP SLOPES (> 15%) WITH HYDROSEEDING AS SOON AS GRADING IS COMPLETED ON THOSE AREAS. INSTALL PERMANENT IRRIGATION SYSTEM PRIOR TO PERMANENT SEEDING.
6. REMOVE OR DISMANTLE TEMPORARY EROSION CONTROL STRUCTURES AFTER FULL ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.
7. PRACTICE GOOD HOUSEKEEPING MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
8. INSPECTIONS WILL BE PERFORMED WEEKLY.

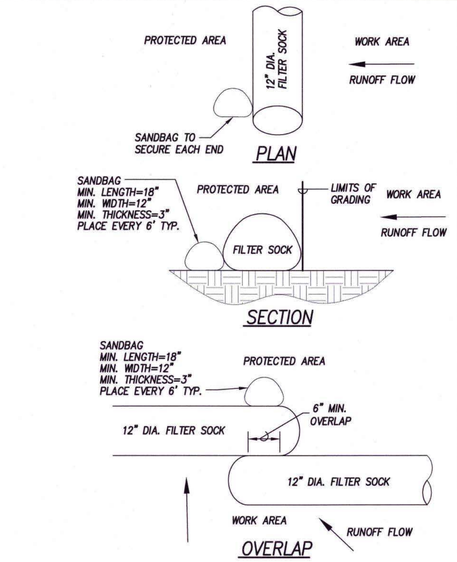
RAIN RESPONSE PLAN:

THE FOLLOWING WILL BE PERFORMED WHEN HEAVY RAINS, TROPICAL STORM OR HURRICANE IS IMMINENT OR IS FORECASTED IN THE NEXT 48 HOURS:

1. TEMPORARY SUSPENSION OF ACTIVE GRADING.
2. INSPECT ALL PERIMETER CONTROLS, TEMPORARY SEDIMENT TRAPS AND INLET PROTECTION DEVICES, AND MAINTAIN AS NEEDED. REINSTALL ANY PERIMETER CONTROLS THAT WERE REMOVED DUE TO ACTIVE WORK IN THE AREA. IF A SEVERE STORM IS EXPECTED, REMOVE INLET PROTECTION DEVICES TO PREVENT FLOODING ON SURROUNDING STREETS.
3. COVER OR RELOCATE MATERIAL STOCKPILES AND LIQUID MATERIAL CONTAINERS TO AVOID CONTACT WITH RAINWATER.
4. PLACE SPILL PANS OR OIL-ONLY SPILL PADS UNDER CONSTRUCTION VEHICLES TO PREVENT RUNOFF FROM CONTACTING ANY SPILLED PETROLEUM PRODUCTS. PROPERLY DISPOSE OF ANY ACCUMULATED OILY WATER AFTER THE RAIN EVENT.
5. RE-INSPECT AFTER THE APPROACHING HEAVY RAINS, TROPICAL STORM OR HURRICANE AND REPLACE OR MAINTAIN BMPS AS NEEDED.

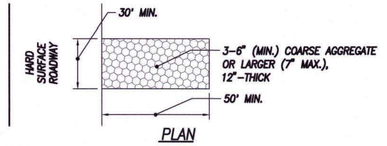


LOCATION MAP
NOT TO SCALE



COMPOST FILTER SOCK DETAIL

NOT TO SCALE



NOTE:
12" COARSE AGGREGATE LAYER SHALL BE REMOVED IMMEDIATELY PRIOR TO INSTALLATION OF ROADWAY BASE COURSE.

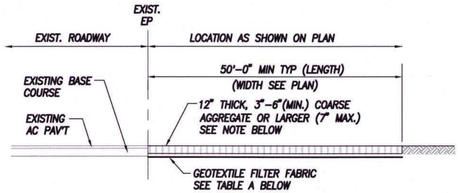
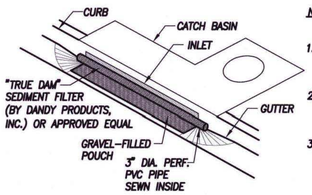


TABLE A GEOTEXTILE REQUIREMENTS

PHYSICAL PROPERTY	REQUIREMENTS
GRAB TENSILE STRENGTH	220 LB (ASTM D1682)
ELONGATION FAILURE	60% (ASTM D1682)
MULLEN BURST STRENGTH	430 LB (ASTM D3768)
PUNCTURE STRENGTH	125 LB (ASTM D751, MODIFIED)
EQUIVALENT OPENING	SIZE 40-80 (U.S. STD SIEVE, CW-02215)

CONSTRUCTION INGRESS/EGRESS DETAILS

NOT TO SCALE



NOTES:

1. CONSTRUCT CATCH BASIN INLET PROTECTION AS SHOWN ON EROSION CONTROL PLAN.
2. THE CONTRACTOR SHALL CLEAN CATCH BASINS AND SEDIMENT FILTER WEEKLY.
3. THE CONTRACTOR SHALL REMOVE THE SEDIMENT FILTERS DURING ABOVE NORMAL RAINFALL EVENTS, THEN REPLACE AFTER THE EVENT.

CATCH BASIN INLET PROTECTION

NOT TO SCALE

HO'OPILI DEVELOPMENT PHASE 16A

MASS GRADING PLAN

HONOULIULI, EWA, OAHU, HAWAII
TMK: 9-1-017: 196, 213

R. M. TOWILL CORPORATION
Planning • Engineering • Environmental Services • Photogrammetry • Surveying • Construction Management
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CHI T. DU
LICENSED PROFESSIONAL ENGINEER
No. 14001-C
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THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

SIGNATURE 4/30/26 EXP. DATE

REVISION	DATE	BY	APPROVED
BRIEF			

APPROVED BY
Melvin Takabara 7/8/25
for Chief, Civil Engineering Branch, DPP DATE

ENGINEER	CD, MN, MC
DRAFTSMAN	CD, MN, MC
CHECKED BY	CD
SCALE	AS SHOWN
DATE	FEBRUARY 2025
DPP FILE NO.	2024/CP-24

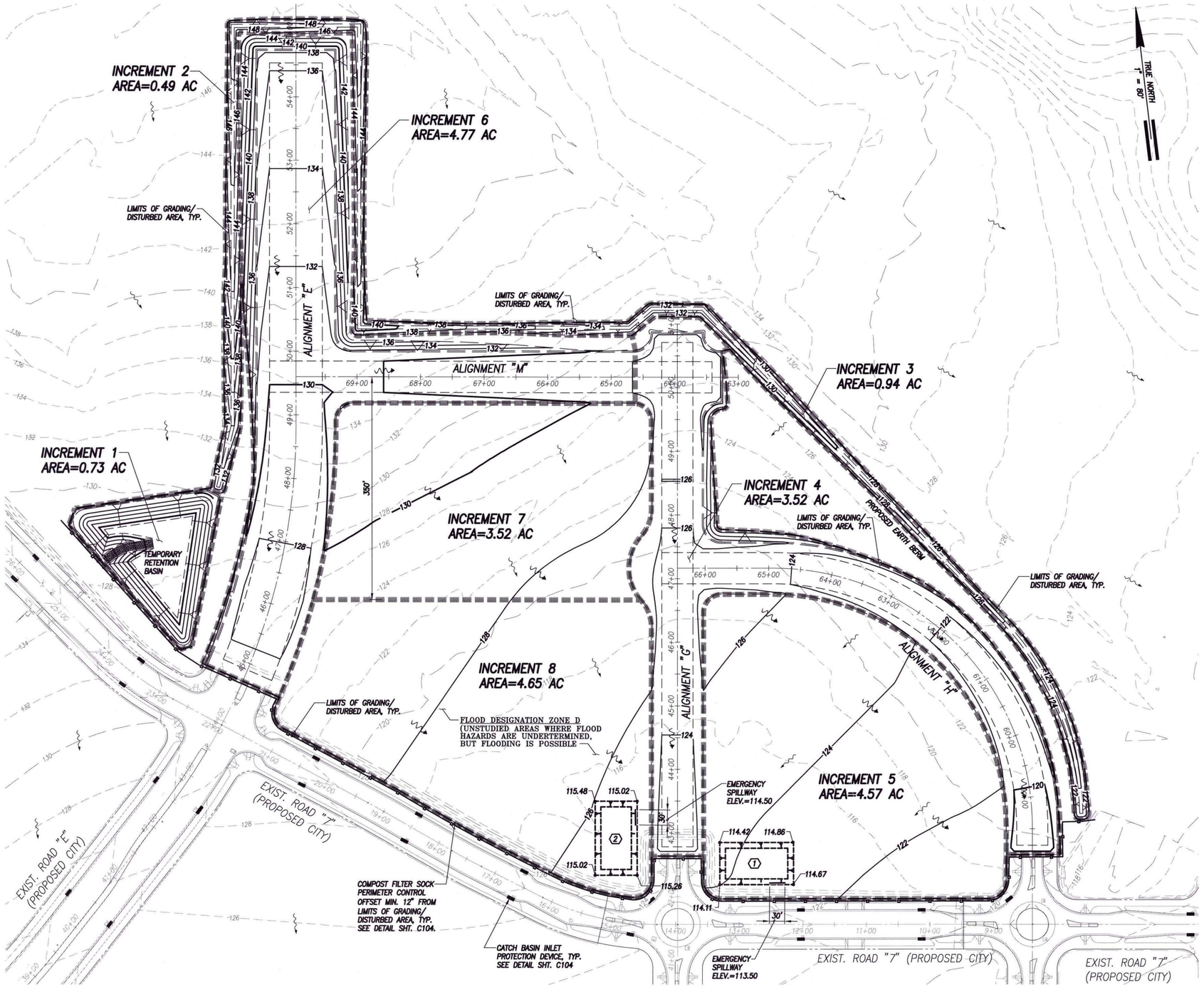
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

FILE	POCKET	FOLDER	NO.

C104 SHEET 6 OF 10 SHEETS

RMTC JOB NO.: 1-24358-0E

K:\civil\24358 Hoopili Phase 16A\Drawings\Construction Dwgs\Mass Grading\HDP16A MG C104 - Erosion and Sediment Control Notes & Details.dwg February 15, 2024



(1) TEMPORARY SEDIMENT TRAP 1
(3600 CU. FT. PER ACRE)
SEE DETAIL THIS SHT.
MIN. INVERT = 110.50 FT.
MIN. DEPTH = 3 FT.
CONTRIBUTING AREA = 3.52 AC
REQUIRED VOLUME = 469 CY.
(INCREMENT 4)
CONTRIBUTING AREA = 4.57 AC
REQUIRED VOLUME = 609 CY.
(INCREMENT 5)
AVAILABLE VOLUME = 703 CY.

(2) TEMPORARY SEDIMENT TRAP 2
(3600 CU. FT. PER ACRE)
SEE DETAIL THIS SHT.
MIN. INVERT = 111.50 FT.
MIN. DEPTH = 3 FT.
CONTRIBUTING AREA = 4.77 AC
REQUIRED VOLUME = 636 CY.
(INCREMENT 6)
CONTRIBUTING AREA = 3.52 AC
REQUIRED VOLUME = 469 CY.
(INCREMENT 7)
CONTRIBUTING AREA = 4.65 AC
REQUIRED VOLUME = 620 CY.
(INCREMENT 8)
AVAILABLE VOLUME = 703 CY.

PRE-CONSTRUCTION BMP
- STABILIZED CONSTRUCTION ENTRANCE
- COMPOST FILTER SOCK
- TEMPORARY SEDIMENT TRAP
- CB INLET PROTECTION

DURING CONSTRUCTION BMP
- TEMPORARY STABILIZATION
- WATER TRUCK

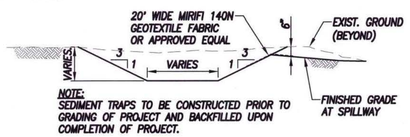
POST CONSTRUCTION BMP
- PERMANENT STABILIZATION BMP

NOTES:
1. THIS PROJECT IS A CATEGORY 5 PROJECT.
2. SEE SHEET C101 FOR LOCATION OF STABILIZED CONSTRUCTION ENTRANCE.
3. SEE SHT. C104 FOR EROSION AND SEDIMENT CONTROL NOTES AND DETAILS.
4. COMPOST FILTER SOCKS SHALL BE USED DURING ALL INCREMENTS.

LEGEND:
- EXISTING FLOW PATTERN
- PROPOSED FLOW PATTERN
- 84 EXIST. CONTOUR
- 82 NEW MINOR CONTOUR
- 80 NEW MAJOR CONTOUR
- LIMITS OF GRADING/ DISTURBED AREA
- PROPERTY LINE
- COMPOST FILTER SOCK
- GRADING INCREMENT BOUNDARY
- CATCH BASIN INLET PROTECTION DEVICE

APPROXIMATE QUANTITIES

SILTSOXX COMPOST FILTER SOCK	2,100 LF
CATCH BASIN INLET PROTECTION DEVICE	21 EA.
STABILIZED CONSTRUCTION ENTRANCE	1 EA.



NOTE:
SEDIMENT TRAPS TO BE CONSTRUCTED PRIOR TO GRADING OF PROJECT AND BACKFILLED UPON COMPLETION OF PROJECT.

TEMPORARY SEDIMENT TRAP
NOT TO SCALE

EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 80'

GRAPHIC SCALE:
1" = 80' — 80' 40' 0 80' 160'
SCALE IN FEET

HO'OPILI DEVELOPMENT PHASE 16A

MASS GRADING PLAN

HONOULIULI, EWA, OAHU, HAWAII
TMK: 9-1-017: 196, 213

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SIGNATURE 4/30/26 EXP. DATE

REVISION	DATE	BRIEF

EXIST HO'OMOHALA AVE (CITY)
(2023/CP-155)

Temporary Filter Sock Perimeter Control at ℄, Typ See Detail Sht C014

Sediment Control Filters @ All Exist Catch Basins Fronting Grading Site, Typ See Detail Sht C014

Limits of Grading & Disturbed Area Along Property Line

Bottom of Berm=124.8±

Top of Berm=126.8±

Bottom of Berm=123.2±

Top of Berm=125.2±

Mirafi Geotechnical Fabric Under Grating to be Installed on All New Private Drain Inlets, Typ See Detail Sht C014

"A" See Sht C0014 "A"

"A" See Sht C014 "A"

Drainage Flow Along Diversion Berm "B" Slope=0.9%±

Temporary Diversion Berm "B"

Limits of Grading & Disturbed Area Along Property Line

Top of Berm=123.4±

Bottom of Berm=121.4±

EXIST KAMALIEMUA ST (CITY)
(2017/CP-264)

Temporary Diversion Berm "A"

Drainage Flow Along Diversion Berm "A" Slope=1.4%±

Limits of Grading & Disturbed Area Along Property Line

Construct Temporary 30'x50' Construction Road for Ingress/Egress 12" Thick, 3" to 6" Coarse Aggregate or Larger (7" Max) w/ AMOCO Series 2000 Geotextile Fabric or Approved Equal) See Detail Sht C014

EXIST KAMAILEHOPE ST (CITY)
(2023/CP-155)

Temporary Sediment Basin (Erosion Control)
Effective Area = 5.51 Acs
Required Volume = 19,836 Cu Ft
(3,600 Cu Ft/Acre)
Provided Volume = 20,360 Cu Ft
Top of Berm = 119.50
Emergency Spillway Elev = 117.10
Sediment Basin Inv = 113.00
Draw-Down Time = 50.26 Hours

Mirafi Geotechnical Fabric Under Grating to be Installed on All New Private Drain Inlets, Typ See Detail Sht C014

"C" See Sht C014 "C"

"D" See Sht C014 "D"

End of Berm=118.9±

Top of Berm=119.50

Temporary Drop-Down Inlet

Temporary 6" Draw-Down Line (34'± @ 8.5%±)

Top of Berm=121.1±

Bottom of Berm=119.1±

Drainage Flow Along ℄ Swale Slope=0.2%±

"B" See Sht C014 "B"

Bottom of Berm=118.3±

Temporary Diversion Berm "C"

Top of Berm=119.50

Top of Berm=120.5±

15' Berm Side Slopes Transition (2:1 to 3:1)

Emergency Spillway (6' Wide) Elev=117.10

Connect Temporary 6" Draw-Down Line to Existing 30" Drain Stub Install 1-30"x6" Temporary 6" HDPE Reducer Inv=107.10±

Temporary Filter Sock Perimeter Control at ℄, Typ See Detail Sht C014

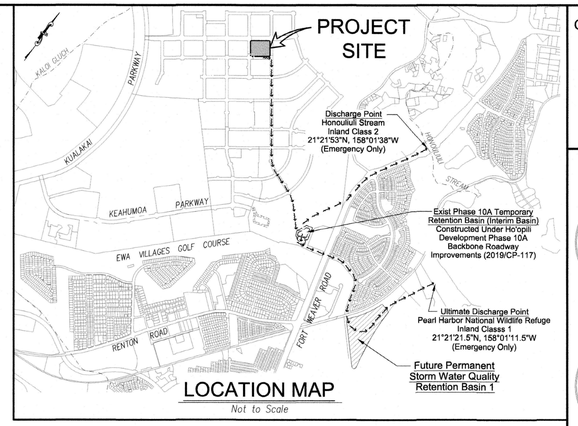
Sediment Control Filters @ All Exist Catch Basins Fronting Grading Site, Typ See Detail Sht C014

EXIST HO'OKULAIA ST (CITY)
(2023/CP-66)

9'x6' BOX DRAIN

EROSION & SEDIMENT CONTROL PLAN

30 15 0 30 60
Scale in Feet



LOCATION MAP
Not to Scale

TRUE NORTH
Scale 1"=30'-0"

PROJECT CATEGORY: CATEGORY 5

PRE-CONSTRUCTION STRUCTURAL CONTROL BMP'S:

- Temporary Sediment Basin
- Construction Ingress/Egress
- Existing Catch Basin Inlet Protection
- Temporary Filter Sock Perimeter Control
- Temporary Diversion Berm

DURING CONSTRUCTION STRUCTURAL CONTROL BMP'S:

- New Private Drain Inlet Protection
- Temporary Stabilization
- Temporary Slope Protection

POST-CONSTRUCTION BMP'S:

- Permanent Stabilization BMP's

GOOD HOUSEKEEPING BMP'S AND ESCP NOTES:

- See Sheet C014

LEGEND

- Crushed Rock Construction Road for Ingress/Egress
- Temporary/Permanent Slope Protection Areas
- Temporary Diversion Berm
- Temporary Sediment Control Filter at Exist/New Catch Basin
- Temporary Filter Sock
- Property Line
- 100 Existing Contour
- 18 Existing Drainline
- 18 New Drainline
- Existing Drainage Flow
- Drainage Flow Along Diversion Berm

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Fax: (808) 531-8018

Exp: 4/30/26
MICHAEL H. NOJIMA
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THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (OBSERVATION OF CONSTRUCTION AS DEFINED IN SECTION 16-115-2 OF THE STATE OF HAWAII, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS, HAWAII ADMINISTRATIVE RULES FOR PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS, AND LANDSCAPE ARCHITECTS 8/29/94).

Exp: 4/30/26
WINSTON M. TANIGUCHI
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HAWAII, U.S.A.

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DESCRIPTION	BY	APPROVED

DATE

REVISION

ENGINEER: WT	CHECKED BY: MN
DRAWN BY: JG	PROJECT #: 3100-50

"PROPOSED PRIVATE DRIVEWAY"

HO'OPILI PHASE 17B PARCEL 91

MULTIFAMILY DEVELOPMENT
(DPP CONSTRUCTION PLANS FILE NO 2024/CP-224)
TMK: 9-1-17: POR OF 213
HONOULIULI, EWA, OAHU, HAWAII

EROSION & SEDIMENT CONTROL PLAN

APPROVED BY:

For Melvin Ishikawa 6/30/25
CHIEF, CIVIL ENGINEERING BRANCH, D.P.P. (FOR GRADING ONLY) DATE

C013

SHEET 13 OF 46 SHEETS

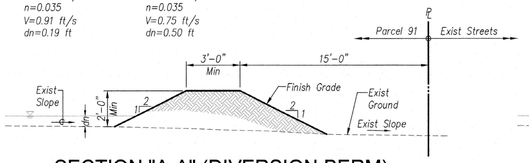
FILE	POCKET	FOLDER	NO.

PROJECT NAME: HO'OPILI PHASE 17B PARCEL 91
CAD. DWG NO.: 3100-50_ESCP.dwg
DATE: JUNE 2025

Drawing name: P:\3100-50 Hoopili Ph 17B - Parcel 91\3100-50 DWG\Construction Plans\3100-50_ESCP.dwg Sep 19, 2025 - 3:26pm

DIVERSION BERM "A"
A=0.42 Acs
Q(10yr-1hr)=1.50 cfs
S=0.014 ft/ft
n=0.035
V=0.91 ft/s
dn=0.19 ft

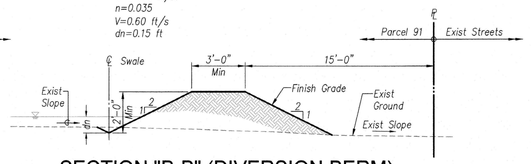
DIVERSION BERM "B"
A=2.38 Acs
Q(10yr-1hr)=8.47 cfs
S=0.002 ft/ft
n=0.035
V=0.75 ft/s
dn=0.50 ft



SECTION "A-A" (DIVERSION BERM)

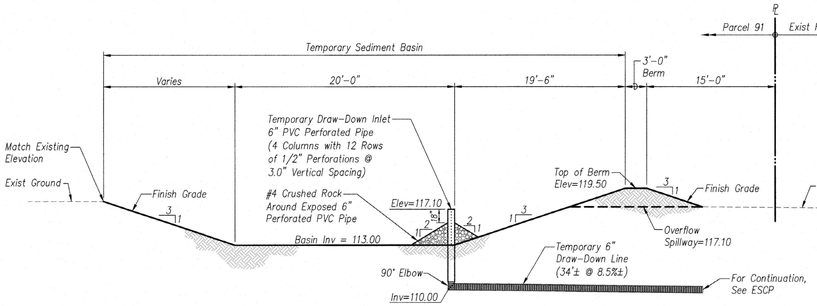
Not to Scale

DIVERSION BERM "C"
A=0.17 Acs
Q(10yr-1hr)=0.61 cfs
S=0.009 ft/ft
n=0.035
V=0.60 ft/s
dn=0.15 ft



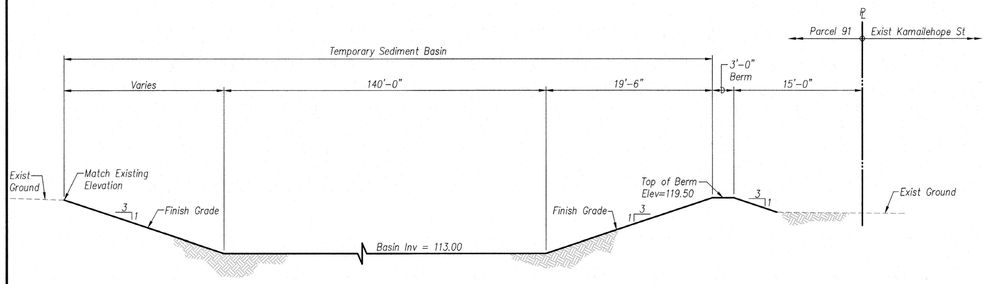
SECTION "B-B" (DIVERSION BERM)

Not to Scale



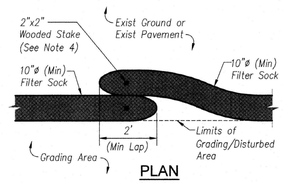
SECTION "C-C" (SEDIMENT BASIN)

Not to Scale

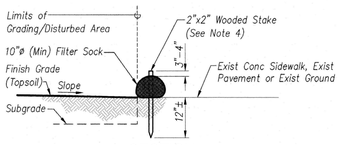


SECTION "D-D" (SEDIMENT BASIN)

Not to Scale



PLAN

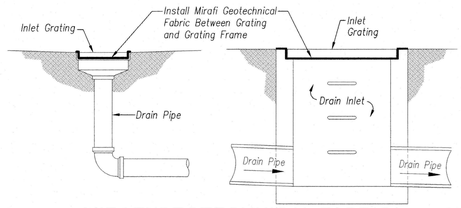


SECTION

NOTES:
1. When joining two sections of Filter Sock, a minimum of 2 feet should be made so that Filter Sock sit side by side.
2. Contractor shall remove any debris in path of Filter Sock to ensure good ground contact.
3. Compost shall not contain biosolids and should be consistent with EPA guidelines.
4. No staking of Filter Sock required when installed on existing sidewalks or on slopes less than 3H:1V. On slopes greated than 3H:1V, wooden stakes shall be installed at 10' on center minimum and at each end of Filter Sock.

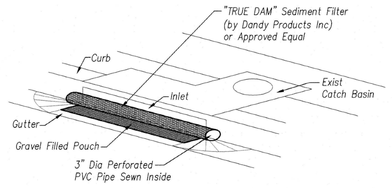
FILTER SOCK PLACEMENT DETAIL

Not to Scale



MIRAFI GEOTECHNICAL FABRIC PRIVATE DRAIN INLET DETAIL

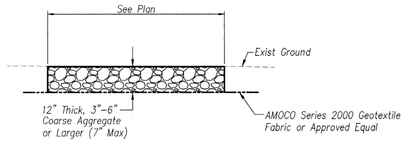
Not to Scale



NOTE:
The contractor shall inspect all the catch basins and inlets in the vicinity of the trenching work and remove accumulated silt and debris. Flushing is prohibited.

SEDIMENT CONTROL FILTER AT CATCH BASIN

Not to Scale



CONSTRUCTION ROAD INGRESS/EGRESS DETAIL

Not to Scale

GOOD HOUSEKEEPING BMP'S:

1. Maintenance: Regularly inspect and maintain required erosion and sediment controls to ensure continued performance of their intended function.
2. Dust Control: The contractor at his own expense shall keep the project area and surrounding area free from dust nuisance. The work shall be in conformance with the Hawaii Administrative rules: Tile 11, Chapter 60, "Air Pollution Control". Measures may include but not be limited to the installation of dust screens, watering of the site and fill material being place.
3. Street Sweeping and Vacuuming: All pollutants discharged from construction site to off-site areas must be swept or vacuumed each day before leaving the job site.
4. Materials Delivery, Storage and Use Management: Prevent, reduce, or eliminate the discharge of pollutants from material delivery, storage, and use to the storm water system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in a designated area, installing secondary containment. Construction materials, waste, toxic and hazardous substances, stockpiles and other sources of pollution shall not be stored in buffer areas, near areas of concentrated flow, or areas abutting the MS4, receiving waters, or drainage improvements that discharge off-site. Primary and secondary containment controls and covers shall be implemented to the maximum extent practicable.
5. Spill Prevention and Control: Create and implement spill prevention and response plans to eliminate and minimize the discharge of pollutants to the MS4 and receiving waters from leaks and spills by reducing the chance for spills, absorbing, containing, and cleaning up spills and properly disposing of spill materials. At a minimum, all projects shall cleanup all leaks and spills immediately.
6. Hazardous Materials: Prevent or reduce the discharge of pollutants to storm water from hazardous waste through proper material use and waste disposal. In the event that hazardous materials are discharged to the MS4, the property owner or ESCP coordinator shall immediately notify the City Department of Facilities Maintenance, Honolulu Fire Department, and Honolulu Police Department of the discharge by telephone. A written report describing the pollutants that were discharged, the reasons for the discharge, and the measures that have been taken or will be taken to prevent a reoccurrence of the discharge shall be submitted to the Director no less than 3 days after notification by phone.
7. Nonhazardous Materials: In the event that nonhazardous materials are discharged to the MS4, the property owner or ESCP coordinator shall notify the City Department of Facilities Maintenance by telephone no later than the next business day. A written report describing the pollutants that were discharged, the reasons for the discharge, and the measures that have been taken or will be taken to prevent a reoccurrence of the discharge shall be submitted to the Director no less than 3 days after notification by phone.
8. Vehicle and Equipment Cleaning: Eliminate and minimize the discharge of pollutants to storm water from vehicle and equipment cleaning operations by using offsite facilities when feasible, washing in designated, contained areas only, and eliminating discharges to the storm drain system by evaporating and/or treating wash water, as appropriate or infiltrating wash water for exterior cleaning activities that use water only.
9. Vehicle and Equipment Fueling: Prevent fuel spills and leaks by using off-site facilities, fueling only in designated areas, enclosing or covering stored fuel, and implementing spill controls such as secondary containment and active measures using spill response kits.
10. Vehicle and Equipment Maintenance: Eliminate and minimize the discharge of pollutants to storm water from vehicle and equipment maintenance operations by using offsite facilities when feasible, performing work in designated areas only, using spill pads under vehicles and equipment, checking for leaks and spills, and containing and cleaning up spills immediately.
11. Solid Waste Management: Prevent or reduce discharge of pollutants to the land, groundwater, and in storm water from solid waste or construction and demolition waste by providing designated waste collection areas, collect site trash daily, and ensuring that construction waste is collected, removed, and disposed of only at authorized disposal areas.
12. Sanitary/Septic Waste Management: Temporary and portable sanitary and septic waste systems shall be mounted or staked in, well-maintained and scheduled for regular waste disposal and servicing. Sources of sanitary and/or septic waste shall not be stored near the MS4 or receiving waters.
13. Stockpile Management: Stockpile shall not be located in drainage ways, within 50 feet from areas of concentrated flows, and are not allowed in the City Right-Of-Way. Sediment barriers or silt fences shall be used around the base of all stockpiles to prevent storm water carrying contaminants into drainage systems and State waters. Stockpiles shall not exceed 15 feet in height. Stockpiles greater than 15 feet in height shall require a 8 foot wide benching in accordance with ROH Chapter 18A, Article 3. Stockpiles must be covered with plastic sheeting or a comparable material if they will not be actively used within 7 days.
14. Liquid Waste Management: Liquid waste shall be contained in a controlled area such as a holding pit, sediment basin, roll-off bin, or portable tank of sufficient volume and to contain the liquid wastes generated. Containment areas or devices must be impermeable and leak free and should not be located where accidental release of the contained liquid can discharge to water bodies, channels, or storm drains.
15. Concrete Waste Management: Prevent or reduce discharge of pollutants to storm water from concrete waste by conducting washout offsite or performing onsite washout in a designated area constructed and maintained in sufficient quantity and size to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 millimeter polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material. Containment areas or devices should not be located where accidental release of the contained liquid can discharge to water bodies, channels, or storm drains. Washout facilities must be cleaned, or new facilities must be constructed and ready for used once the washout is 75 percent full. Once concrete wastes are washed into the designated area and allowed to harden, the concrete should be broken up, removed, and disposed of as solid wastes.
16. Contaminated Soil Management: At minimum contain contaminated soil material by surrounding with impermeable lined berms or cover exposed contaminated material with plastic sheeting. Contaminated soil should be disposed of properly in accordance with all applicable federal regulations.

MINIMUM SPECIFICATIONS FOR CONSTRUCTION PROJECTS ON WATER QUALITY AND POLLUTION CONTROL:

The general contractor/developer/owner of the project shall be responsible for conformance with applicable provisions of the Hawaii Administrative Rules, Title 11, Chapter 54, "Water Quality Standards", and Title 11, Chapter 55, "Water Pollution Control".

The general contractor/developer/owner of the project shall obtain National Pollution Discharge Elimination System (NPDES) Permit coverage(s) for the following:

1. Storm water discharge associated with construction activities that disturb one (1) acre or more, and
2. Discharge of hydrotesting effluent, dewatering effluent, and well drilling effluent to State waters

In accordance with State law, all discharge related to project construction or operations are required to comply with State Water Quality Standards (Hawaii Rules, Chapter 11-54). Best Management Practices shall be used to minimize or prevent the discharge of sediment, debris, and other pollutants to State waters. Permit coverage is available from the Department of Health, Clean Water Branch at http://health.hawaii.gov/cwb. The owner/developer/contractor is responsible for obtaining other Federal, State, or local authorizations as required by law.

EROSION PREVENTION/SEDIMENT CONTROL NOTES:

1. The Contractor shall follow the guidelines in the City and County of Honolulu's "Rules Relating to Water Quality".
2. The Owner of the property or their authorized agent must designate a person responsible for implementing the ESCP at the Project Site ("ESCP Coordinator") prior to permit issuance using the form provided as Appendix A to the Rules Relating to Water Quality.
3. The Contractor shall comply with the project scheduling requirements of the City and County of Honolulu's "Rules Relating to Water Quality".
4. Measures to control erosion and other pollutants shall be in place before any earthwork is initiated.
5. Slope Protection: Required on areas with slopes greater than 15% and on areas of moderate slope that are prone to erosion unless they are being actively worked. Use diversion upstream of slope (dikes, swales, slope drains) to divert water around the slope. Provide a 10-ft buffer zone at the toe of slope. Only 5 acres may be disturbed at anytime on slopes greater than 15%.
6. Temporary Stabilization: Temporary grass, planting, mulching, or equivalent, shall be required on disturbed areas which are at final grade or when the disturbed area will not be worked for 14 consecutive days or more.
7. Permanent Stabilization: All disturbed areas shall be permanently stabilized using vegetative covering, pavement, or equivalent, prior to removing erosion and sediment measures. Trapped sediment and areas of disturbed soil which result from the removal of the temporary measures shall be immediately and permanently stabilized.
8. Preserve existing vegetation: Clearly mark the areas to be preserved with flags or temporary fencing. Where temporary fencing is used, fencing must be adequately supported by posts and maintained in an upright position.
9. Minimize Soil Compaction: Areas where final stabilization or infiltration practices will be installed shall be protected from excessive compaction during construction. Vehicle and equipment use shall be restricted or techniques to condition the soils to support vegetation shall be implemented in the areas that have been compacted and are designated to remain vegetative or post-construction infiltration areas. Clearly mark the areas to be avoided with flags or temporary fencing. Where temporary fencing is used, fencing must be adequately supported by posts and maintained in an upright position.
10. Perimeter Controls: Required downslope of all disturbed areas. Maintain downstream vegetated buffer area.
11. Inlet protection:
    A. All storm drain inlets onsite and those offsite which may receive runoff from the site shall use an inlet protection device.
    B. Sediment levels may not exceed one third of the height of a sediment barrier or inlet protection device at any point along the length of the sediment barrier or the inlet protection device.
    C. Sediment barriers and inlet protection devices must be unclogged and cleaned when performance is compromised.
    D. Torn, weathered or sagging sediment barriers or inlet protection devices must be repaired or replaced immediately.
13. Sediment Basins:
    A. Sediment basins must be kept in effective operating condition and sediment shall be removed when the sediment accumulation reaches one half of the trap capacity.
14. Tracking Control:
    A. Minimize sediment track-out onto off-site streets, other paved areas, and sidewalks from vehicles exiting the construction site by restricting vehicle traffic to properly designated areas and using additional controls to remove sediment from vehicle tires prior to exiting the site.
    B. Vehicular parking and movements on project sites must be confined to paved surfaces or predefined parking areas and vehicles paths, which shall be marked with flags or boundary fencing.
    C. All pollutants and materials that are dropped, washed, tracked, spilled, or otherwise discharged from a project site to off-site streets, other paved areas, sidewalks or the MS4 must be cleaned using dry methods such as sweeping or vacuuming.
    D. Washing pollutants and materials that are discharged from the project site to the MS4 into drain inlets or catch basins is prohibited unless the material is sediment and the inlets are directed to a sediment basin or sediment trap.
15. All best management practices (BMP's) shall not be removed until the entire project is complete.
16. Refer to City and County of Honolulu Best Management Practices Manual – Construction, for more information on BMP's.
17. The following BMP's were determined to be not applicable based on the specific site conditions. As construction progresses, revisions may be necessary and will be provided to DPP inspectors.
    A. Dewatering practices are not applicable.
    B. Velocity dissipation devices are not applicable.
    C. Buffer zones are not applicable.
    D. Sediment traps are not applicable.
    E. Diversion BMPs to divert runoff from upstream areas around disturbed areas of the site are not applicable.
    F. Sediment Barriers are not applicable.

EROSION AND SEDIMENT CONTROL PLAN SCHEDULE & RAIN RESPONSE PLAN:

Project Sequence:

Construction activities and implementation of BMP's shall be sequenced to minimize erosion and amount of sediment leaving the site. It is recommended that earth-disturbing activities be scheduled during the dry season. The following is the recommended sequence of operations in normal development and should be followed unless conditions make it impractical. If this is the case, a sequence that provides the most effective erosion control shall be developed.

1. Install stabilized construction entrances, perimeter controls (e.g. temporary filter sock, etc.), inlet protection, and clearing and grubbing as necessary for the installation of these BMP's.
2. Construct temporary sediment basin and stabilize immediately.
3. Construct temporary diversion berms as needed to direct runoff into the sediment basin.
4. Clear and grub remainder of the site. When cleared and grubbed areas are not to be graded or disturbed for 14 days or more, seed, plant, or hydroseed temporary vegetation or use other temporary stabilization methods, unless remaining vegetation provides adequate protection.
5. Install remaining parts of permanent drainage system with temporary inlet protection.
6. Grade the site as planned. Relocate, reconstruct and maintain BMP's as needed to keep them effective at all times. Initiate temporary stabilization immediately once grading is completed.
7. Plant permanent vegetation according to landscaping plan on terraces, benches, and steep slopes (>15%) as soon as grading is completed. Plant or seed temporary vegetative cover or use other temporary stabilization methods as planned.
8. Install temporary or permanent irrigation system for areas in the item above. When a permanent irrigation system is planned, it should be installed prior to seeding.
9. Proceed with construction with least possible disturbance of vegetative areas and temporary structures.
10. Plant permanent ground cover according to the landscaping plans as soon as possible.
11. Remove or dismantle temporary erosion control structures after full establishment of permanent vegetative cover.
12. Practice good housekeeping measures throughout the duration of construction.
13. Inspections will be performed weekly.

Rain Response Plan:

1. The following will be performed when heavy rains, tropical storm or hurricane is imminent or is forecasted in the next 48 hours.
2. Temporary suspension of active grading and construction.
3. Inspect sediment basin, temporary berms, temporary swales, perimeter controls, and inlet protection devices, and maintain as needed. Reinstall any perimeter controls that were removed due to active work in the area. If a severe storm is expected, remove inlet protection devices to prevent flooding on surrounding streets.
4. Cover or relocate material stockpiles and liquid material containers to avoid contact with rainwater.
5. Place spill pans or oil-only spill pads under construction vehicles to prevent runoff from contacting any spilled petroleum products. Properly dispose of any accumulated oily water after the rain event.
6. Re-inspect after the approaching heavy rains, tropical storm or hurricane and replace or maintain BMP's as needed.

Gray • Hong • Nojima & Associates, Inc.
201 Merchant Street, Suite 1900
Honolulu, Hawaii 96813
Telephone: (808) 521-0306
Fax: (808) 531-8018
CONSULTING ENGINEERS

Exp: 4/30/26
MICHAEL H. NOJIMA
LICENSED PROFESSIONAL ENGINEER
No. 5632-C
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (OBSERVATION OF CONSTRUCTION AS DEFINED IN SECTION 16-115-2 OF THE STATE OF HAWAII, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS, HAWAII ADMINISTRATIVE RULES FOR PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS, AND LANDSCAPE ARCHITECTS 8/29/94).

Exp: 4/30/26
WINSTON M. TANIGUCHI
LICENSED PROFESSIONAL ENGINEER
No. 13730-C
HAWAII, U.S.A.

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BY	APPROVED

DESCRIPTION	DATE

REVISION	DATE

ENGINEER: WT | CHECKED BY: O
DRAWN BY: JG | PROJECT #: 3100-50

"PROPOSED PRIVATE DRIVEWAY"

HO'OPILI PHASE 17B PARCEL 91

MULTIFAMILY DEVELOPMENT
(DPP CONSTRUCTION PLANS FILE NO 2024/CP-224)
TMK: 9-1-17: POR OF 213
HONOULIULI, EWA, OAHU, HAWAII

EROSION & SEDIMENT CONTROL NOTES AND DETAILS

APPROVED BY:
For Malcolm Yakabawa
CHIEF, CIVIL ENGINEERING BRANCH, D.P.P. DATE

C014

SHEET 14 OF 46 SHEETS

FILE	POCKET	FOLDER	NO.

PROJECT NAME: HO'OPILI PHASE 17B PARCEL 91
CAD DWG NO.: 3100-50_ESCP.dwg
DATE: JUNE 2025

Drawing name: P:\3100-50 Hoopili Ph 17B - Parcel 91\3100-50 DWG\Construction Plans\3100-50_ESCP.dwg, Jun 23, 2025 - 9:40am

EXIST HO'OMOHALA AVE (CITY)
HO'OPILI DEVELOPMENT, PHASE 17B
BACKBONE ROADWAY IMPROVEMENTS
(2023/CP-155)

TRUE NORTH
Scale: 1"=30'-0"

EXIST KAMAILE MUA ST (CITY)
HO'OPILI DEVELOPMENT PHASE 5 BACKBONE
ROADWAY & MASS GRADING IMPROVEMENTS
(2017/CP-264)

EXIST KAMAILEHOPE ST (CITY)
HO'OPILI DEVELOPMENT, PHASE 17B
BACKBONE ROADWAY IMPROVEMENTS
(2023/CP-155)

EXIST HO'OKULAIA ST (CITY)
HO'OPILI DEVELOPMENT, PHASE 17A
BACKBONE ROADWAY IMPROVEMENTS
(2023/CP-66)

BLDG 1 TYPE 1
BLDG 2 TYPE 3
BLDG 3 TYPE 3
BLDG 4 TYPE 2
BLDG 5 TYPE 3
BLDG 6 TYPE 1
BLDG 7 TYPE 1
BLDG 8 TYPE 3
BLDG 9 TYPE 2
BLDG 10 TYPE 3
BLDG 11 TYPE 2
BLDG 12 TYPE 1
BLDG 13 TYPE 4
BLDG 14 TYPE 4
BLDG 15 TYPE 4
BLDG 16 TYPE 4
BLDG 17 TYPE 4
BLDG 18 TYPE 4
BLDG 19 TYPE 4
BLDG TYPE 4

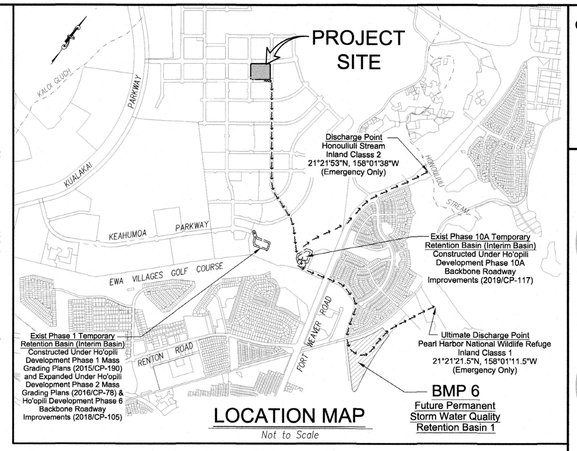
DWY "A" (PRIVATE)
DWY "B" (PRIVATE)
DWY "C" (PRIVATE)
DWY "D" (PRIVATE)
DWY "E" (PRIVATE)
DWY "F" (PRIVATE)

BMP 1
BMP 1 Landscaped Areas, Typ
BMP 3 (Typ)
BMP 4
Hydrodynamic Separator

9'X6' RCB DRAIN

POST-CONSTRUCTION BMP PLAN (PRIORITY A PROJECT)

30 15 0 30 60
Scale in Feet



LOCATION MAP
Not to Scale

PERMANENT STORM WATER MANAGEMENT PRACTICES (BMP)

SOURCE CONTROL BMPs	
BMP No	BMP Type
1	Landscape Areas
2	Automatic Irrigation System
3	Storm Drain Markers on Drain Inlets
4	Trash Dumpsters Outfitted with Lids, Placed on Impervious Surfaces
5	Parking Areas
TREATMENT CONTROL BMPs	
BMP No	BMP Type
6	Ho'opili Permanent SWQ Retention Basin 1 (storm water quality and flood control detention)

PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE AS FOLLOWS:

LID SITE DESIGN STRATEGIES:

1. Minimize Impervious Surfaces
2. Minimize Soil Compaction
3. Direct Roof Runoff to Landscaped Areas

SOURCE CONTROL BMPS:

1. Landscaped Areas – Protect slopes with landscaping
2. Automatic Irrigation Systems (See Landscaping Plans) – Designed to each area's specific water requirements and to minimize runoff of excess irrigation water
3. Storm Drain Markers on Drain Inlets (See Detail on Sht C023)
4. Trash Dumpsters outfitted with lids and trash enclosures to be paved with impervious surface (concrete).
5. Parking areas that are paved with impermeable material are graded to direct runoff into onsite storm drainage system then to the regional offsite water quality/retention basin constructed in "Ho'opili Development, Phase 10A Backbone Roadway Improvements Plans" (R.M. Towill Corporation, 2019/CP-117), which serves as a post-construction treatment control BMP.

TREATMENT CONTROL BMPs:

1. Future Condition: Permanent Offsite Basin 1 – Refer to "Ho'opili Drainage Master Plan" prepared by R.M. Towill Corporation, dated August 24, 2015, approved September 16, 2015. For location, see map above.
   Required WQV = 41.40 AC–FT
   Provided WQV = 283.06 AC–FT
2. Interim Condition: Phase 10A Temporary Retention Basin, as shown in Ho'opili Development, Phase 10A Backbone Roadway Improvements Plans (R.M. Towill Corporation, 2019/CP–117). For location, see map above.
   Required WQV = 12.31 AC–FT
   Provided WQV = 14.73 AC–FT

PROHIBITED AND/OR NOT APPLICABLE ACTIVITIES:

1. Vehicle and Equipment Fueling Areas – Not applicable for this project.
2. Vehicle and Equipment Repair – Will not be allowed for this project.
3. Vehicle and Equipment Washing and Cleaning – Will not be allowed for this project.
4. Loading Docks – Not applicable for this project.
5. Outdoor Material Storage – Will not be allowed for this project.
6. Outdoor Work Areas – Not applicable for this project.
7. Outdoor Process Equipment Operations – Not applicable for this project.

LEGEND

- Existing Drainline (D18)
- New Drainline (D_{18})
- Property Line
- Condominium Lot Line
- Swale
- Flow Pattern
- Drain Inlet w/ Marker (For Det See Sht C023)
- Landscaped Areas

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Exp: 4/30/26
MICHAEL H. NOJIMA
LICENSED PROFESSIONAL ENGINEER
No. 5632-C
HAWAII, U.S.A.

Exp: 4/30/26
WINSTON M. TANIGUCHI
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No. 13730-C
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REVISION	DATE	DESCRIPTION	BY	APPROVED

ENGINEER: WT | CHECKED BY: MN
DRAWN BY: JG | PROJECT #: 3100-50

"PROPOSED PRIVATE DRIVEWAY"

HO'OPILI PHASE 17B PARCEL 91

MULTIFAMILY DEVELOPMENT
(DPP CONSTRUCTION PLANS FILE NO 2024/CP-224)
TMK: 9-1-17: POR OF 213
HONOULIULI, EWA, OAHU, HAWAII

POST-CONSTRUCTION BMP PLAN

APPROVED BY:
FOR CHIEF, CIVIL ENGINEERING BRANCH, D.P.P. (FOR GRADING ONLY)
DATE

C015

SHEET 15 OF 46 SHEETS
FILE | POCKET | FOLDER | NO.

PROJECT NAME: HO'OPILI PHASE 17B PARCEL 91
CAD DWG NO.: 3100-50_BMP.dwg
DATE: JUNE 2025

Drawing name: P:\3100-50 Hoopili Ph 17B - Phase II\3100-50 DWG\Construction Plans\3100-50_BMP.dwg, Sep 15, 2025 - 3:28pm

ATTACHMENT I

See attached.

THE ORIGINAL OF THE DOCUMENT
RECORDED AS FOLLOWS:
STATE OF HAWAII
BUREAU OF CONVEYANCES
DATE Doc A - 9644000767
DOCUMENT NO. 5/28/2026 2:15 PM

LAND COURT | REGULAR SYSTEM

Return by pick-up

Case Lombardi (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)
) ss.
CITY AND COUNTY OF HONOLULU)

Declaration of Restrictive Covenant
(Molehu at Ho'opili (Phase 11/Parcel 49)

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 Molehu at Ho'opili Condominium Map No. 6598 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-89080726, as the same may be amended, restated, supplemented and/or otherwise modified ("**Declaration**") affecting the hereinafter-described real property located in the City and County of Honolulu, State of Hawaii:

TAX MAP KEY: (1) 9-1-018-035-0001 C.P.R. Nos. 1 through 54, incl.
ADDRESS: 91-4098 Hikuono Street, Kapolei, Hawaii 96707

Pursuant to the Declaration, Declarant, on behalf of the Association of Unit Owners of Molehu 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 11, Parcel 49 Single Family Condominium.

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;

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; and

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.

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Dated this 26th day of May, 2026.

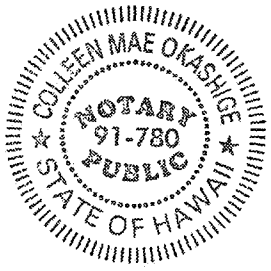
D.R. HORTON HAWAII LLC,
a Delaware limited liability company

By Vertical Construction Corporation,
a Delaware corporation
Its Manager

By _____
Tracy Tonaki
Division President, Hawaii Division

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

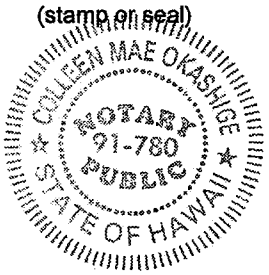
On MAY 26 2026, before me personally appeared **TRACY TONAKI**, to me personally known, who, being by me duly sworn, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



Colleen Mae Okashige
Notary Public, State of Hawaii
Type or print name: Colleen Mae Okashige
My commission expires: 11/14/2027

Date of Doc:	MAY 26 2026	# Pages:	28
Name of Notary:	Colleen Mae Okashige	Notes:	
Commission Expires:	11/14/2027		
Doc. Description:	Molehu - BMPs Declaration		

(stamp or seal)

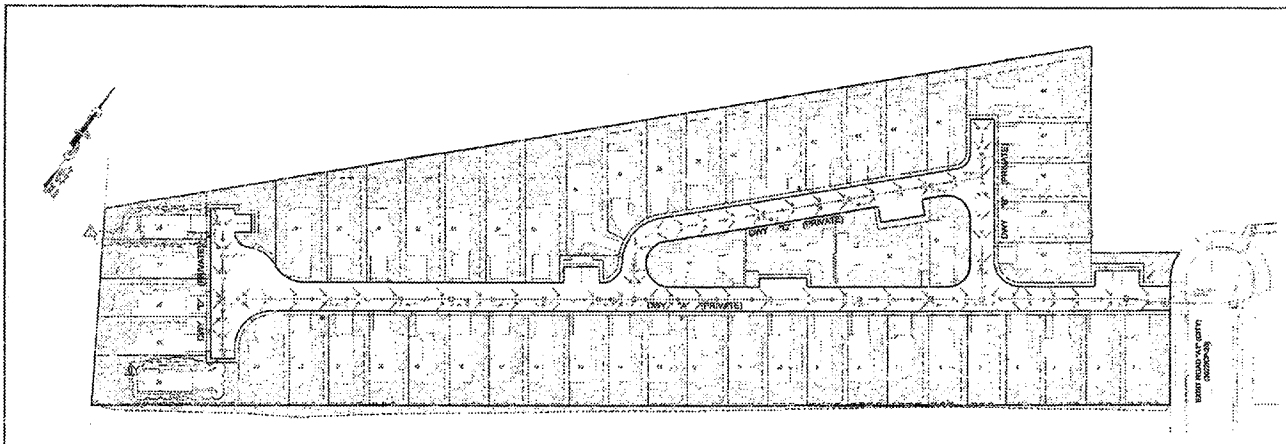


Colleen Mae Okashige MAY 26 2026
Notary Signature Date

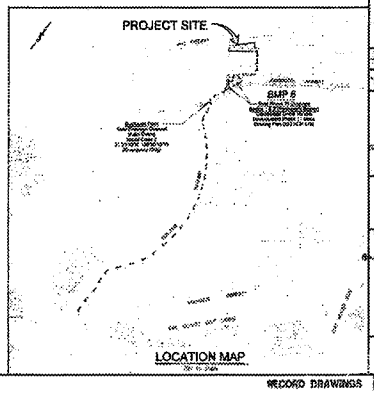
First Circuit, State of Hawaii

NOTARY CERTIFICATION

EXHIBIT A
Post Construction BMP "Record Drawings"



POST-CONSTRUCTION BMP PLAN (PRIORITY A PROJECT)



LEGEND

PERMANENT POST CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE:

SOURCE CONTROL BMPS:

PERMANENT STORM WATER MANAGEMENT PRACTICES (BMP)

PROPERTIES, HOUSEKEEPING AND MAINTENANCE ACTIVITIES

CONSTRUCTION CONTROL BMPS:

Gray-Hong-Nojima & Associates, Inc.

"PROPOSED PRIVATE DRIVEWAY"

HO'OPILI PHASE 11
PARCEL 49

SINGLE FAMILY CONDOMINIUM

POST-CONSTRUCTION BMP PLAN

C010

RECORD DRAWINGS

EXHIBIT B
Operation and Maintenance Plan for Permanent Storm Water BMPs

Attachment D

City and County of Honolulu

Operation and Maintenance Plan
For Permanent Storm Water BMPs

Project Name:	**Ho'opili Phase 11, Parcel 49 Single Family Condominium**
Project Location:	**Honouliuli, Ewa, Oahu Hawaii**
Tax Map Key(s):	**TMK 9-1-018: Por. of 019**
Total Project Size:	**5.82 Acres**
City MS4 Facilities:	**Existing 30" RCP Drain Stub in Road "A1"** **Existing 8'x5' Box Drain in Road "A"**

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 Molehu at Ho'opili
(Hawaiiana Management Company)
711 Kapiolani Boulevard, Suite 700
Honolulu, HI 96813
Phone: (808) 593-6835

April 22, 2025

Table of Contents

I. Summary of Permanent Storm Water BMPs Onsite 2
II. Financial Responsibilities 3
III. Routine Maintenance Activities 3
IV. Inspections 5
V. Recordation of the O&M Plan and Revisions 5
Attachments 6
Attachment I - Map of Storm Water Treatment Measures (Post-Construction BMP Plan). 7
Attachment II - Manufacturer's Maintenance Guidelines 8
Attachment III - Sample Operation and Maintenance (O&M) Inspection Form 9

List of Tables

Table 1: Storm Water BMPs 2
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 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	2.99 acres	Onsite
2	Automatic irrigation system	Refer to landscaping plans	Onsite
3	Storm Drain Markers on drain inlets	Approved 4" diameter stainless steel discs affixed to drain inlets	Center of drain inlet on steel grating
4	Parking Areas	0.50 acres	Onsite
Treatment Control BMPs			
BMP No.	**BMP Type**	**Size**	**Location (refer to Attachment I)**
5	Phase 11 Drainage Basins 1 & 2 (storm water quality retention and flood control detention)	7.90 acre-feet	Southwest corner of the future Phase 11 development
6	Hydrodynamic Separator	6-foot diameter (Hydro International FDHC-6)	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 Molehu 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
STORM DRAIN MARKERS AFFIXED TO DRAIN INLETS	Check drain inlets	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**
PHASE 11 DRAINAGE BASINS 1 & 2 (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 (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)

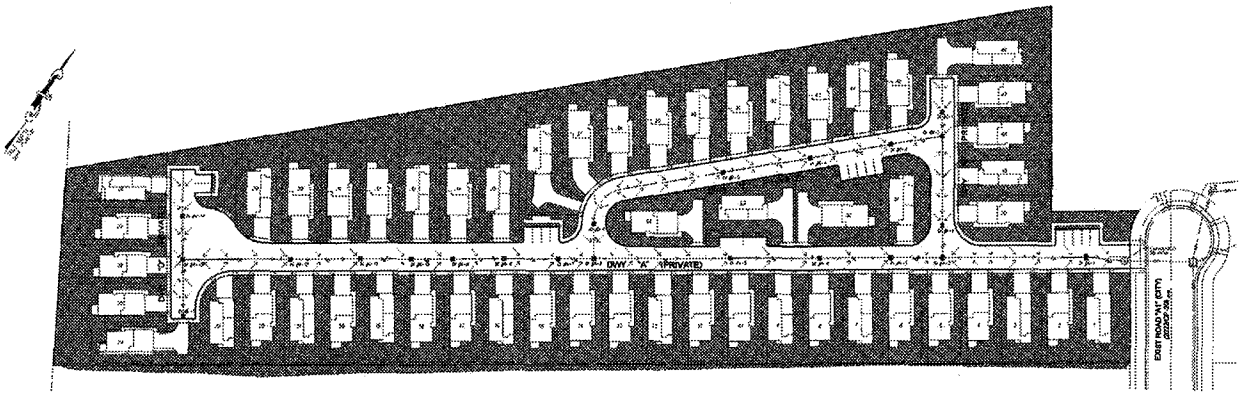
Attachment II – Manufacturer's Maintenance Guidelines

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

Attachment I

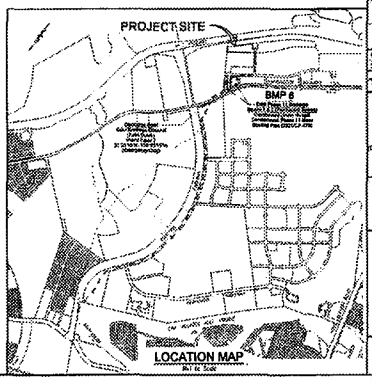
Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)



POST-CONSTRUCTION BMP PLAN (PRIORITY A PROJECT)

Scale in Feet



LEGEND

- Existing Grade Contour
- New Grade Contour
- Construction Limit
- Property Line
- Limits of Grading & Disturbed Area
- Swale
- Flow Pattern
- Grab Inlet w/ Meter (For Det See Sht (TBD))
- Landscaped Areas
- Hydrodynamic Separator

PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE:

SITE DESIGN BMP MEASURES:

1. Minimize Soil Compaction
2. Maximize Impervious Surfaces
3. Direct Roof Runoff to Landscaped Areas (refer to Landscaping Plans for tree selection)

SOURCE CONTROL BMPS:

1. Landscaped Areas – Protect slopes with landscaping.
2. Automatic Irrigation Systems (See Landscaping Plans) – Designed to meet area's specific water requirements and to minimize runoff of excess irrigation water.
3. Storm Drain Markers on Grab Inlets (See Detail on Sht (TBD)).
4. Roof Downspouts shall be directed onto planter areas, unless a graywater system is planned.
5. Parking Areas
6. Parking Area Fuel and oil control with wash, sandtrap, or effluent oils.
7. Parking areas that are paved with impermeable material are graded to direct runoff into onsite storm drainage system then to the regional offsite water quality/retention system constructed in "Ho'opili Development Phase II about Grading Plan" (DAR Tood Corporation, 2009/CP-1098, which serves as a post-construction treatment control BMP.

TREATMENT CONTROL BMPS:

1. Hydrodynamic Separator
2. Stormwater Certificate: Phase II Drainage Basins 2 & 3 is shown in Ho'opili Development Phase II Wide Grading Plan (DAR Tood Corporation, 2009/CP-1098). Strategy: Basins 1 & 2 represents the permanent offsite Basin II referenced in the "Ho'opili Drainage Master Plan" prepared by DAR Tood Corporation, dated August 24, 2005, approved September 16, 2005.
   Per Invasion, not map this area.
   Required WQF = 0.64 AC-FT
   Provided WQF = 7.80 AC-FT

PERMANENT STORM WATER MANAGEMENT PRACTICES (BMP)

SOURCE CONTROL BMPs	
BMP No.	BMP TYPE
1	Landscaping
2	Automatic Irrigation Systems
3	Storm Drain Markers on Drain Inlets
4	Roof Downspouts shall be directed onto planter areas, unless a graywater sys.
5	Parking Areas
TREATMENT CONTROL BMPs	
BMP No.	BMP TYPE
6	Hydrodynamic Separator
	Ho'opili Phase II Drainage Basins 1 & 2
	(where water quality and flood control retention)

PROHIBITED AND/OR NOT APPLICABLE ACTIVITIES:

1. Vehicle and Equipment Fueling Areas – Not applicable for this project.
2. Vehicle and Equipment Repair – Not to be allowed for this project.
3. Vehicle and Equipment Washing and Steaming – Will not be allowed for this project.
4. Loading Docks – Not applicable to this project.
5. Outdoor Materials Storage – Will not be allowed for this project.
6. Hydrant Run Areas – Not applicable for this project.
7. Outdoor Process Equipment Operations – Not applicable for this project.

Gray·Hong·Nojima & Associates, Inc.
CONSULTING ENGINEERS
201 Merchant Street, Suite 1900
Honolulu, Hawaii 96813
Telephone (808) 521-4200
Fax (808) 531-8015

"PROPOSED PRIVATE DRIVEWAY"

HO'OPILI PHASE 11
PARCEL 49
SINGLE FAMILY CONDOMINIUM
GRD CONSTRUCTION PLANS FILE NO 2022/CP-130
TMK: 9-1-16: POR OF 010
HONOLULU, OAHU, HAWAII

ATTACHMENT I
IMPERVIOUS SURFACES AND POST-CONSTRUCTION BMP PLAN

PROJECT NAME: HO'OPILI PHASE 11 PARCEL 49
CD SHT NO: N/A SHEET (Sub) Hydrodynamic Separator).dwg
DATE: JANUARY 2023

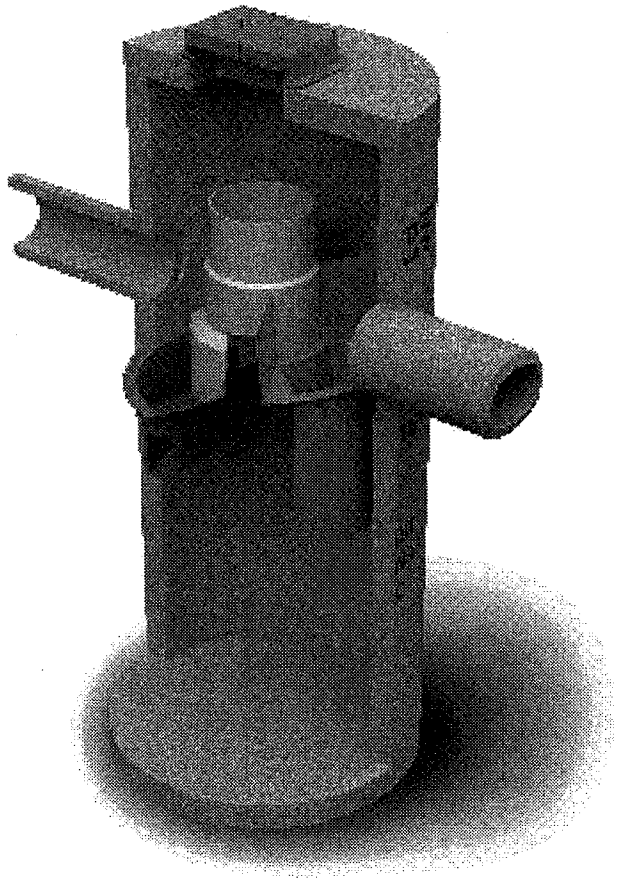
Attachment II

Manufacturer's Maintenance Guidelines

HYDRODYNAMIC SEPARATOR

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

Hydro International



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**

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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.

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

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

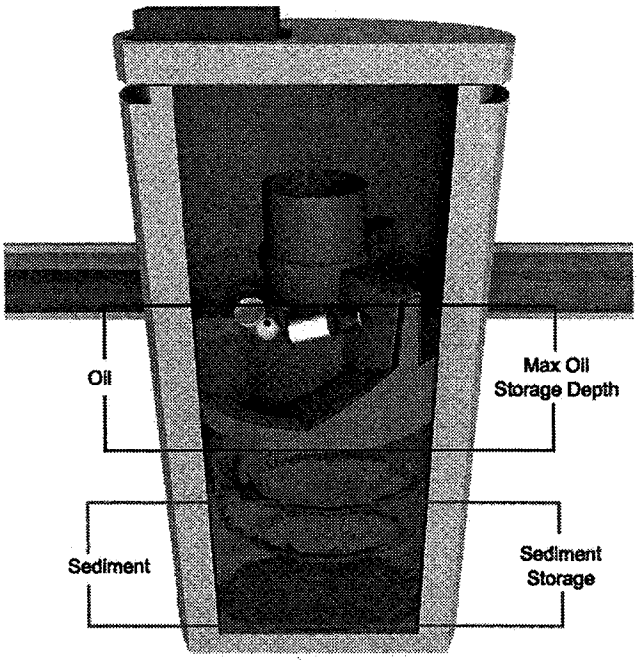


Fig.1 Pollutant storage volumes in the First Defense®.

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**

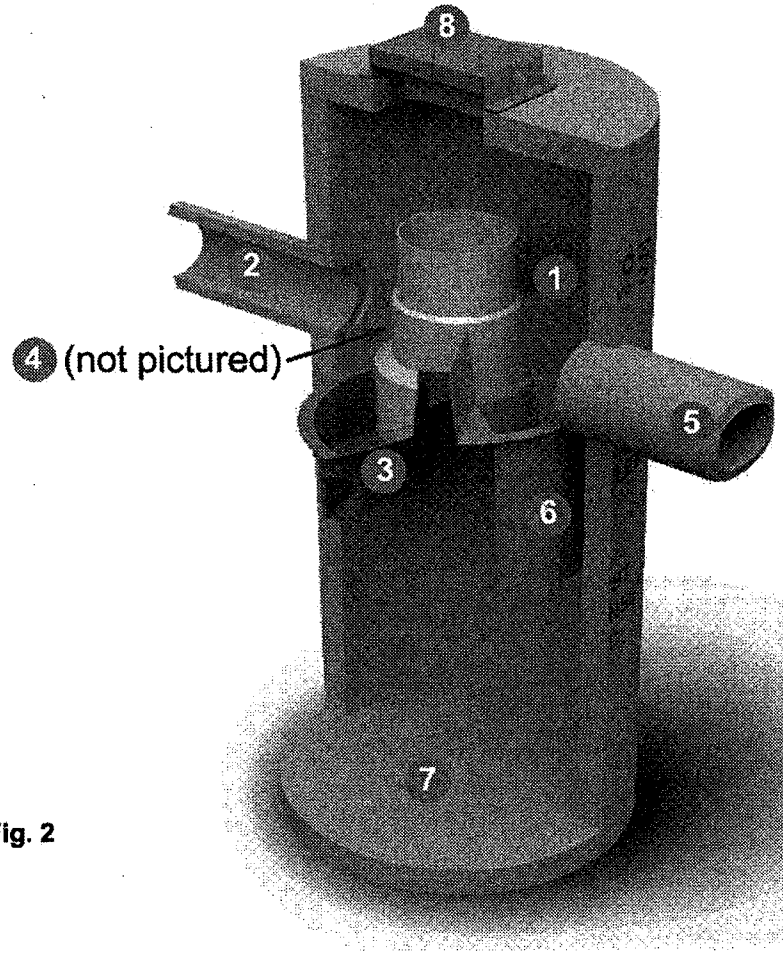


Fig. 2

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.

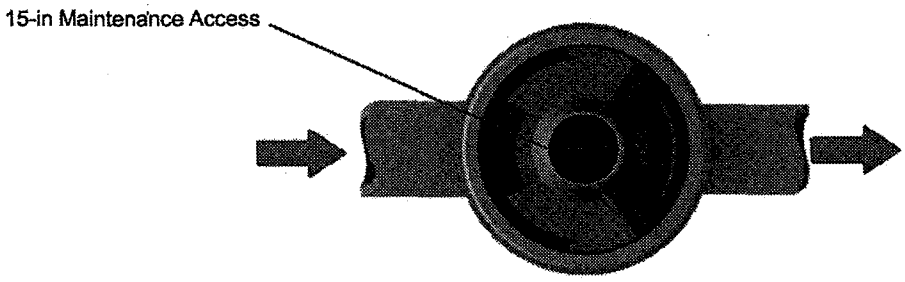


Fig.3 The central opening to the sump of the First Defense®is 15 inches in diameter.

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

1. 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 sump-vac 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.

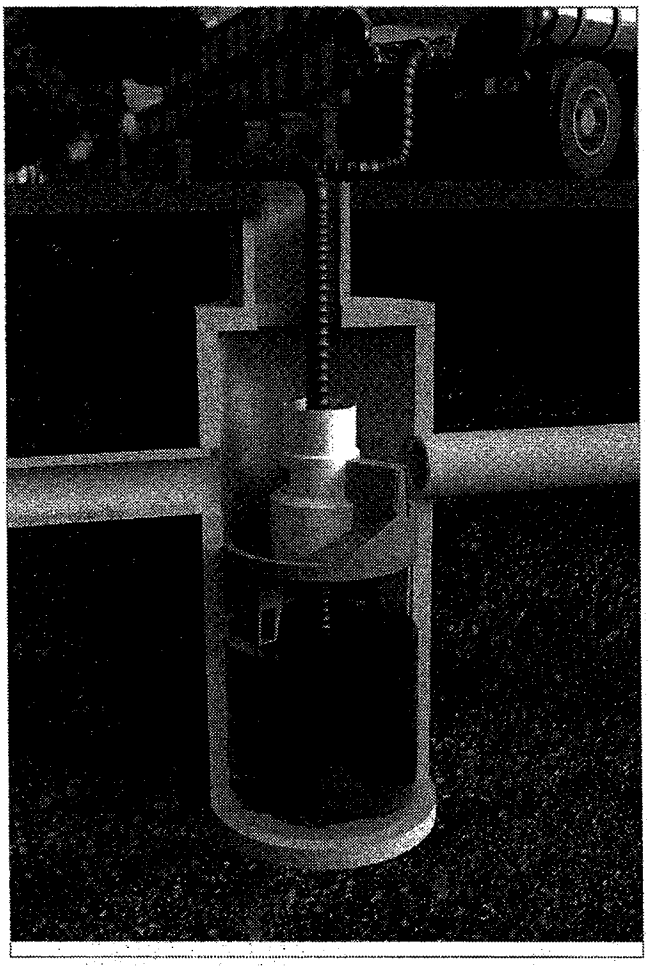


Fig.4 Floatables are removed with a vactor hose

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

1. 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).

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.

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.	

Hydro International

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)

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

Hydro International

First Defense® Inspection and Maintenance Log

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

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

Attachment III

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

[SAMPLE]

Ho'opili Phase 11, Parcel 49 SF Condo Honouliuli, Ewa, Oahu, HI TMK 9-1-018: Por. of 019	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)

THE ORIGINAL OF THE DOCUMENT RECORDED AS FOLLOWS:
STATE OF HAWAII
BUREAU OF CONVEYANCES
DATE
DOCUMENT NO.
Doc A - 9602000464
4/16/2026 12:14 PM

LAND COURT | REGULAR SYSTEM

Return by pick-up

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

DOCUMENT CONTAINS 11 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)

Declaration of Restrictive Covenant
(Noho Papa at Ho'opili (Phase 11/Parcel 48)

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 Noho Papa at Ho'opili community, being Lots 1 through 85, inclusive, as shown on File Plan 2573 ("**Land**"), was subjected to the provisions of the Master Declaration pursuant to that certain Supplemental Declaration Designating Land Use Classification, Subdistrict, and Use Restrictions for Phase 11 Parcel 48 of Ho'opili (Noho Papa at Ho'opili) ("**Community**") recorded in the Bureau on May 30, 2024, as Document No. A-89160468, as amended, restated, supplemented and/or otherwise modified.

TAX MAP KEY: (1) 9-1-192-001 through (1) 9-1-192-085, inclusive
ADDRESS: Hikuha Street and Hikulima Street
Kapolei, Hawaii 96707

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 11/Parcel 48.

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;

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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Dated this 13th day of April, 2026.

DECLARANT:

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 HAWAII)
) SS:
CITY AND COUNTY OF HONOLULU)

On APR 13 2026, before me personally appeared **TRACY TONAKI**, to me personally known, who, being by me duly sworn, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

Colleen Mae Okashige
Notary Public, State of Hawaii
Type or print name: Colleen Mae Okashige
My commission expires: 11/14/2027

COLLEEN MAE OKASHIGE NOTARY 91-780 PUBLIC STATE OF HAWAII

Date of Doc:	APR 13 2026	# Pages:	4
Name of Notary:	Colleen Mae Okashige	Notes:	Page Count does not include Exhibits
Commission Expires:	11/14/2027		
Doc. Description:	Noho Papa BMPs Declaration		

(stamp or seal)

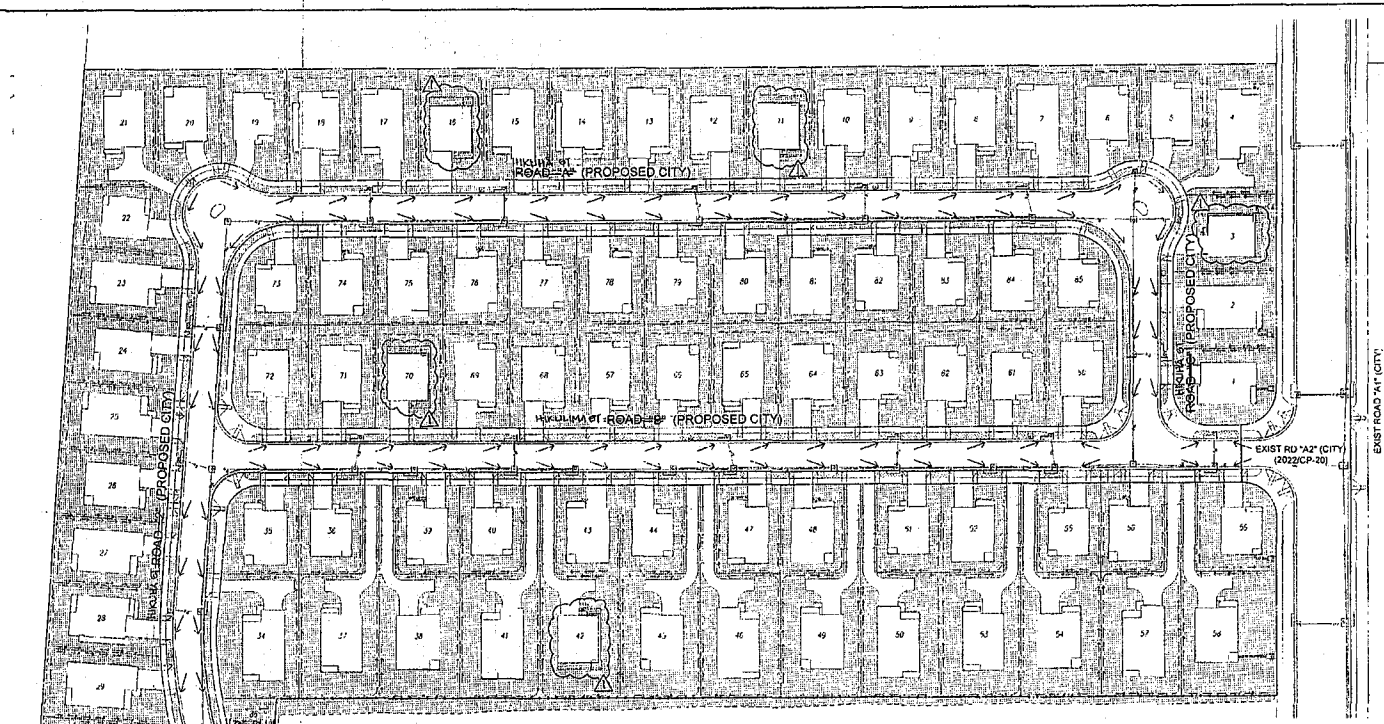
COLLEEN MAE OKASHIGE NOTARY 91-780 PUBLIC STATE OF HAWAII

Colleen Mae Okashige APR 13 2026
Notary Signature Date

First Circuit, State of Hawaii

NOTARY CERTIFICATION

EXHIBIT A
Post Construction BMP "Record Drawings"



POST-CONSTRUCTION BMP PLAN (PRIORITY A PROJECT)

Scale in Feet

PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE AS FOLLOWS:

LID SITE DESIGN STRATEGIES:

1. *Minimize Impervious Surfaces*
2. *Minimize Soil Compaction*
3. *Direct Roof Runoff to Landscaped Areas*

SOURCE CONTROL BMPs:

1. *Landscaped Areas sized to protect Slopes*
2. *Storm Drain Markers on Catch Basins (approximately 4" SS discs affixed to catch basins). Reference Storm Drain Marker listed on Sheet L0.01*
3. *Trash Containers shall be covered with walls, coverings, or enclosed lids.*

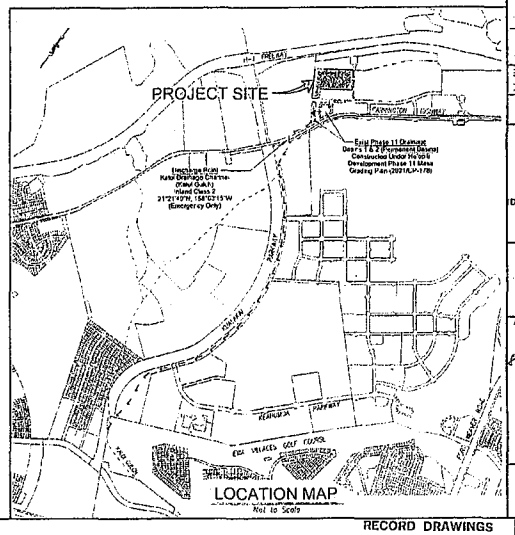
TREATMENT CONTROL BMPs:

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 28, 2015, approved September 16, 2015.*
   For Sizing, see map to the right.
   Required WQV = 5.54 AC-FT
   Provided WQV = 7.50 AC-FT

PROHIBITED AND/OR NOT APPLICABLE ACTIVITIES:

1. *Automatic Irrigation – Will not be installed for this project.*
2. *Vehicle and Equipment Fueling Areas – Not applicable for this project.*
3. *Vehicle and Equipment Repair – Will not be allowed for this project.*
4. *Vehicle and Equipment Washing and Cleaning – Will not be allowed for this project.*
5. *Loading Docks – Not applicable for this project.*
6. *Outdoor Material Storage – Will not be allowed for this project.*
7. *Outdoor Work Areas – Not applicable for this project.*
8. *Outdoor Process Equipment Operations – Not applicable for this project.*

NOTE:
Each individual lot owner shall be responsible to maintain all source control BMPs affecting their property as noted on this plan. Individual lot owners shall notify DFM when there is a change in ownership. A new Owner's Certification must be submitted to DFM by the new owner each time there is a change in ownership.



RECORD DRAWINGS

Gray • Hong • Nojima & Associates, Inc.
CONSULTING ENGINEERS
201 Merchant Street, Suite 1900
Honolulu, Hawaii 96813
Telephone: (808) 521-0306
Fax: (808) 531-8016

Exp. 4/30/24
MICHAEL H. NOJIMA
REGISTERED PROFESSIONAL ENGINEER
No. 6832-C
HAWAII, U.S.A.

Exp. 4/30/24
WINSTON M. TANIGUCHI
LICENSED PROFESSIONAL ENGINEER
No. 15730-C
HAWAII, U.S.A.

NO.	DATE	REVISION
4	8/4/25	APPR. BY
3		
2		
1		

ENGINEER: MT | CHECKED: DFM
DRAWN BY: AG | PROJECT #: 3100-48

"PROPOSED PUBLIC ROAD"

HO'OPILI PHASE 11 PARCEL 48

(DPP SUBDIVISION FILE NO 2022/SUB-04)
DPP CONSTRUCTION PLANS FILE NO 2022/CP-14
TMK: 9-1-18: POR OF 19
HONOULIULI, EWA, OAHU, HAWAII

POST-CONSTRUCTION BMP PLAN

APPROVED BY

Engineering Operations Supervisor, DFM, MT — 8/4/25 DATE

C010

SHEET 10 OF 42 SHEETS

PROJECT NAME: HO'OPILI PHASE 11 PARCEL 48
JOB NO.: 3100-48_BMP.dwg
DATE: APRIL 2023

EXHIBIT B
Operation and Maintenance Plan for Storm Water BMPs

Attachment D

City and County of Honolulu

Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name:	**Ho'opili Phase 11, Parcel 48**
Project Location:	**Honouliuli, Ewa, Oahu Hawaii**
Tax Map Key(s):	**TMK 9-1-018: Por. of 019**
Total Project Size:	**13.69 Acres**
City MS4 Facilities:	**30" HDPE Drain Stub connecting to DMH #10** **30" HDPE Drain Stub connecting to DMH #1** **8'x5' Box Drain within Backbone Road "A"** **36" HDPE Drain Pipe within Backbone Road "2"**

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

July 29, 2022

Table of Contents

I. Summary of Permanent Storm Water BMPs Onsite **2**
II. Financial Responsibilities **2**
III. Routine Maintenance Activities **3**
IV. Inspections **4**
V. Recordation of the O&M Plan and Revisions **4**
Attachments **5**
Attachment I 6
Attachment II 7

List of Tables

Table 1: Storm Water BMPs 2
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 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	6.72 acres	Onsite
2	Storm Drain Markers on catch basins	Approved 4" diameter stainless steel discs affixed to catch basins	Exposed portion of concrete catch basin
Treatment Control BMPs			
BMP No.	**BMP Type**	**Size**	**Location (refer to Attachment I)**
3	Phase 11 Drainage Basins 1 & 2 (storm water quality retention and flood control detention)	7.90 acre-feet	Southwest corner of the future Phase 11 development

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 Hawaii.

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**
PHASE 11 DRAINAGE BASINS 1 & 2 (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

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

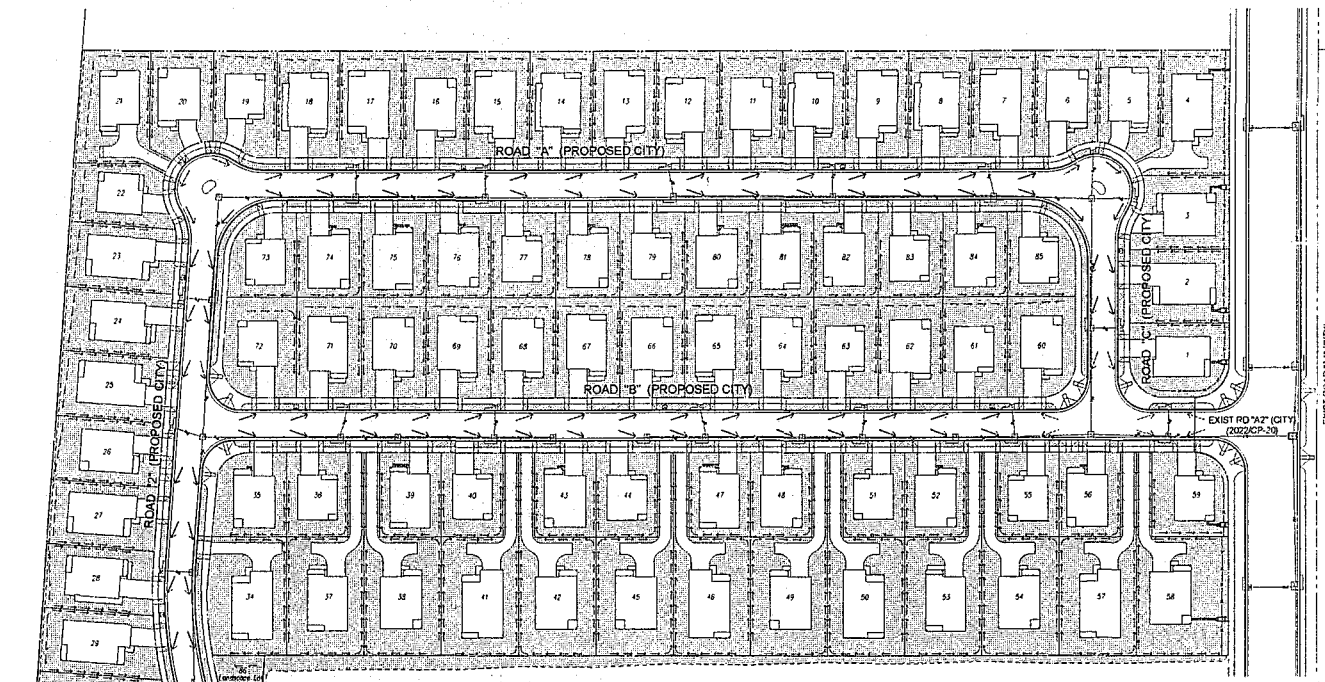
Attachment I - Map of Storm Water Treatment Measures (Post-Construction BMP Plan)

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

Attachment I

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)



POST-CONSTRUCTION BMP PLAN (PRIORITY A PROJECT)

50 25 0 50 100
Scale in Feet

LEGEND

- D_{18} — Existing Drainline
- D_{24} — New Drainline
- Property Line & Proposed Right-of-Way
- Limits of Grading & Disturbed Area
- Swale
- Flow Pattern
- Landscaped Areas

PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE AS FOLLOWS:

LID SITE DESIGN STRATEGIES:

1. Minimize Impervious Surfaces
2. Minimize Soil Compaction
3. Direct Roof Runoff to Landscaped Areas

SOURCE CONTROL BMPs:

1. Landscaped Areas Used to Protect Slopes
2. Storm Drain Markers on Catch Basins (approved 4" SS discs affixed to catch basins). Reference Storm Drain Marker Detail on Sheet C021
3. Trash Containers shall be covered with roofs, awnings, or attached lids

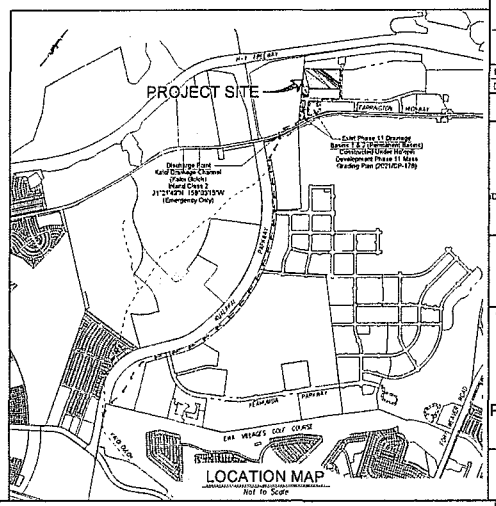
TREATMENT CONTROL BMPs:

1. Permanent Condition: Phase 11 Drainage Basins 1 & 2, as shown in Ho'opili Development, Phase 11 Mass Grading Plan (B.W. Town Corporation, 2021/CP-178). Drainage Basins 1 & 2 represents the permanent offsite Basin 11 referenced in the "Ho'opili Drainage Master Plan" prepared by B.W. Town Corporation, dated August 24, 2015, approved September 16, 2015
   For location, see map to the right
   Required WQV = 5.54 AC-FT
   Provided WQV = 7.90 AC-FT

PROHIBITED AND/OR NOT APPLICABLE ACTIVITIES:

1. Automatic Irrigation – Will not be installed for this project
2. Vehicle and Equipment Fueling Areas – Not applicable for this project.
3. Vehicle and Equipment Repair – Will not be allowed for this project
4. Vehicle and Equipment Washing and Cleaning – Will not be allowed for this project.
5. Loading Docks – Not applicable for this project
6. Outdoor Material Storage – Will not be allowed for this project.
7. Outdoor Work Areas – Not applicable for this project
8. Outdoor Process Equipment Operations – Not applicable for this project.

NOTE:
Each individual lot owner shall be responsible to maintain all source control BMPs affecting their property as noted on this plan. Individual lot owners shall notify DFM when there is a change in ownership. A new Owner's Certification must be submitted to DFM by the new owner each time there is a change in ownership.



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Exp: 4/30/24
WINSTON M. TANIGAWA
LICENSED PROFESSIONAL ENGINEER
No. 13736-C
HAWAII, U.S.A.

APPROVED	BY	DESCRIPTION	DATE	REVISION

ENGINEER: WT | CHECKED BY: MN
DRAWN BY: JG | PROJECT # 3100-40

"PROPOSED PUBLIC ROAD"

HO'OPILI PHASE 11 PARCEL 48

(DPP SUBDIVISION FILE NO 2022/SUB-94)
(DPP CONSTRUCTION PLANS FILE NO 2022/CP-140)
TMK: 9-1-18: POR OF 19
HONOLULU, EWA, OAHU, HAWAII

APPROVED BY:

ATTACHMENT I POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) PLAN

SHEET OF SHEETS

FILE	POCKET	FOLDER	NO.

PROJECT NAME: HO'OPILI PHASE 11 PARCEL 48
CAD DWG NO.: 3100-40_Sht1.dwg
DATE: DECEMBER 2022

Attachment II

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

[*SAMPLE*]

Ho`opili Phase 11, Parcel 48 Honouliuli, Ewa, Oahu, HI TMK 9-1-018: Por. of 019	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)**

THE ORIGINAL OF THE DOCUMENT
RECORDED AS FOLLOWS:
STATE OF HAWAII
BUREAU OF CONVEYANCES
DATE
DOCUMENT NO. Doc A - 9482001286
12/17/2025 2:24 PM

LAND COURT | REGULAR SYSTEM

Return by pick-up

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

DOCUMENT CONTAINS 31 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)

Declaration of Restrictive Covenant
(Ho'opili Jim Schuler Pa'ani Park (Phase 4/Parcel 8))

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 Jim Schuler Pa'ani Park (Phase 4/Parcel 8)), being Lot 71 of "HO'OULU AT HO'OPILI SUBDIVISION" as referenced on the City and County of Honolulu, Department of Planning and Permitting File No. 2018/SUB-29 (being a portion of deregistered Lot 20150, as shown on Map 1698 of Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased, having been deregistered and recorded September 16, 2019 in the Bureau of Conveyances of the State of Hawaii as Document No. A-71980705) ("**Land**"), is subject to the provisions of the Master Declaration.

TAX MAP KEY: (1) 9-1-180-070
ADDRESS: 'Iwikuamo'o Street and Kulahihako'i 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 4 Parcel 8 Park.

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;

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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Dated this 12th day of December, 2025.

DECLARANT:

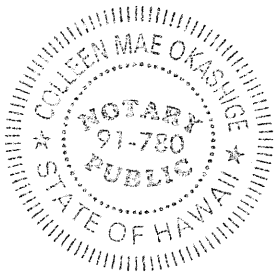
D.R. HORTON HAWAII LLC,
a Delaware limited liability company

By Vertical Construction Corporation,
a Delaware corporation
Its Manager

By _____
Tracy Tonaki
Division President, Hawaii Division

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

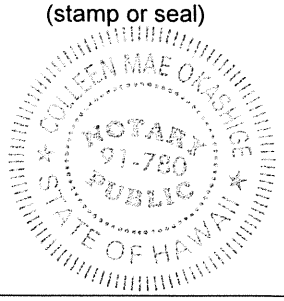
On DEC 12 2025, before me personally appeared **TRACY TONAKI**, to me personally known, who, being by me duly sworn, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



Colleen Mae Okashige
Notary Public, State of Hawaii
Type or print name: Colleen Mae Okashige
My commission expires: 11/14/2027

Date of Doc:	DEC 12 2025	# Pages:	4
Name of Notary:	Colleen Mae Okashige	Notes:	Page Count does not include Exhibits
Commission Expires:	11/14/2027		
Doc. Description:	Pa'ani Park BMPs Declaration		

(stamp or seal)

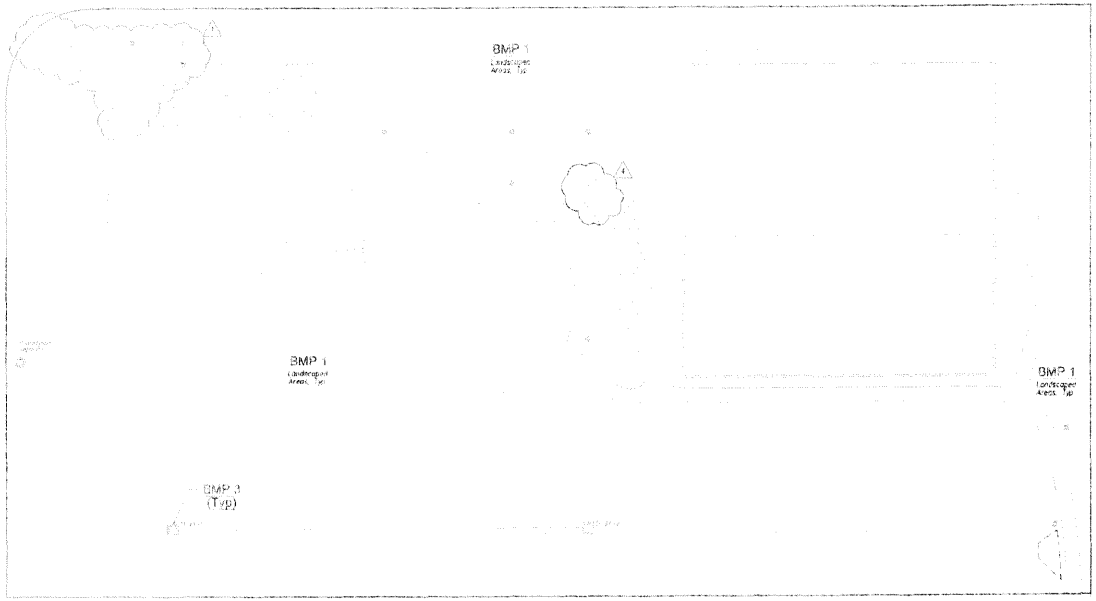


Colleen Mae Okashige — DEC 12 2025
Notary Signature — Date

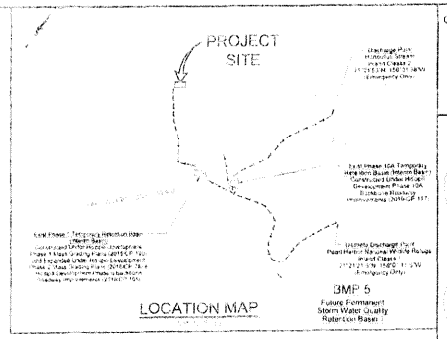
First Circuit, State of Hawaii

NOTARY CERTIFICATION

EXHIBIT A
Post Construction BMP "Record Drawings"



POST-CONSTRUCTION BMP PLAN (PRIORITY A PROJECT)



LOCATION MAP

PERMANENT STORM WATER MANAGEMENT PRACTICES (BMP)

PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE

SITE DESIGN STRATEGIES

SOURCE CONTROL BMPs

TREATMENT CONTROL BMPs

LEGEND

Gray • Hong • Nojima & Associates, Inc.
201 Merchant Street, Suite 1600
Honolulu, Hawaii 96813
Telephone (808) 521-4303
Fax (808) 521-4018
CONSULTING ENGINEERS

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LICENSED PROFESSIONAL ENGINEER
No. 6832-C
HAWAII, U.S.A.

KINGSTON M. TJINGOCK
LICENSED PROFESSIONAL ENGINEER
No. 13730-C
HAWAII, U.S.A.

HO'OPILI PHASE 4
PARCEL 8 PARK

DPP SUBDIVISION FILE NO 2018/SUB-291
DPP CONSTRUCTION PLANS FILE NO 2021/CP-231
TMK: 9-1-180: 70
HONOLULU, EWA, OAHU, HAWAII

POST-CONSTRUCTION BMP PLAN

C007

RECORD DRAWINGS

EXHIBIT B
Operation and Maintenance Plan for Storm Water BMPs

Attachment D

City and County of Honolulu

Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name: **Ho'opili Phase 4, Parcel 8 Park**

Project Location: Honouliuli, Ewa, Oahu Hawaii

Tax Map Key(s): TMK 9-1-180: 70

Total Project Size: 1.83 Acres

City MS4 Facilities: 18" Drain Stub off Iwikuamo'o Street
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:

Ho'opili Community Association
c/o Hawaiiana Management Co., Ltd
711 Kapiolani Boulevard, Suite 700
Honolulu, HI 96813
Phone: (808) 593-6835

February 2024

Table of Contents

I. Summary of Permanent Storm Water BMPs Onsite **2**
II. Financial Responsibilities **3**
III. Routine Maintenance Activities **3**
IV. Inspections **4**
V. Recordation of the O&M Plan and Revisions **5**
Attachments **6**
Attachment I – Map of Storm Water Treatment Measures (Post-Construction BMP Plan).7
Attachment II – Manufacturer's Maintenance Guidelines 8
Attachment III – Sample Operation and Maintenance (O&M) Inspection Form 9

List of Tables

Table 1: Storm Water BMPs 2
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 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 area	1.26 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
Treatment Control BMPs			
BMP No.	**BMP Type**	**Size**	**Location (refer to Attachment I)**
5	Ho'opili Basin 1 (offsite storm water quality and flood control detention)	283 acre-feet	OR&L R/W (end of Cane Haul Road)
6	Hydrodynamic Separator	3-foot diameter (Hydro International FDHC-3)	Onsite

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

- Parking Areas
- 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 Ho'opili Community 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
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 wording • Damaged markers • Loose fitting	• Repair or replace markers and appurtenances

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 (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 (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)

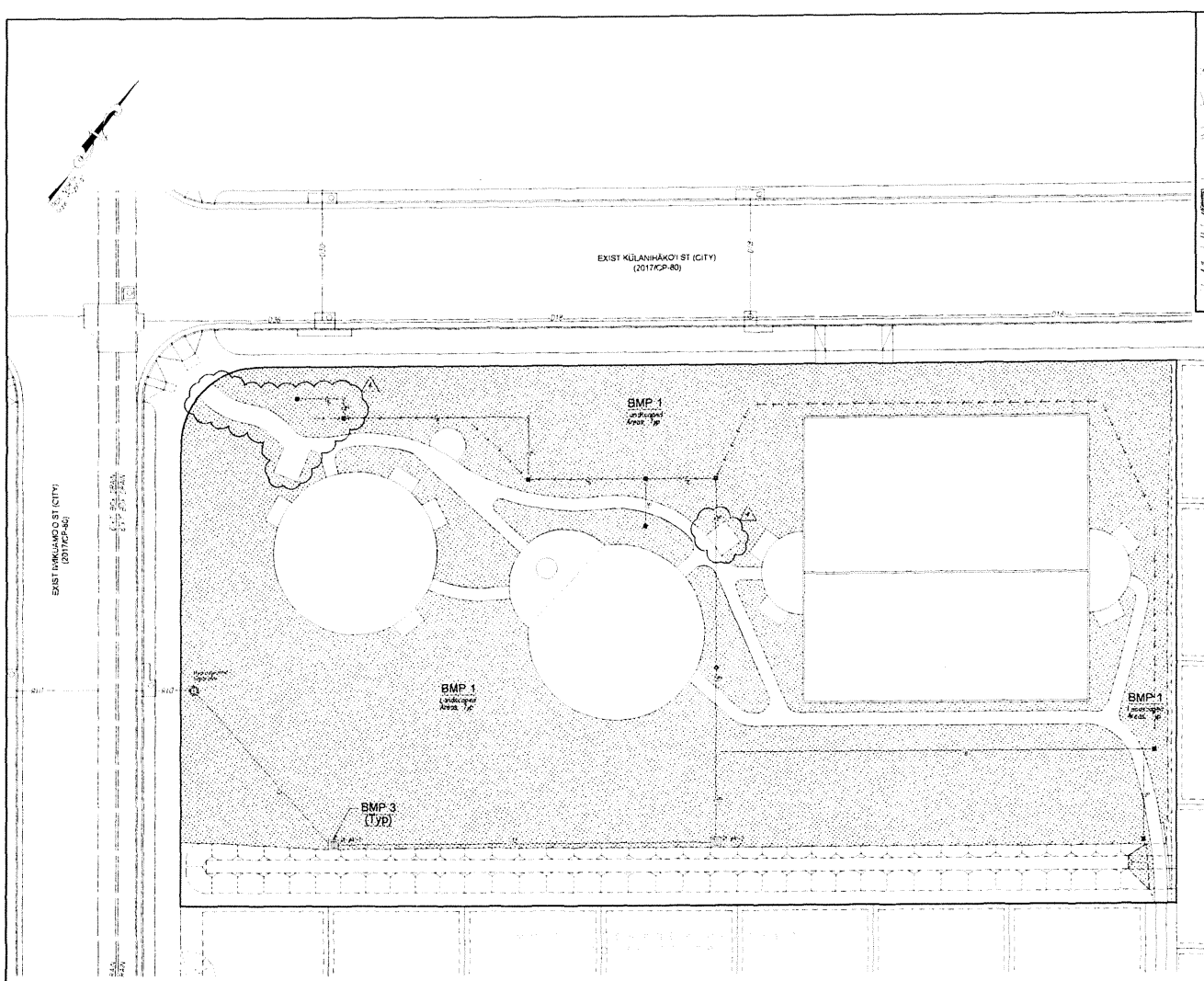
Attachment II – Manufacturer's Maintenance Guidelines

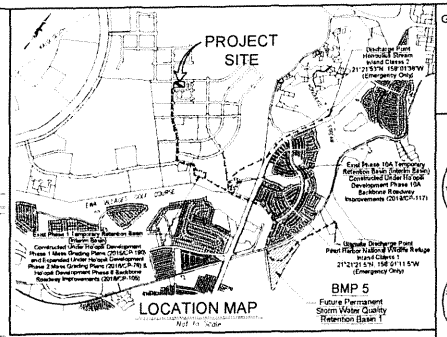
Attachment III - Sample Operation and Maintenance (O&M) Inspection Form

Attachment I

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)





PERMANENT STORM WATER MANAGEMENT PRACTICES (BMP)

SOURCE CONTROL BMPs	
BMP No.	BMP Type
1	Landscaped Areas
2	Automatic Irrigation Systems
3	Stenciled Storm Drain Inlets (DRAIN NO WASTE — GOES TO OCEAN) and Storm Drain Markers
4	Trash Containers shall be lined and placed on paved impervious material
TREATMENT CONTROL BMPs	
5	Future Ho'opili Permanent SWQ Retention Basin 1 (storm water quality and flood control detention)

PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE

SITE DESIGN STRATEGIES

1. Conserve Natural Areas, Soils, and Vegetation
2. Minimize Soil Compaction
3. Minimize Disturbances to Natural Drainages
4. Minimize Impervious Surfaces
5. Direct Runoff to Landscaped Areas (refer to Landscaping Plans for tree selection)

SOURCE CONTROL BMPs

1. Landscaped Areas – Protect slopes with landscaping
2. Automatic Irrigation Systems (See Landscaping Plans) – Designed to meet plant's specific water requirements and to minimize runoff of excess irrigation water
3. Storm Drain Inlets (see list COM) by Solid Waste) Stenciling and Storm Drain Markers)
4. Trash Storage – Containers are lined and placed on paved impervious materials

TREATMENT CONTROL BMPs

1. Interim Condition: Temporary Retention Basin as shown in Ho'opili Development, Phase 1 Mass Grading and Stockpiling Plans (R.M. Towill Corporation, 2014/CP-1093) and expanded in Ho'opili Development, Phase 2 Mass Grading Plan (R.M. Towill Corporation, 2016/CP-78) and Phase 6 Backbone Roadway Improvements (R.M. Towill Corporation, 2016/CP-107).
   For location, see map above

   Required WQv = 15.02 ac-ft (all areas covered by the Ho'opili Drainage Master Plan)
   Provided WQv = 86.68 ac-ft

2. Future Permanent Condition: Future Permanent SWQ Retention Basin 1 – Refer to "Ho'opili Drainage Master Plan" prepared by R.M. Towill Corporation, dated August 24, 2015, approved September 16, 2015. For location, see map above

   Required WQv = 41.43 ac-ft (all areas covered by the Ho'opili Drainage Master Plan)
   Provided WQv = 241.36 ac-ft

LEGEND

- Existing Drainline
- New Drainline
- Property Line
- Swale
- Drain Inlet w/ Stenciling (For Det See Det COM)
- Landscaped Areas

Gray•Hong•Nojima & Associates, Inc
201 Merchant Street, Suite 1900
Honolulu, Hawaii 96813
Telephone: (808) 521-0306
Fax: (808) 531-8018
CONSULTING ENGINEERS

Exp. 4/30/24 — MICHAEL H. NOJIMA — LICENSED PROFESSIONAL ENGINEER — No. 5432-C — HAWAII, USA

Exp. 4/30/24 — WINSTON M. TANIGUCHI — LICENSED PROFESSIONAL ENGINEER — No. 19736-C — HAWAII, USA

NO.	DESCRIPTION	DATE	APPROVED
1	ADDED DETAIL OF HOOK BARRIER ALONG PLUMERIA / KAOLEHUA AVE. AND ADDED DRY ROCK WALL	10/17/23	

ENGINEER INT. — CHECKED BY: MN
DRAWN BY: JG — PROJECT # 5100-29

HO'OPILI PHASE 4
PARCEL 8 PARK
(DPP SUBDIVISION FILE NO 2016/SUB-29)
(DPP CONSTRUCTION PLANS FILE NO 2021/CP-231)
TMK: 9-1-160: 70
HONOLULU, OAHU, HAWAII

APPROVED BY:

ATTACHMENT I
IMPERVIOUS SURFACES AND POST-CONSTRUCTION BMP PLAN

SHEET — OF — SHEETS

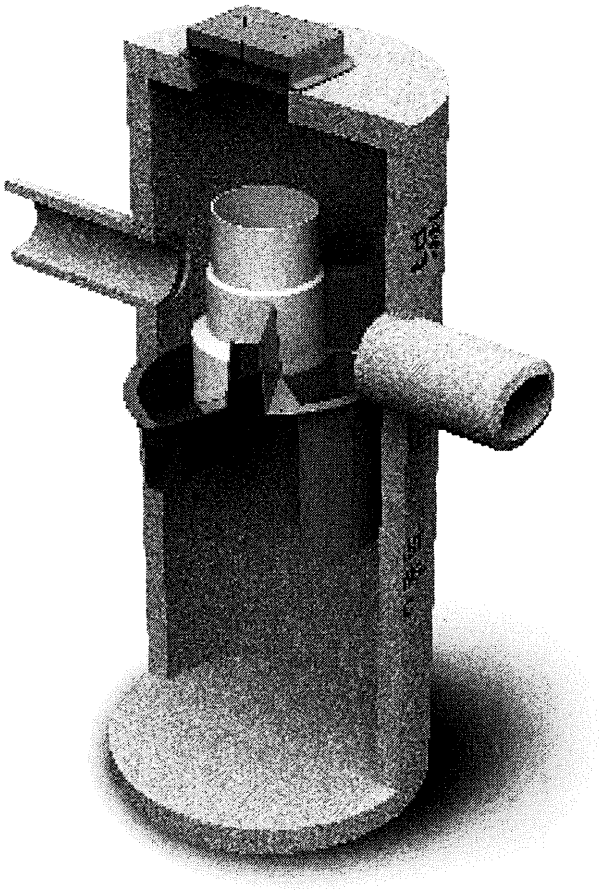
Attachment II

Manufacturer's Maintenance Guidelines

HYDRODYNAMIC SEPARATOR

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

Hydro International



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.

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

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

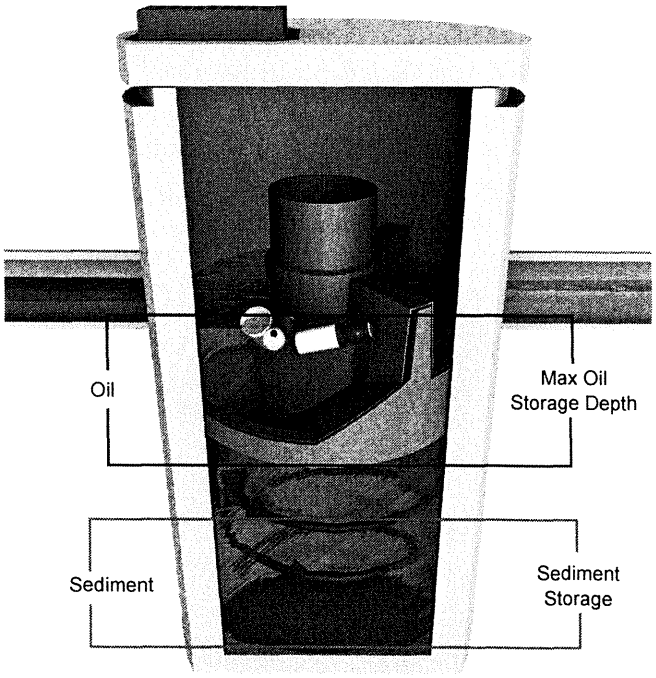


Fig.1 Pollutant storage volumes in the First Defense®.

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**

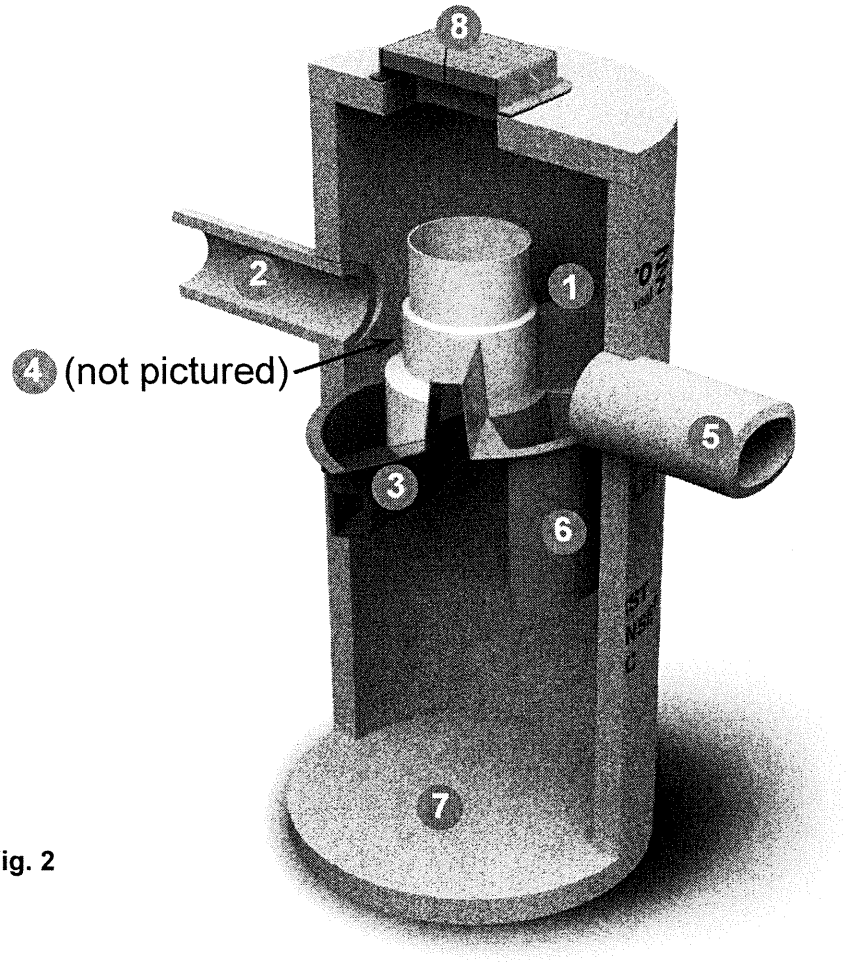


Fig. 2

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
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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.

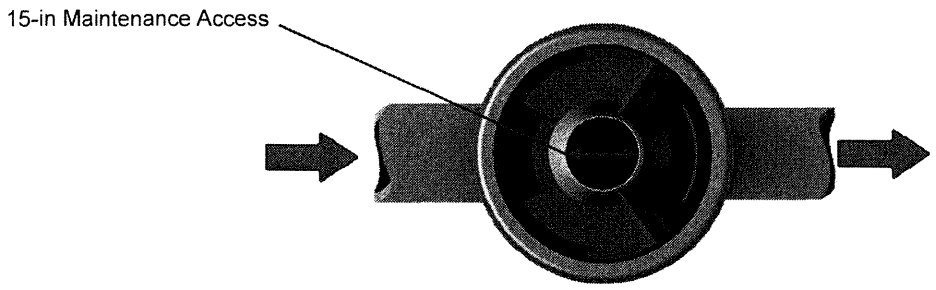


Fig.3 The central opening to the sump of the First Defense®is 15 inches in diameter.

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.

Inspection Procedures

1. 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 sump-vac 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.

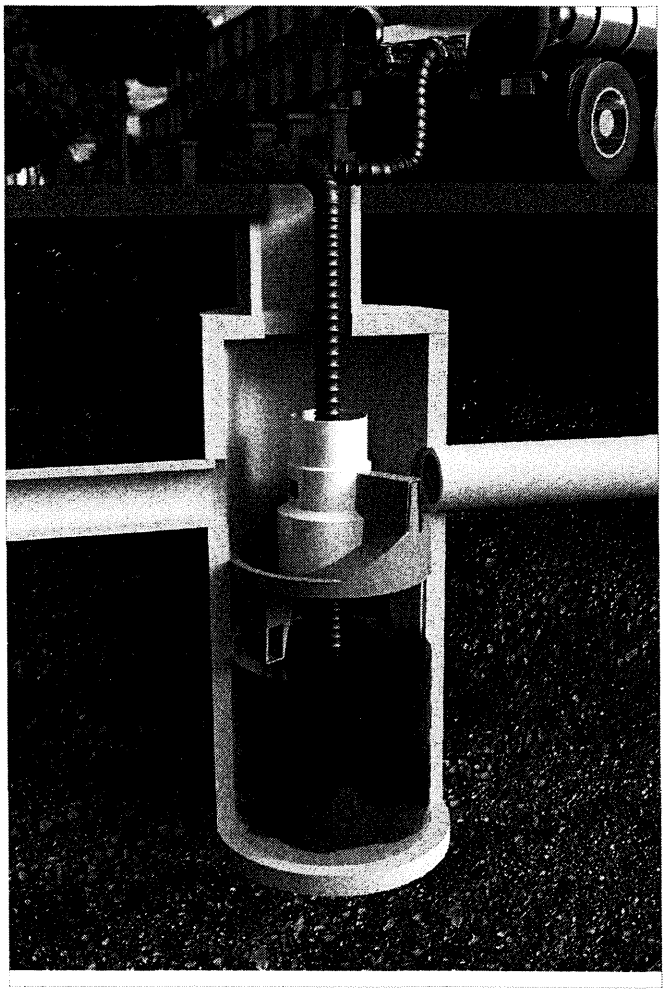


Fig.4 Floatables are removed with a vactor hose

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

1. 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).

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.

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)

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

Hydro International®

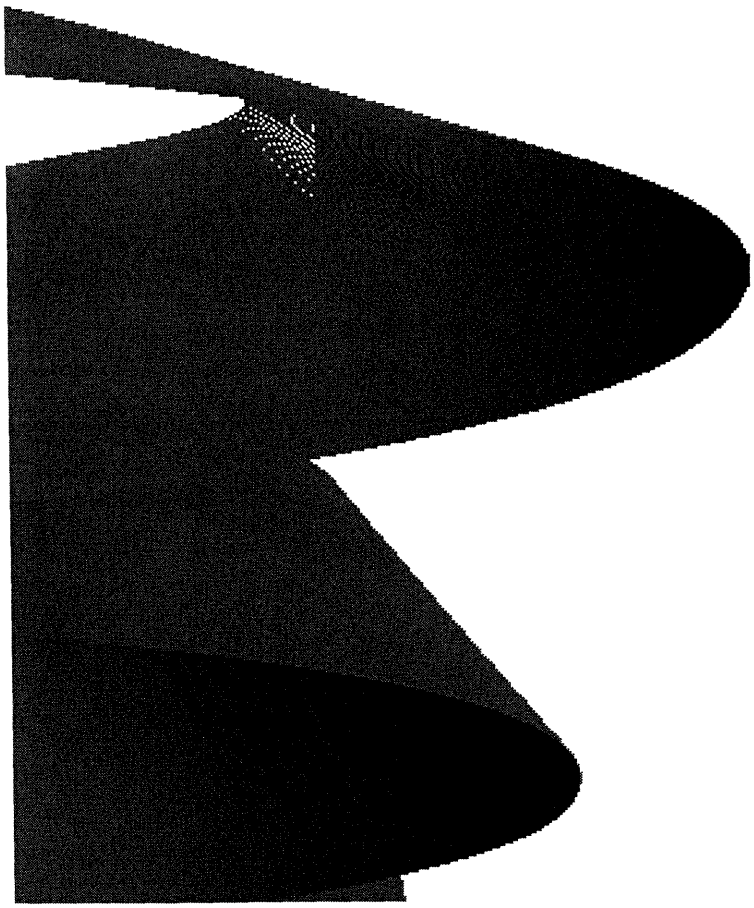
First Defense® Inspection and Maintenance Log

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

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

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

Hydro International



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 4, Parcel 8 Park Honouliuli, Ewa, Oahu, HI TMK 9-1-180: 70	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
October 28, 2025 11:00 AM
Doc No(s) A - 9432000607

Doc 1 of 1
Pkg 12624714 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

DOCUMENT CONTAINS 17 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)

Declaration of Restrictive Covenant
(Ho'opili Pearl Park (Phase 10A/Parcel 111 (Por.)))

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 Ho'opili Pearl Park (Phase 10A/Parcel 111 (por.)), being an approximately 1.23 acre portion of Lot 9, as shown on File Plan 2537 ("**Land**"), was subjected to the provisions of the Master Declaration pursuant to that certain Grant of Easement (Ho'opili Pearl Park) recorded in the Bureau on April 25, 2025 as Document No. A-9246000986.

TAX MAP KEY: (1) 9-1-017-207 (por.)
ADDRESS: Ho'oluana Drive
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 10A/Parcel 111 (por.).

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;

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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Dated this 24th day of October, 2025.

DECLARANT:

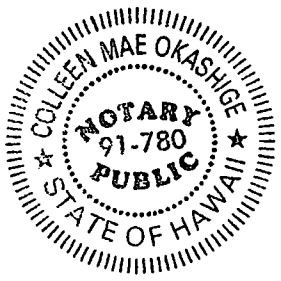
D.R. HORTON HAWAII LLC,
a Delaware limited liability company

By Vertical Construction Corporation,
a Delaware corporation
Its Manager

By _____
Tracy Tonaki
Division President, Hawaii Division

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

On OCT 24 2025, before me personally appeared **TRACY TONAKI**, to me personally known, who, being by me duly sworn, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



Colleen Mae Okashige
Notary Public, State of Hawaii
Type or print name: Colleen Mae Okashige
My commission expires: 11/14/2027

Date of Doc:	OCT 24 2025	# Pages:	17
Name of Notary:	Colleen Mae Okashige	Notes:	
Commission Expires:	11/14/2027		
Doc. Description:	Pearl Park Declaration of Restrictive Covenants - BMPs		

Colleen Mae Okashige OCT 24 2025
Notary Signature Date

First Circuit, State of Hawaii

NOTARY CERTIFICATION

(stamp or seal)

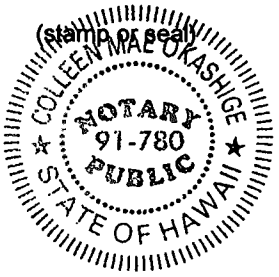
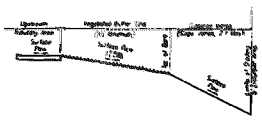


EXHIBIT A
Post Construction BMP "Record Drawings"



VEGETATED BUFFER STRIP DETAIL

Not to Scale

PERMANENT STORM WATER MANAGEMENT PRACTICES (BMP)

SOURCE CONTROL BMPs	
BMP No.	BMP Type
1	Landscaped Areas
2	Automatic Irrigation System
3	Yard Complaints shall be kept and placed on paved impervious material
TREATMENT CONTROL BMPs	
4	Vegetated Buffer Strips

PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE

SITE DESIGN STRATEGIES

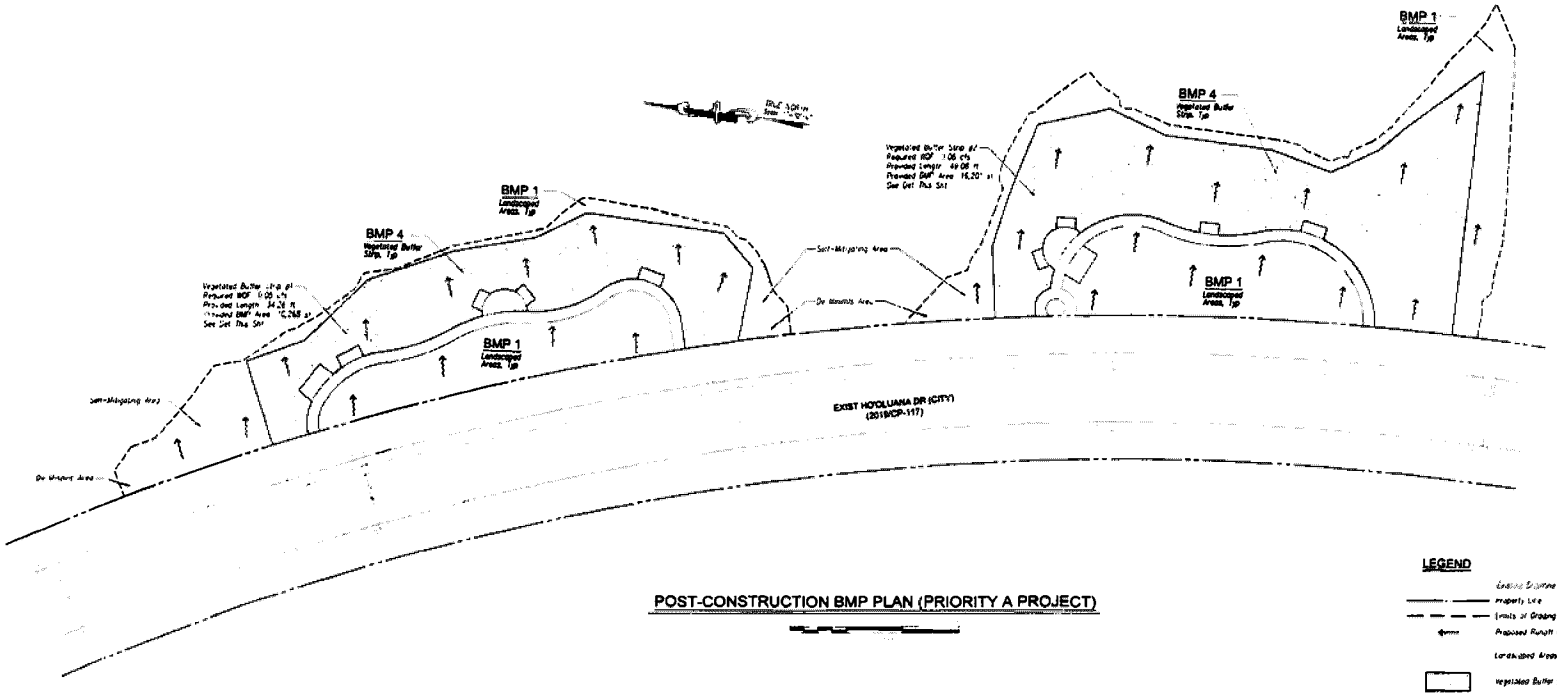
1. Preserve Natural Areas, Soils, and Vegetation
2. Minimize Soil Compaction
3. Minimize Disturbance to Natural Drainages
4. Return to Impervious Surfaces
5. Direct Runoff to Landscaped Areas (refer to Landscaping Plans for tree selection)
6. Soil-Mitigating Areas

SOURCE CONTROL BMPs

1. Landscaped Areas – Protect slope; with landscaping
2. Automatic Irrigation Systems (See Landscaping Plans) – Designed to meet area's specific water requirements and to minimize runoff or excess irrigation water
3. Outdoor Trash Storage – Containers are lined and placed on paved impervious material

TREATMENT CONTROL BMPs

4. Vegetated Buffer Strips
   - Required WQF = 0.53 cfs
   - Provided BMP Area = 29,469 sq ft



POST-CONSTRUCTION BMP PLAN (PRIORITY A PROJECT)

LEGEND

- Existing Contours
- Property Line
- Limits of Grading
- Proposed Runoff Flow
- Landscaped Areas
- Vegetated Buffer Strips
- Soil-Mitigating Areas
- De Minimis Areas

Gray • Hong • Nojima & Associates, Inc.
CONSULTING ENGINEERS

HO'OPILI PHASE 10A
PARCEL 111 OPEN LAND GREENWAY
(DPP SUBDIVISION FILE NO 2018/SUB-122)
(DPP CONSTRUCTION PLANS FILE NO 2022/CP-60)
TMK: 9-1-17: 207
HONOUAIA, EWA, OAHU, HAWAII

POST-CONSTRUCTION BMP PLAN

4/10/22

C008

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 10A, Parcel 111 Open Land Greenway**

Project Location: Honouliuli, Ewa, Oahu Hawaii

Tax Map Key(s): TMK 9-1-017: 207

Total Project Size: 1.23 Acres

City MS4 Facilities: Exist 7'x3' Box Drain crossing under Old Fort Weaver Road
Exist 6'x7' Double Box Culvert (Line ID 233689) 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

April 26, 2023

Table of Contents

I. Summary of Permanent Storm Water BMPs Onsite **2**
II. Financial Responsibilities **2**
III. Routine Maintenance Activities **3**
IV. Inspections **4**
V. Recordation of the O&M Plan and Revisions **4**
Attachments **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 1: Storm Water BMPs 2
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 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 area	1.13 acres	Onsite
2	Automatic irrigation system	Refer to Landscaping Plans	Onsite
Treatment Control BMPs			
BMP No.	**BMP Type**	**Size**	**Location (refer to Attachment I)**
3	Vegetated Buffer Strip	26,469 sq ft	Onsite

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

- Parking Areas
- Storm Drain Inlets
- 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 future homeowner association. Until such time the storm water BMP maintenance responsibilities are turned over to the future homeowner association, the developer will maintain the 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 AREA	Check condition of vegetation	Monthly or as needed after heavy rainfall or significant foot 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 rainfall or significant foot 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
Treatment Control BMP	**Inspection Activity**	**Frequency**	**Indicator of when Maintenance is needed**	**Maintenance Activity**
VEGETATED BUFFER STRIPS	Visual inspection	Monthly or as needed after heavy rainfall or significant foot traffic	• Mud, ponding, standing water, mud staining on pavement, erosion/bare soil, moss or algae growth, dry or cracking soil • Dead, diseased planting • Sediment build up • Presence of obstructions, trash, or debris	• Remove and properly dispose weeds, sediment, trash, and debris • Repair all damaged areas • Verify if regrading of eroded areas and/or restoration of vegetation are needed • Do not apply pesticides or fertilizers during wet weather

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)



VEGETATED BUFFER STRIP DETAIL

PERMANENT STORM WATER MANAGEMENT PRACTICES (BMP)

BMP #	CONTROL MEASURE
1	Landscaped Areas
4	Vegetative Buffer Strips

PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE:

SITE DESIGN STRATEGIES

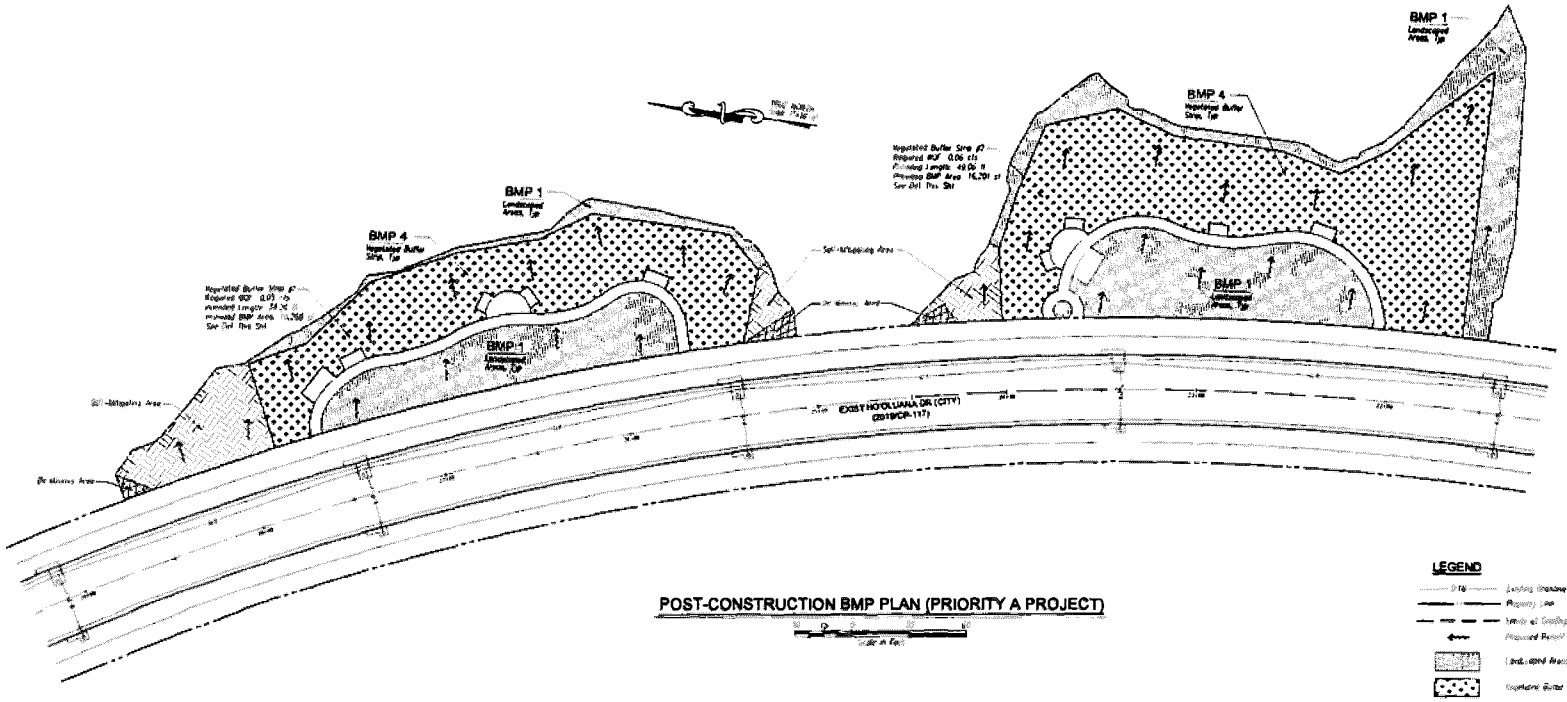
1. Conserve Natural Areas, Soils, and Vegetation
2. Minimize Soil Compaction
3. Stabilize Disturbed Areas as Rapidly as Practicable
4. Minimize Impervious Surfaces
5. Direct Runoff to Landscaped Areas (refer to Drainage Plans for more information)
6. Soil Amendment (Mulch)

SOURCE CONTROL BMPs

1. Landscaped Areas - Protect slopes with landscaping
2. Automatic Irrigation Systems (for landscaping Areas) - Designed to each area's specific water requirements and to minimize runoff of excess irrigation water
3. Outdoor Trash Storage - Containers are kept tidy and placed on paved impervious materials

TREATMENT CONTROL BMPs

4. Retention - Vegetated Buffer Strips
   Required WQF = 0.11 cfs
   Provided BMP Area = 19,463 sq ft



POST-CONSTRUCTION BMP PLAN (PRIORITY A PROJECT)

LEGEND

- Existing Contours
- Property Line
- Limits of Grading
- Proposed Permit Flow
- Landscaped Areas
- Vegetative Buffer Strips
- Soil Amending Areas
- On Mound Area

Gray•Hong•Nojima & Associates, Inc.
201 Merchant Street, Suite 1660
Honolulu, Hawaii 96813
Telephone: (808) 521-0306
Fax: (808) 531-8016
CONSULTING ENGINEERS

MICHAEL H. HOUTON
LICENSED PROFESSIONAL ENGINEER
No. 9859-C
HONOLULU, U.S.A.

KENNETH M. TAKAHIRA
LICENSED PROFESSIONAL ENGINEER
No. 13799-C
HONOLULU, U.S.A.

DRAWN BY: | CHECKED BY: MH

HO'OPILI PHASE 10A PARCEL 111 OPEN LAND GREENWAY

(DPP SUBDIVISION FILE NO 2019/SUB-122)
(DPP CONSTRUCTION PLANS FILE NO 2022/CP-40)
TMK: 9-1-17: 207
HONOLULU, OAHU, HAWAII

ATTACHMENT I
POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) PLAN

SHEET OF SHEETS

Attachment II

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

[SAMPLE]

Ho`opili Phase 10A, Parcel 111 Open Land Greenway Honouliuli, Ewa, Oahu, HI TMK 9-1-017: 207	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)

THE CERTIFICATE OF THE DOCUMENT RECORDED AS FOLLOWS:
STATE OF HAWAII
BUREAU OF CONVEYANCES
Doc A - 9407000984
DOCUMENT NO. _____
10/3/2025 11:31 AM

LAND COURT | REGULAR SYSTEM

Return by pick-up

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

DOCUMENT CONTAINS 31 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
(Ho'opili Phase 5 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, 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 "**HCA 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 5 ("**Land**"):

Easement No. (File Plan 2529)	Affected Road Lot No(s). (File Plan 2529)
IR-1	6
IR-2	6
IR-3	7
IR-4	7
IR-5	7
IR-6	7
IR-7	7
IR-8	7
IR-9	5 and 7
IR-10	5
IR-11	5
IR-12	5
IR-13	5
IR-14	5
IR-15	5 and 9
IR-16	5
IR-17	5 and 9
IR-18	8
IR-19	8

TAX MAP KEY No(s).: (1) 9-1-017-188, (1) 9-1-017-189, (1) 9-1-017-190, (1) 9-1-017-191 and (1) 9-1-017-192
ADDRESS: Ho'omohala Avenue (portion), Keaonui Street, Iwikuamo'o Street (portion), Lalahiwa Street (portion), Kamalie Mua Street (portion)
Ewa Beach, Hawaii 96706

Pursuant to the HCA 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 Ho'opili Community Association ("**HCA**") with the obligations thereunder arising and transfer to HCA 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 5.

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;

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 HCA at all times; and

3. That this covenant and agreement shall run with the land and be binding upon HCA 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 29th day of September, 20 25.

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 HAWAII)
) SS:
CITY AND COUNTY OF HONOLULU)

On SEP 2 9 2025, before me personally appeared **TRACY TONAKI**, to me personally known, who, being by me duly sworn, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

COLLEEN MAE OKASHIGE NOTARY 91-780 PUBLIC STATE OF HAWAII

Colleen Mae Okashige
Notary Public, State of Hawaii
Type or print name: Colleen Mae Okashige
My commission expires: 11/14/2027

Date of Doc:	SEP 2 9 2025	# Pages:	4
Name of Notary:	Colleen Mae Okashige	Notes:	Page Count does not include Exhibits
Commission Expires:	11/14/2027		
Doc. Description:	Declaration (BMPs) Ho'opili Ph. 5 Roads		

Colleen Mae Okashige SEP 2 9 2025
Notary Signature Date

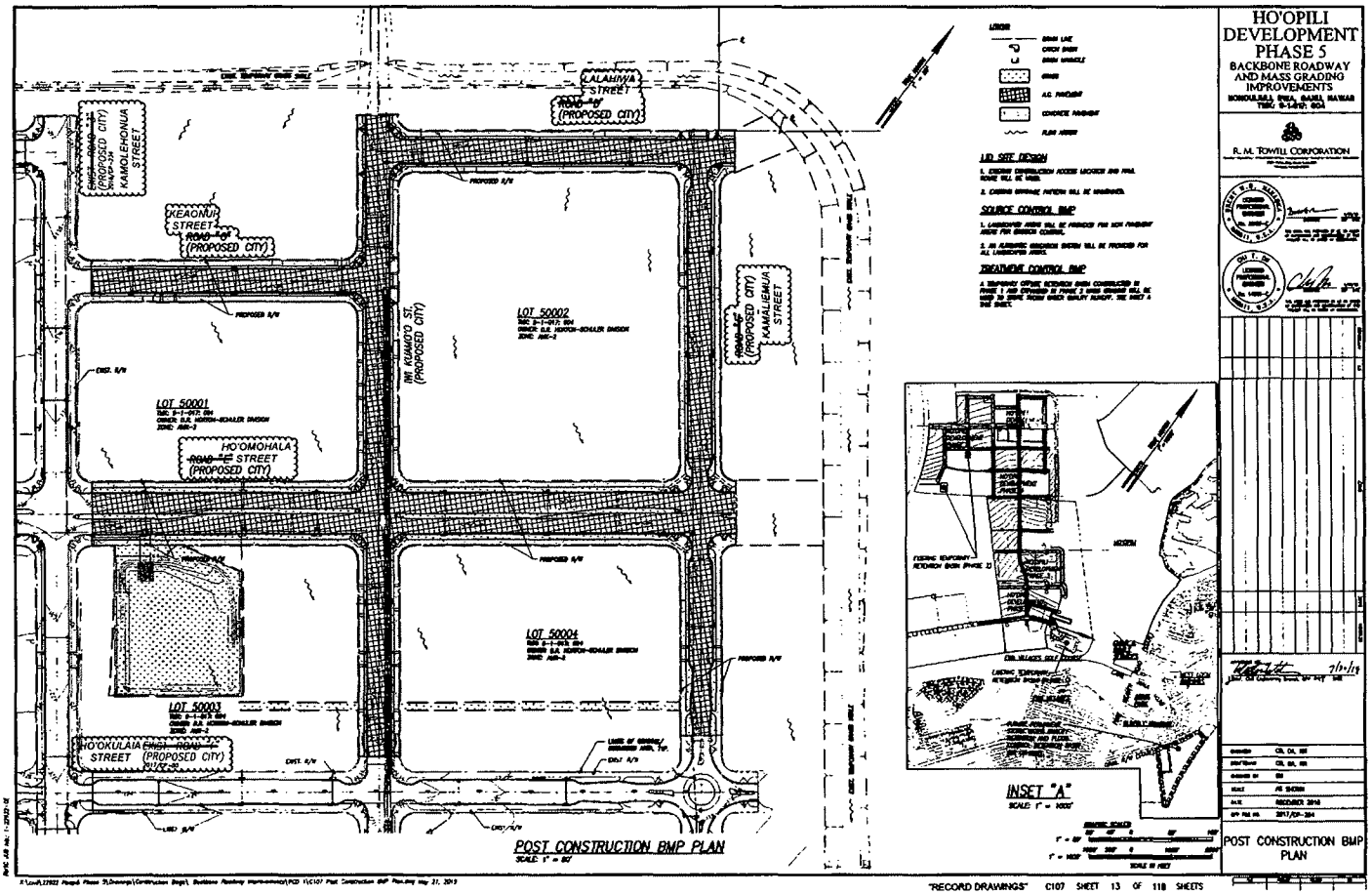
First Circuit, State of Hawaii

NOTARY CERTIFICATION

(stamp or seal)

COLLEEN MAE OKASHIGE NOTARY 91-780 PUBLIC STATE OF HAWAII

EXHIBIT A
Post Construction BMP "Record Drawings"



"RECORD DRAWINGS" C107 SHEET 13 OF 118 SHEETS

EXHIBIT B
Operation and Maintenance Plan for Permanent Storm Water BMPs

City and County of Honolulu

Storm Water Quality Report

Project Name: **Ho'opili Development Phase 5 Backbone Roadway and Mass Grading Improvements**

Project Location:	**Honouliuli, Ewa, Oahu, Hawaii**
Tax Map Key(s):	**9-1-017: 004**
Total Project Size:	**11.41 acres**
City MS4 Facility(ies):	**Drain Lines A, A10, A12, A14, A15, and D**

Prepared For:

D.R. Horton - Schuler Division
130 Merchant Street, Suite 112
Honolulu, Hawaii 96813
(808) 521-5661

ACCEPTED (FILE COPY)
DEPARTMENT OF PLANNING AND PERMITTING
City and County of Honolulu
Site Development Division
Civil Engineering Branch
By: 2017/CP-264
Date: 1/29/17

Prepared By:

R.M. Towill Corporation
2024 North King Street, Suite 200
Honolulu, Hawaii 96813
(808) 842-1133 Fax: (808) 842-1937

Table of Contents

I. Project Description **2**
II. Site Description **2**
III. Site Drainage **3**
IV. Pollutants of Concern **4**
V. Management Practices to Meet Criteria **6**
V.1 LID Site Design 6
V.2 Source Control 6
V.3 Retention 6
V.4 Biofiltration 6
V.5 Alternative Compliance 6
VI. Operation and Maintenance **7**
[Architect / Engineer's] Certified Water Pollution Plan Preparer Statement **8**
Owner's Certification **9**
Attachments **10**

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 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

The project involves the construction of roadway and utility infrastructure, landscaping, grading, and drainage. The project site (TMK: 9-1-017: 004) is bounded by undeveloped parcels within Ho'opili to the east, undeveloped parcels within Ho'opili to the north, Ho'opili Phase 4 Development to the south, and Ho'opili Phase 2 Development to the west.

The project site is located on the leeward side of the island of Oahu. See Figure 1 for the project site location.

II. SITE DESCRIPTION

Existing Condition

The project site currently consists of undeveloped land that was previously mass graded. The topography generally slopes from north to south with slopes ranging from 0.5 percent to 2 percent.

According to the soils investigation, the project site consists of moderately to highly expansive clayey soils. Permeability is low. Runoff is slow and erosion hazard is no more than slight.

Proposed Condition

The project will construct approximately 4,865 linear feet of paved roadway with landscape median and shoulder planting areas consisting of grass and trees. Utility infrastructure consisting of drainage, water, gas, and electrical will also be constructed as part of the roadway improvements.

The roadway grades will range from 0.5 percent to 2.0 percent in the longitudinal direction and a maximum of 2.0 percent in the transverse direction.

An existing temporary retention basin was constructed under Phase 1 of the Ho'opili Development. Located downstream of the Phase 1 project site, this basin was expanded under the Phase 2 Mass Grading project. The expanded basin will be used as a water quality facility for the project site and adjacent parcels as well as development within Phase 1, Phase 2, Phase 3, Phase 4, and Phase 5 of Ho'opili.

Lots adjacent to the Phase 5 roadways are Lots 50001, 50002, 50003, and 50004 (Zoned AMX-2). These lots contribute runoff to the backbone roadway drainage system, which ultimately drains into the existing temporary retention basin downstream of the project site.

The existing and proposed grades are shown on Figure 2. Figure 3 shows the Post Construction BMP Plan.

III. SITE DRAINAGE

The geotechnical boring logs in the vicinity of the project site identify the soils as stiff to hard clayey/silty alluvial soils. Borings were conducted at a maximum depth of 21.5 feet deep. No groundwater was encountered at any of the borings.

Boring logs B-12, B-16, and B-17 which were conducted under the Phase 1 Ho'opili Development located in the vicinity of the existing temporary retention basin can be found in the attachment.

Percolation tests were conducted at these boring locations at depths between 10.2 feet to 25.2 feet. Results show average infiltration rates from near zero at boring B-12 to 0.4 inches per hour at boring B-17. Due to low infiltration rates, the use of infiltration systems for storm water treatment could not be considered.

IV. POLLUTANTS OF CONCERN

Pollutants of concern for this project include, nutrients, sediment, trash, pathogens, pesticides, oils and grease, metals, and organic compounds. The proposed drainage system will connect to the existing underground drainage system. The existing drainage system outlets to the existing retention basin which shall mitigate possible pollutants.

V. 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 Storm Drainage Standards.

V.1 LID Site Design

This project will try to incorporate as many LID design practices as possible. The site disturbance will be limited to only what is needed to construct the project. Existing drainage patterns will be maintained. Existing construction access location and hauling route will be used.

V.2 Source Control

Source controls include the following:

- Landscaped areas – landscape areas will consist of grass and trees. All areas within the limits of disturbance that do not consist of concrete or asphalt pavement will be grassed.
- Automatic irrigation system – landscape areas will have an automatic irrigation system.

V.3 Retention

This project will utilize the existing temporary retention basin located downstream of the Ho'opili Phase 1 project site to store storm water runoff. This existing temporary retention basin was expanded under the Ho'opili Phase 2 Mass Grading project to accommodate runoff from the backbone roadways and developments from Phase 1, Phase 3, Phase 4, a portion of the Phase 2, and Phase 5. Calculation of the required water quality volume can be found in Attachment 4.

V.4 Biofiltration

Not used.

V.5 Alternative Compliance

Not used.

VI. OPERATION AND MAINTENANCE

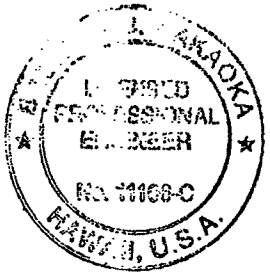
The Operations and Maintenance Plan is included as an attachment.

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.

Signature

11/27/18
Date



OWNER'S CERTIFICATION

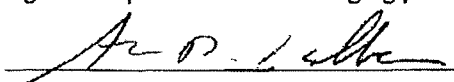
The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this Storm Water Quality Report (SWQR) and will ensure that this report is amended as appropriate to reflect up-to-date conditions on the site.

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:	
Print Name:	Alan D. Labbe
Title:	Senior Vice President
Company:	D.R. Horton Hawaii
Address:	130 Merchant Street, Suite 112, Honolulu, HI 96813
Telephone No.:	(808) 528-9073
Date:	September 27, 2017

ATTACHMENTS

Attachment # (or indicate if not applicable)	**Attachment**
1-3	Location Map and Site Plans • Existing and Proposed Runoff or Drainage Management Area Maps • Permanent BMP Plan
4	Hydrology Calculations for WQV and/or WQF
4	Treatment Control BMP Sizing Spreadsheets
Not Applicable	Feasibility Screening Worksheet for LID Exemptions
Not Applicable	Documentation for Proprietary Treatment Device TAPE Certification or NJCAT Verification
5	Infiltration Testing Results
6	Operation and Maintenance Plan

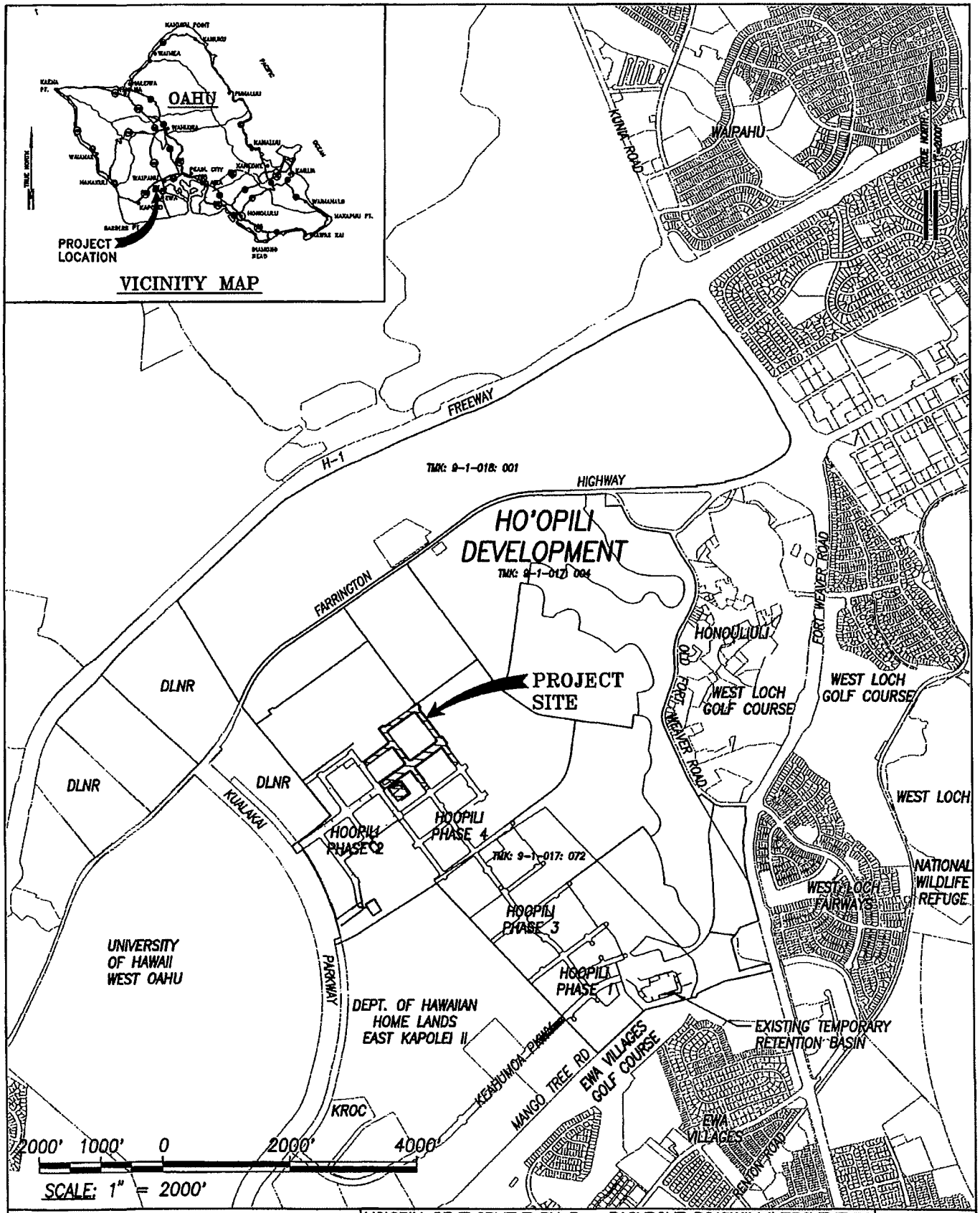
ATTACHMENTS 1 - 3

Figures

Figure 1 – Location Map

Figure 2 – Grading Plan

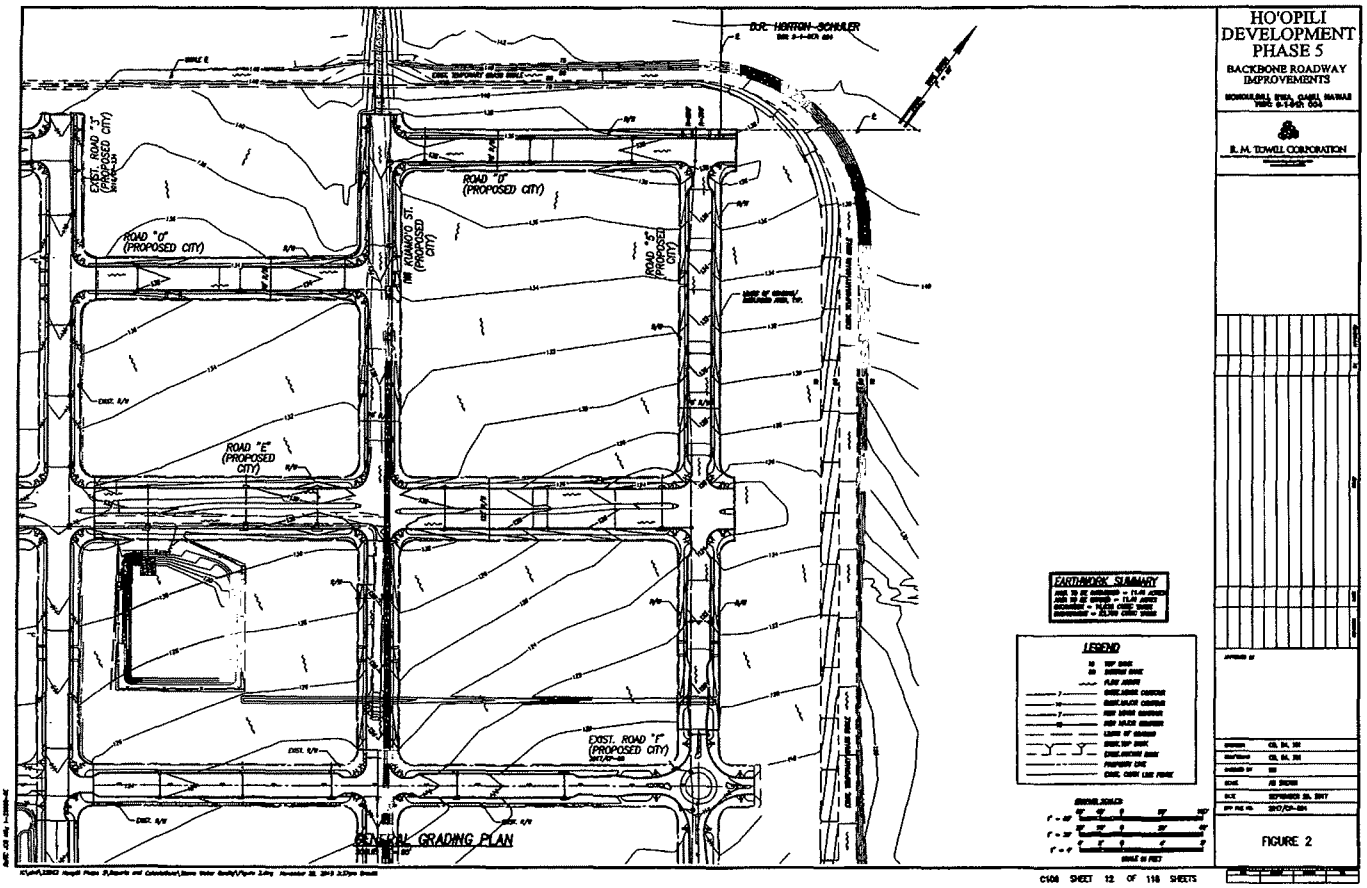
Figure 3 – Post Construction BMP Plan



HO'OPILI DEVELOPMENT PH 5 – BACKBONE ROADWAY IMPROVEMENTS
HONOULIULI, EWA, OAHU, HAWAII

LOCATION MAP

FIGURE 1



HO'OPILI
DEVELOPMENT
PHASE 5

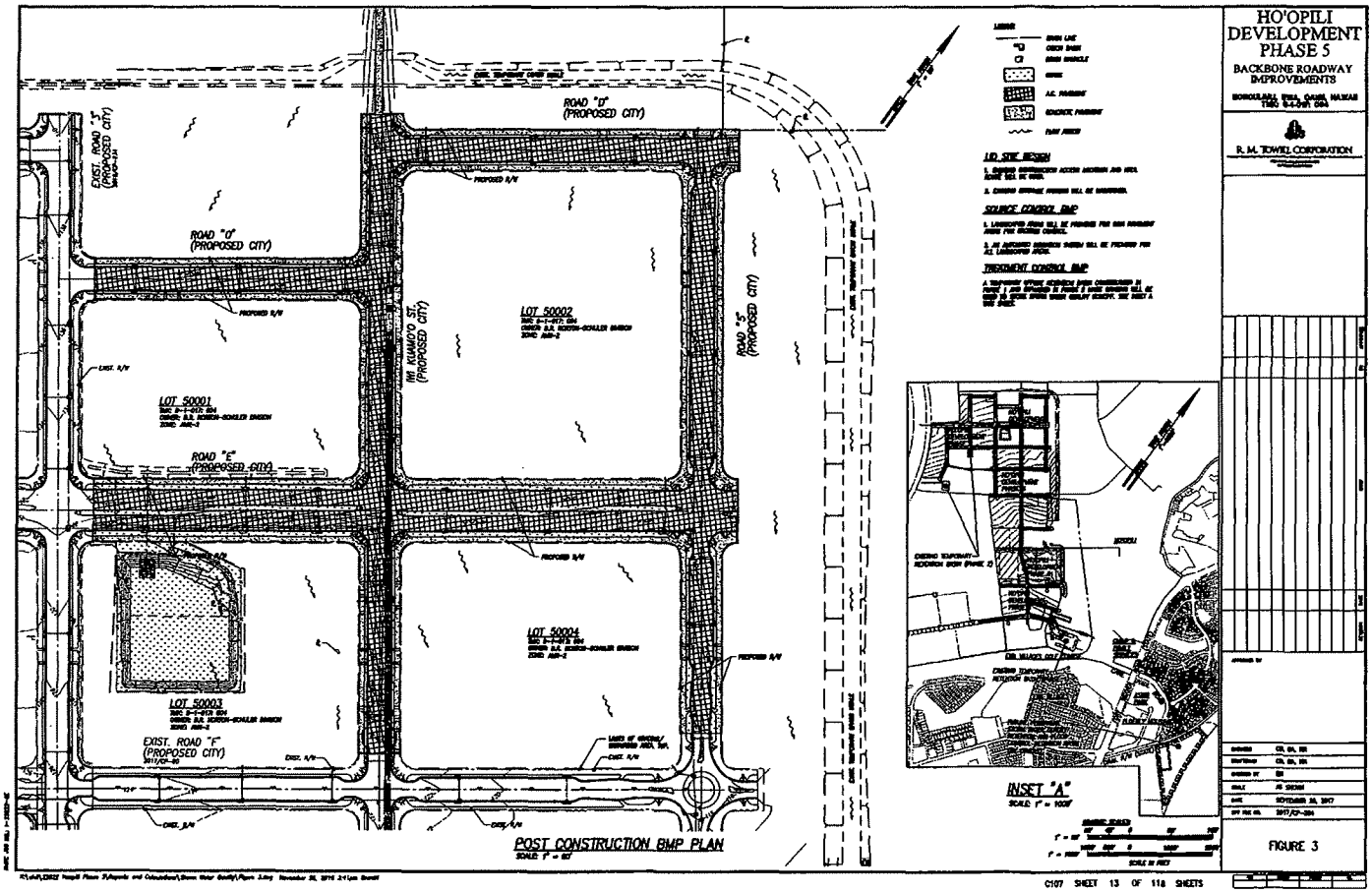
BACKBONE ROADWAY
IMPROVEMENTS

HONOULULU, OAHU, HAWAII

B. M. TOWILL CORPORATION

FIGURE 2

C108 SHEET 12 OF 118 SHEETS


ROAD "D"
(PROPOSED CITY)
EXIST. ROAD "J"
(PROPOSED CITY)
ROAD "D"
(PROPOSED CITY)
LOT 50002
LOT 50001
ROAD "E"
(PROPOSED CITY)
MK. KUMU'O ST.
(PROPOSED CITY)
ROAD "J"
(PROPOSED CITY)
LOT 50004
LOT 50003
EXIST. ROAD "I"
(PROPOSED CITY)
POST CONSTRUCTION BMP PLAN
SCALE: 1" = 60'
INSET "A"
SCALE: 1" = 100'
HO'OPILI
DEVELOPMENT
PHASE 5
BACKBONE ROADWAY
IMPROVEMENTS
R. M. TOWILL CORPORATION
FIGURE 3

ATTACHMENT 4

Hydrology Calculations for WQV and/or WQF

Treatment Control BMP Sizing Spreadsheet

R. M. TOWILL CORPORATION
File:
2024 North King Street, Suite 200
Ph. (808) 842-1133 Fax (808) 842-1937

Project:	Ho'opili Development Phase 5 - Backbone Roadway Improvements	Job No.:	1-22922-0E
Location:	Honouliuli, Ewa, Oahu, Hawaii	Checked by:	BN
Prepared by:	DA	Date:	9/27/2017
Date:	9/25/2017		

ITEM: Storm Water Quality Control Sizing

1. INTRODUCTION AND PURPOSE

1.1 The purpose of this computation is to determine the required water quality capacity for Phase 5 of the Ho'opili Development. Phase 5 consists of the backbone roadways under this project and future development within Parcels 18, 19, 26, and 27.

1.2 The existing temporary retention basin will continue to be used to store the required water quality volumes from Phase 1, Phase 3, and Phase 4 of the Ho'opili Development, and will store runoff generated from Phase 5 backbone roadways and mass grading, and from future development within Parcels 18, 19, 26, and 27.

2. REFERENCES

2.1 "Rules Relating To Storm Drainage Standards", Department of Planning and Permitting, City and County of Honolulu, Hawaii, January 2000, amended June 2013

3. COMPUTATIONS

3.1 Assumptions

1. Residential developments consist of 70% impervious area.
2. Residential mixed use developments consist of 80% impervious area.
3. Commercial developments consist of 85% impervious area.
4. Roadways consist of 100% impervious area.
5. Park consists of 15% impervious area

3.2 Volume Based Water Quality Control

$WQV = PCA \times 3630$

WQV = water quality volume (cubic feet)
P = design storm runoff depth (inches) = 1
C = volumetric runoff coefficient
A = total drainage area (acres)

$C = 0.05 + (0.009) \times I$

C = volumetric runoff coefficient
I = percentage of impervious cover, expressed as a percentage

R. M. TOWILL CORPORATION
File:

2024 North King Street, Suite 200
Ph. (808) 842-1133 Fax (808) 842-1937

Project: Ho'opili Development Phase 5 - Backbone Roadway Improvements
Location: Honouliuli, Ewa, Oahu, Hawaii
Prepared by: DA
Date: 9/25/2017

Job No.: 1-22922-0E
Checked by: BN
Date: 9/27/2017

ITEM: Storm Water Quality Control Sizing

Land Use	Area (ac.)	I (%)	C	P (Inches)	WQV (cf)	WQV (ac-ft)
Phase 1						
Backbone Roadways	8.38	100.00	0.95	1	28898	0.66
R-3.5	23.25	70.00	0.68	1	57390	1.32
AMX-2	9.50	80.00	0.77	1	26553	0.61
B-1 (Interim, Grassed)	2.59	0.00	0.05	1	470	0.01
Phase 2 (Portion)						
Backbone Roadways	2.12	100.00	0.95	1	7311	0.17
AMX-2	5.41	80.00	0.77	1	15121	0.35
Phase 3						
Backbone Roadways	4.96	100.00	0.95	1	17105	0.39
R-3.5	23.46	70.00	0.68	1	57909	1.33
A-2	6.93	80.00	0.77	1	19370	0.44
Community Center	2.01	70.00	0.68	1	4961	0.11
Phase 4						
Backbone Roadways	13.77	100.00	0.95	1	47486	1.09
R-3.5 (Lots 40001, 40002, 40005)	24.82	70.00	0.68	1	61266	1.41
A-2 (Lots 40003 and 40004)	12.85	80.00	0.77	1	35917	0.82
Future Park	1.48	15.00	0.19	1	994	0.02
Future Community Center	1.67	70.00	0.68	1	4122	0.09
Phase 5						
Backbone Roadways	9.40	100.00	0.95	1	32416	0.74
AMX-2 (50001, 50002, 50003, 50004)	20.40	80.00	0.77	1	57029	1.31
Future Community Garden	1.30	15.00	0.19	1	873	0.02
Future Community Center	1.21	70.00	0.68	1	2977	0.07
Total	143.20				384874	10.98

Total Volume required for Phase Development = 10.98 ac-ft
Volume available from retention basin = 62.38 ac-ft

ATTACHMENT 5

Infiltration Test Results

procedures are consistent with other state's procedures and may generally be considered an industry standard.

The field infiltration tests were performed by augering a boring to the selected test depths ranging from about 5 to 25 feet below the existing ground surface. Upon reaching the test depth, a 4-inch diameter PVC solid casing was set to the bottom of the drilled hole to allow infiltration only through the soil exposed on the bottom of the boring. Falling head infiltration tests were performed to determine the average infiltration rates of the underlying subsurface materials. Each test consisted of four trials of filling the casing with 24 inches of water and taking periodic readings over a one hour trial period. The infiltration rates are then calculated based on the result of the fourth and last trial for each test location. The calculated infiltration rates at each test location are summarized in the following table. The results of our field infiltration tests are presented on Plates C-1 through C-13 of Appendix C.

FIELD INFILTRATION TEST RESULTS		
Test Location	**Test Depth** (feet)	**Average Measured Infiltration Rate** (inches/hour)
Boring No. 1	5.4	Nil
Boring No. 4	10.1	0.1
Boring No. 5	5.2	0.1
Boring No. 6	10.2	0.6
Boring No. 8	5.6	0.1
Boring No. 10	5.3	Nil
Boring No. 11	10.2	Nil
Boring No. 12	20.2	Nil
Boring No. 13	25.2	Nil
Boring No. 14	15.2	0.1
Boring No. 16	10.2	0.2
Boring No. 17	25.2	0.4
Boring No. 18	14.7	Nil
Site Average		0.1

ATTACHMENT 6

Operation and Maintenance Plan

Attachment 6

City and County of Honolulu

Operation and Maintenance Plan For Permanent Storm Water BMPs

Project Name: Ho'opili Development Phase 5 Backbone Roadway and Mass Grading Improvements

Project Location:	**Honouliuli, Ewa, Oahu, Hawaii**
Tax Map Key(s):	**9-1-017: 004**
Total Project Size:	**11.41 acres**
City MS4 Facility(ies):	**Drain Lines A, A10, A12, A14, A15, and D**

Prepared For:

D.R. Horton - Schuler Division
130 Merchant Street, Suite 112
Honolulu, Hawaii 96813
(808) 521-5661

Designated Entity for Storm Water Maintenance:

D.R. Horton - Schuler Division
(808) 521-5661

September 25, 2017

Table of Contents

I. Summary of Permanent Storm Water BMPs Onsite **2**
II. Financial Responsibilities **2**
III. Routine Maintenance Activities **2**
IV. Inspections **5**
V. Recordation of the O&M Plan and Revisions **5**
Attachments **6**
Attachment A – Post-Construction BMP Plan 7
Attachment B – Operation and Maintenance (O&M) Inspection Form 8

List of Tables

Table 1: Storm Water BMPs 2
Table 2: Inspection and Maintenance Activities 4

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 Control BMPs			
BMP No.	**BMP Type**	**Size**	**Location**
1	Landscaped Areas	11.41 ac	Within City Roads D, E, O, 5, and Iwi Kuamo'o St. landscape areas, and Lot 50003
2	Automatic Irrigation System	11.41 ac	Within City Roads D, E, O, 5, and Iwi Kuamo'o St. landscape areas, and Lot 50003
Treatment Control BMPs			
BMP No.	**BMP Type**	**Size**	**Location**
3	Retention Basin	62.38 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 not be obligated to maintain 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 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 non-storm 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 areas.	Every two to four weeks	When bare soil areas present, landscaped area maintenance is needed.	Mulch or sod bare soil areas.
Automatic Irrigation System	Periodically inspect the irrigation system to make sure excessive runoff and leaks are not occurring.	Every four weeks (same time as doing maintenance on landscaped areas)	Where excessive runoff or leaks are occurring, maintenance is needed.	Adjust water amounts and repair leaks.
Temporary Retention Basin	Inspect basin for sediment build up.	As needed after storm event	When sediment build up is present, basin maintenance is needed.	Clear out sediment as 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).

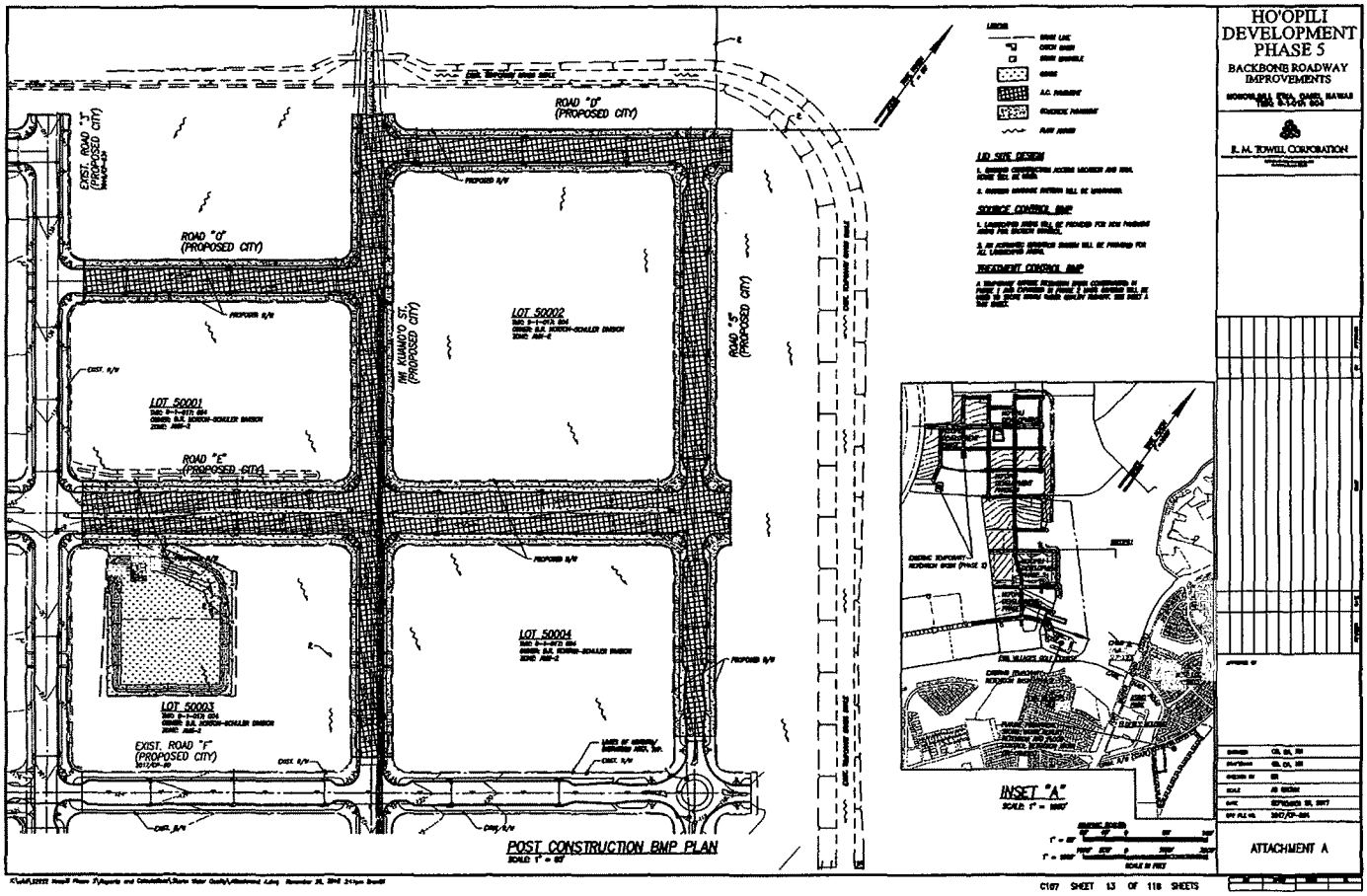
The property owner shall consult with the DFM prior to making revisions to the O&M Plan. The City may require the property owner to provide a draft O&M plan for review and approval. The City may also require the property owner to re-record the revised O&M Plan.

ATTACHMENTS

Attachment A - Map of Storm Water Treatment Measures

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

Attachment A – Post-Construction BMP Plan


ROAD "D"
(PROPOSED CITY)
EXIST. ROAD "J"
(PROPOSED CITY)
ROAD "G"
(PROPOSED CITY)
HK KUAMO'O ST.
(PROPOSED CITY)
ROAD "J"
(PROPOSED CITY)
ROAD "E"
(PROPOSED CITY)
LOT 50001
LOT 50002
LOT 50003
LOT 50004
EXIST. ROAD "I"
(PROPOSED CITY)
PROPOSED R/W
EXIST. R/W
LID SITE DESIGN
SOURCE CONTROL BMP
TREATMENT CONTROL BMP
INSET "A"
SCALE: 1" = 1000'
POST CONSTRUCTION BMP PLAN
SCALE: 1" = 60'
HO'OPILI
DEVELOPMENT
PHASE 5
BACKBONE ROADWAY
IMPROVEMENTS
B. M. TOWILL CORPORATION
ATTACHMENT A

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
June 17, 2026 3:09 PM
Doc No(s) A - 9664001395

Doc 1 of 1
Pkg 12735176 ICL

/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 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)
) ss.
CITY AND COUNTY OF HONOLULU)

Declaration of Restrictive Covenant
(Alana at Ho'opili (Phase 11/Parcels 45 and 46)

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 Alana at Ho'opili Condominium Map No. 6677 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-9117000830, as the same may be amended, restated, supplemented and/or otherwise modified ("**Declaration**") affecting the hereinafter-described real property located in the City and County of Honolulu, State of Hawaii:

TAX MAP KEY: (1) 9-1-018-022 C.P.R. Nos. 1 through 92, incl.
ADDRESS: 91-1170 Ho'ona'auao Street, Kapolei, Hawaii 96707

Pursuant to the Declaration, Declarant, on behalf of the Association of Unit Owners of Alana 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 11, Parcels 45 and 46.

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;

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; and

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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Dated this 16th day of June, 20 26.

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

By Vertical Construction Corporation,
a Delaware corporation
Its Manager

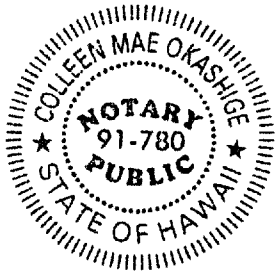
By _____
Tracy Tonaki
Division President, Hawaii Division

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

On JUN 16 2026, before me personally appeared **TRACY TONAKI**, to me personally known, who, being by me duly sworn, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

Colleen Mae Okashige

Notary Public, State of Hawaii
Type or print name: Colleen Mae Okashige
My commission expires: 11/14/2027



Date of Doc:	JUN 16 2026	# Pages:	28
Name of Notary:	Colleen Mae Okashige	Notes:	
Commission Expires:	11/14/2027		
Doc. Description:	Alana Parcels 45/46 BMPs Declaration		

Colleen Mae Okashige JUN 16 2026
Notary Signature Date

First Circuit, State of Hawaii

NOTARY CERTIFICATION

(stamp or seal)

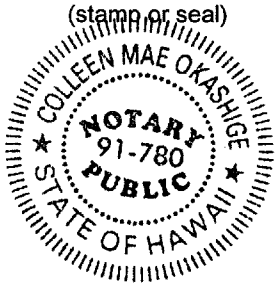
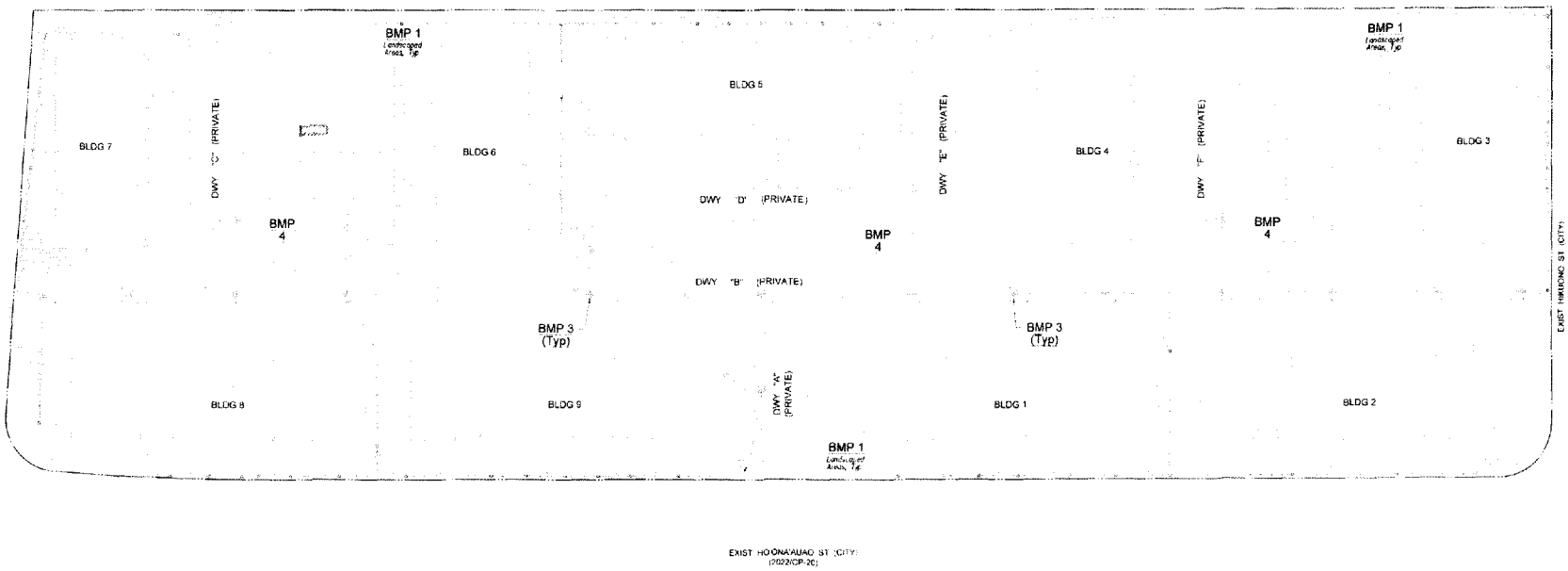


EXHIBIT A
Post Construction BMP "Record Drawings"



PERMANENT STORM WATER MANAGEMENT PRACTICES (BMP)

LEGEND

POST-CONSTRUCTION BMP PLAN (PRIORITY A PROJECT)

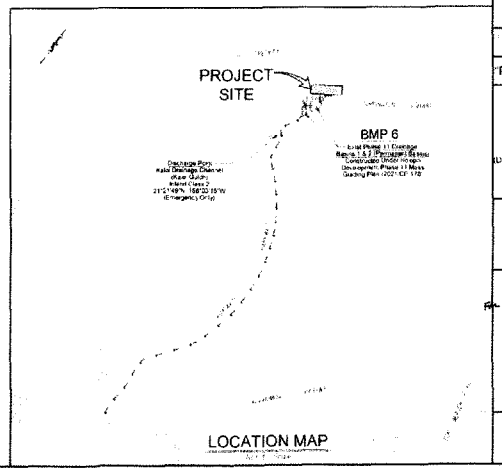
PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE

SITE DESIGN STRATEGIES

SOURCE CONTROL BMPS

TREATMENT CONTROL BMPS

PROHIBITED AND/OR NOT APPLICABLE ACTIVITIES



RECORD DRAWINGS

Gray • Hong • Nojima & Associates, Inc.
201 Merchant Street, Suite 1900
Honolulu, Hawaii 96813
Telephone: (808) 521-0308
Fax: (808) 531-8016
CONSULTING ENGINEERS

MICHAEL H. NOJIMA
LICENSED PROFESSIONAL ENGINEER
No. 5632-C
HAWAII, USA

WINSTON M. TANIGUCHI
LICENSED PROFESSIONAL ENGINEER
No. 12720-C
HAWAII, USA

"PROPOSED PRIVATE DRIVEWAY"

HO'OPILI PHASE 11
PARCELS 45 & 46
MULTIFAMILY DEVELOPMENT
DPP CONSTRUCTION PLANS FILE NO 2022/CP-202
TMK: 9-1-18: POR OF 019
HONOULIULI, EWA, OAHU, HAWAII

POST-CONSTRUCTION BMP PLAN

C015

EXHIBIT B
Operation and Maintenance Plan for Permanent Storm Water BMPs

Attachment D

City and County of Honolulu

Operation and Maintenance Plan
For Permanent Storm Water BMPs

Project Name:	**Ho'opili Phase 11, Parcels 45 and 46**
Project Location:	**Honouliuli, Ewa, Oahu Hawaii**
Tax Map Key(s):	**TMK 9-1-018: Por. of 019**
Total Project Size:	**5.175 Acres**
City MS4 Facilities:	**30" RCP Cl III Drain Stub in Road "A"** **8'x5' Box Drain in Road "A"**

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 Alana at Ho'opili
(Hawaiiana Management Company)
711 Kapiolani Boulevard, Suite 700
Honolulu, HI 96813
Phone: (808) 593-6835

August 19, 2025

Table of Contents

I. Summary of Permanent Storm Water BMPs Onsite **2**
II. Financial Responsibilities **3**
III. Routine Maintenance Activities **3**
IV. Inspections **5**
V. Recordation of the O&M Plan and Revisions **5**
Attachments **6**
Attachment I - Map of Storm Water Treatment Measures (Post-Construction BMP Plan). 7
Attachment II - Manufacturer's Maintenance Guidelines 8
Attachment III - Sample Operation and Maintenance (O&M) Inspection Form 9

List of Tables

Table 1: Storm Water BMPs 2
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 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	1.59 acres	Onsite
2	Automatic irrigation system	Refer to landscaping plans	Onsite
3	Storm Drain Markers affixed to drain inlets	Approved 4" diameter stainless steel discs	Center of drain inlet on steel grating
4	Trash dumpsters outfitted with lids, placed on paved impervious surfaces (concrete)	3 @ approximately 278 SF each	Onsite
5	Parking Areas	1.32 acres	Onsite
Treatment Control BMPs			
BMP No.	**BMP Type**	**Size**	**Location (refer to Attachment I)**
6	Phase 11 Drainage Basins 1 & 2 (storm water quality retention and flood control detention)	7.90 acre-feet	Southwest corner of the future Phase 11 development
7	Hydrodynamic Separator	6-foot diameter (Hydro International FDHC-6)	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 Alana 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
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
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)
Treatment Control BMP	**Inspection Activity**	**Frequency**	**Indicator of when Maintenance is needed**	**Maintenance Activity**
PHASE 11 DRAINAGE BASINS 1 & 2 (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 (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)

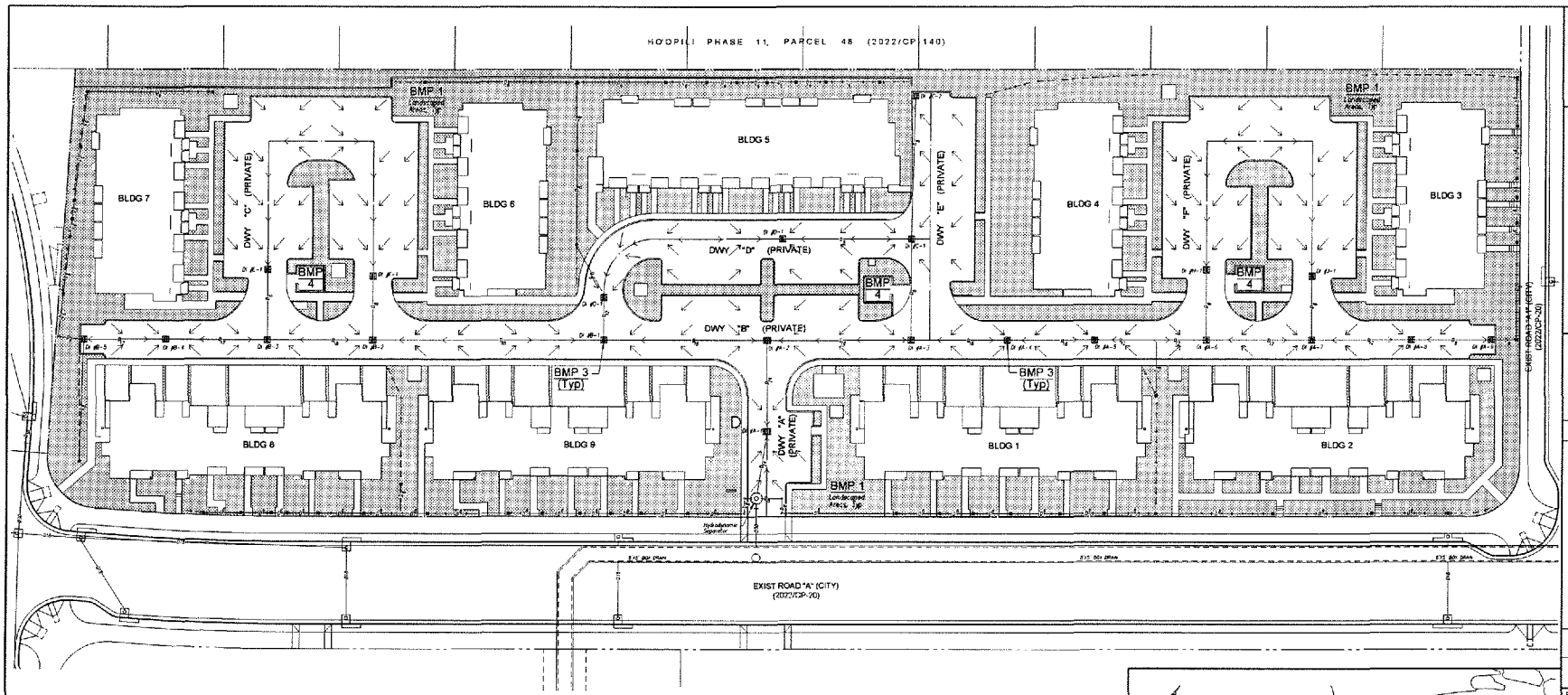
Attachment II – Manufacturer's Maintenance Guidelines

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

Attachment I

Map of Storm Water Treatment Measures

(Post-Construction BMP Plan)





PERMANENT STORM WATER MANAGEMENT PRACTICES (BMP)

SOURCE CONTROL BMPs	
BMP No.	BMP Type
1	Landscape Areas
2	Automatic Irrigation System
3	Storm Drain Marker on Drain Inlets
4	Trash Dumpsters Outfitted with Lids, placed on paved impervious surfaces
5	Parking Areas
TREATMENT CONTROL BMP	
6	Ho'opili Phase 11 Drainage Basins 1 & 2 (storm water quality and flood control)

PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE:

SITE DESIGN STRATEGIES:

1. Minimize Soil Compaction
2. Minimize Impervious Surfaces
3. Direct Roof Runoff to Landscaped Areas (refer to Landscaping Plans for tree selection)

SOURCE CONTROL BMPS:

1. Landscaped Areas – Protect slopes with landscaping.
2. Automatic Irrigation Systems (See Landscaping Plans) – Designed to each area's specific water requirements and to minimize runoff of excess irrigation water.
3. Storm Drain Markers on Drain Inlets (See Detail on Sht C022)
4. Trash Dumpsters outfitted with lids and trash enclosures to be paved with impervious surface (concrete).
5. Parking areas that are paved with impermeable materials are graded to direct runoff into onsite storm drainage system then to the regional offsite water quality/retention basin constructed in "Ho'opili 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 WQV = 5.54 AC-FT
   Provided WQV = 7.90 AC-FT

PROHIBITED AND/OR NOT APPLICABLE ACTIVITIES:

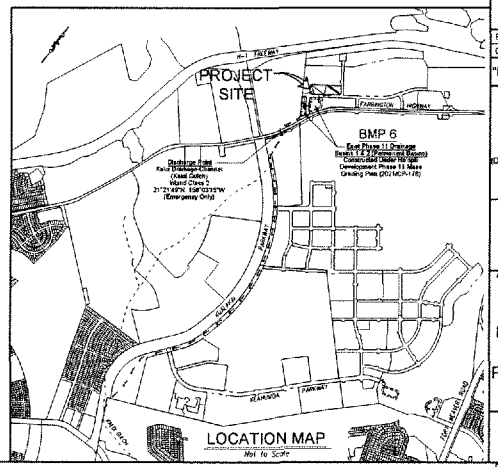
1. Vehicle and Equipment Fueling Areas – Not applicable for this project.
2. Vehicle and Equipment Repair – Will not be allowed for this project.
3. Vehicle and Equipment Washing and Cleaning – Will not be allowed for this project.
4. Loading Docks – Not applicable for this project.
5. Outdoor Material Storage – Will not be allowed for this project.
6. Outdoor Work Areas – Not applicable for this project.
7. Outdoor Process Equipment Operations – Not applicable for this project.

LEGEND

- D18 — Existing Drainline
- D24 — New Drainline
- Property Line
- Swale
- Flow Pattern
- Drain Inlet w/ Marker (For Det See Sht C022)
- Landscaped Areas

POST-CONSTRUCTION BMP PLAN (PRIORITY A PROJECT)

30 15 0 30 60
Scale in Feet



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Exp. 4/30/24 MICHAEL H. NOJIMA LICENSED PROFESSIONAL ENGINEER No. 5633-C HAWAII, U.S.A.

Exp. 4/30/24 WINSTON M. TANIGUCHI LICENSED PROFESSIONAL ENGINEER No. 13738-C HAWAII, U.S.A.

ENGINEER: WT	CHECKED BY: MN
DRAWN BY: JG	PROJECT #: 3100-41

"PROPOSED PRIVATE DRIVEWAY"

HO'OPILI PHASE 11
PARCELS 45 & 46
MULTIFAMILY DEVELOPMENT
(DPP CONSTRUCTION PLANS FILE NO. 2022/CP-202
TMK: 9-1-16: POR OF 018
HONOUULIU, EWA, OAHU, HAWAII

APPROVED BY:

ATTACHMENT I
POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) PLAN

SHEET OF SHEETS

NO.	DRAWN	DATE

PROJECT NAME: HOOPILI PHASE 11 PARCELS 45 & 46
CAD ENT. NO.: 3100-41_BMP.dwg
DATE: FEBRUARY 2023

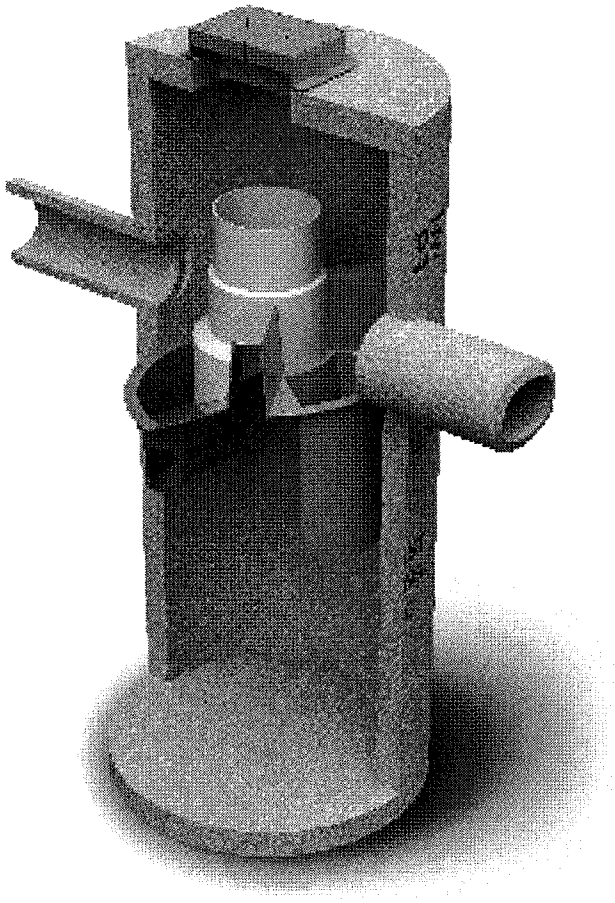
Attachment II

Manufacturer's Maintenance Guidelines

HYDRODYNAMIC SEPARATOR

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

Hydro International



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**

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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.

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

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

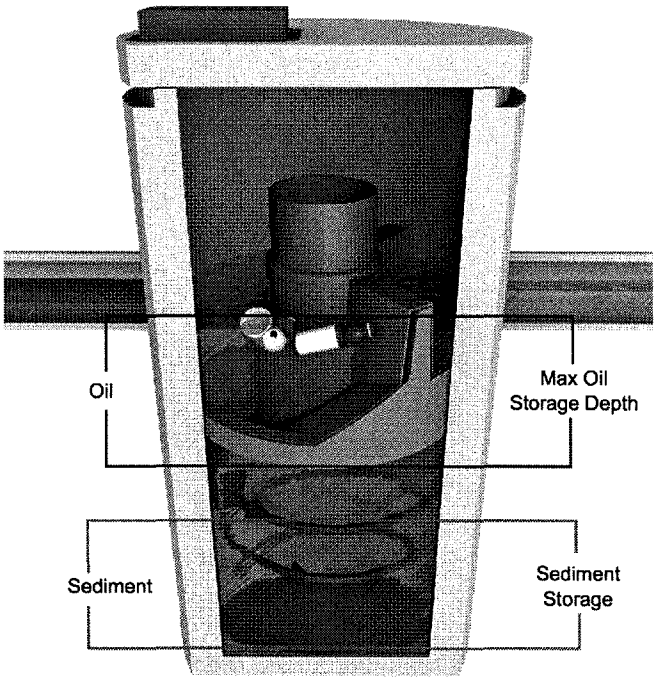


Fig.1 Pollutant storage volumes in the First Defense®.

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**

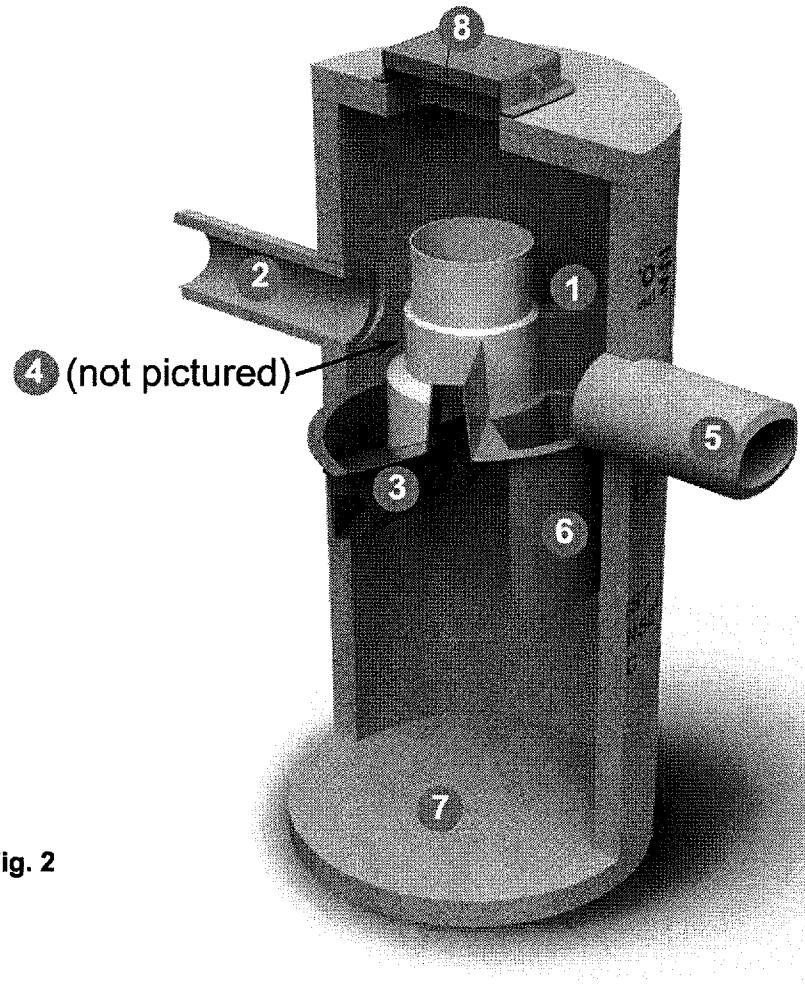


Fig. 2

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.

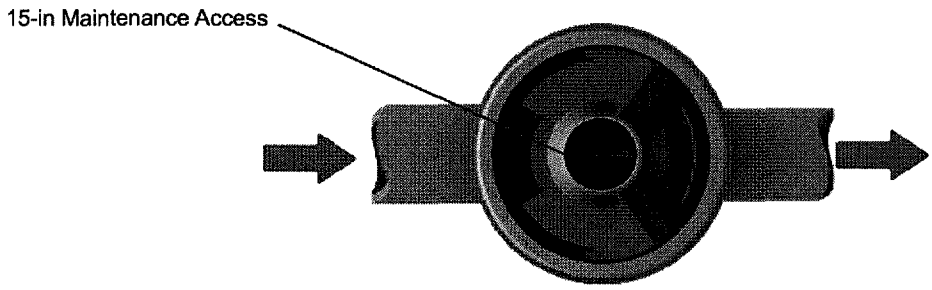


Fig.3 The central opening to the sump of the First Defense®is 15 inches in diameter.

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

1. 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 sump-vac 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.

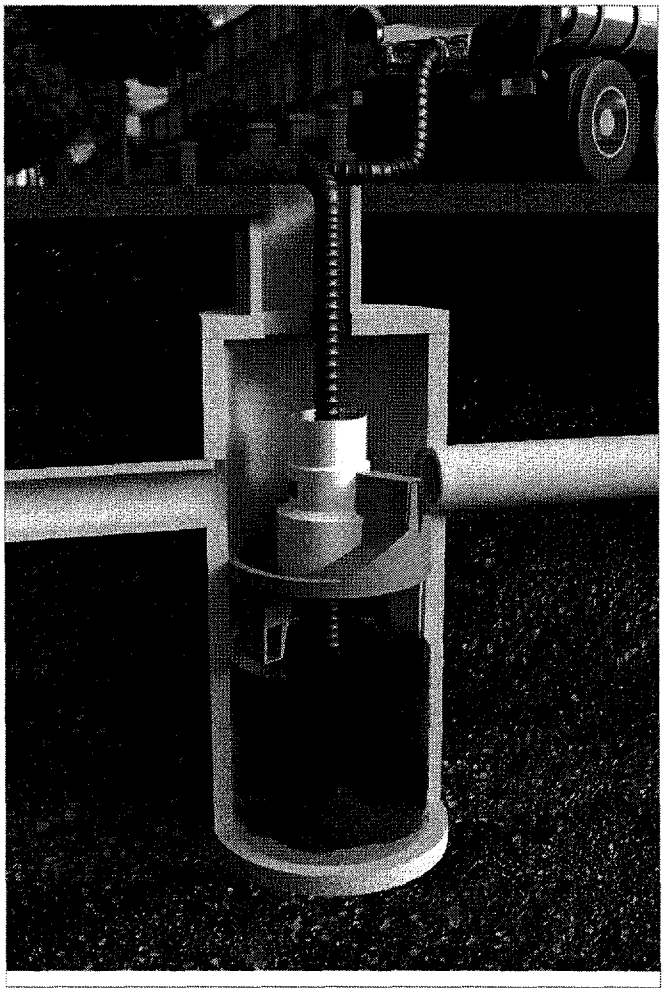


Fig.4 Floatables are removed with a vactor hose

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

1. 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).

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.

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)

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

Hydro International®

First Defense® Inspection and Maintenance Log

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

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

Attachment III

Sample Operation and Maintenance (O&M) Inspection Form

Operation and Maintenance (O&M) Inspection Form

[*SAMPLE*]

Ho`opili Phase 11, Parcels 45 & 46 Honouliuli, Ewa, Oahu, HI TMK 9-1-018: Por. of 019	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)**

EXIST HO'OMOHALA AVE (CITY)
HO'OPILI DEVELOPMENT, PHASE 17B
BACKBONE ROADWAY IMPROVEMENTS
(2023/CP-155)

TRUE NORTH
Scale: 1"=30'-0"

EXIST KAMAILE MUA ST (CITY)
HO'OPILI DEVELOPMENT PHASE 5 BACKBONE
ROADWAY & MASS GRADING IMPROVEMENTS
(2017/CP-264)

EXIST KAMAILEHOPE ST (CITY)
HO'OPILI DEVELOPMENT, PHASE 17B
BACKBONE ROADWAY IMPROVEMENTS
(2023/CP-155)

EXIST HO'OKULAIA ST (CITY)
HO'OPILI DEVELOPMENT, PHASE 17A
BACKBONE ROADWAY IMPROVEMENTS
(2023/CP-66)

BLDG 1 TYPE 1
BLDG 2 TYPE 3
BLDG 3 TYPE 3
BLDG 4 TYPE 2
BLDG 5 TYPE 3
BLDG 6 TYPE 1
BLDG 7 TYPE 1
BLDG 8 TYPE 3
BLDG 9 TYPE 2
BLDG 10 TYPE 3
BLDG 11 TYPE 2
BLDG 12 TYPE 1
BLDG 13 TYPE 4
BLDG 14 TYPE 4
BLDG 15 TYPE 4
BLDG 16 TYPE 4
BLDG 17 TYPE 4
BLDG 18 TYPE 4
BLDG 19 TYPE 4
BLDG TYPE 4

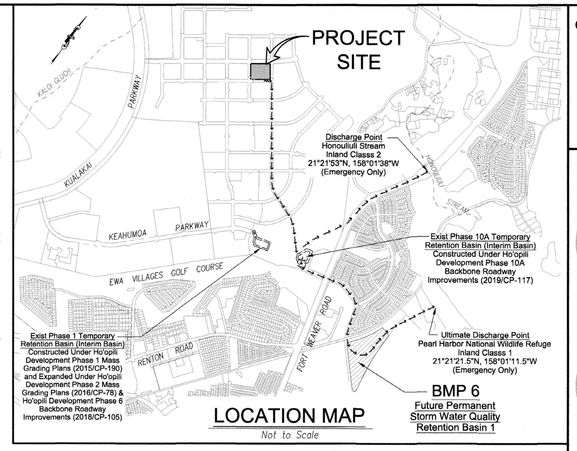
DWY "A" (PRIVATE)
DWY "B" (PRIVATE)
DWY "C" (PRIVATE)
DWY "D" (PRIVATE)
DWY "E" (PRIVATE)
DWY "F" (PRIVATE)

BMP 1
BMP 1 Landscaped Areas, Typ
BMP 3 (Typ)
BMP 4
Hydrodynamic Separator

9'X6' RCB DRAIN

POST-CONSTRUCTION BMP PLAN (PRIORITY A PROJECT)

30 15 0 30 60
Scale in Feet



LOCATION MAP
Not to Scale

PERMANENT STORM WATER MANAGEMENT PRACTICES (BMP)

SOURCE CONTROL BMPs	
BMP No	BMP Type
1	Landscape Areas
2	Automatic Irrigation System
3	Storm Drain Markers on Drain Inlets
4	Trash Dumpsters Outfitted with Lids, Placed on Impervious Surfaces
5	Parking Areas
TREATMENT CONTROL BMPs	
BMP No	BMP Type
6	Ho'opili Permanent SWQ Retention Basin 1 (storm water quality and flood control detention)

PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE AS FOLLOWS:

LID SITE DESIGN STRATEGIES:

1. Minimize Impervious Surfaces
2. Minimize Soil Compaction
3. Direct Roof Runoff to Landscaped Areas

SOURCE CONTROL BMPS:

1. Landscaped Areas – Protect slopes with landscaping
2. Automatic Irrigation Systems (See Landscaping Plans) – Designed to each area's specific water requirements and to minimize runoff of excess irrigation water
3. Storm Drain Markers on Drain Inlets (See Detail on Sht C023)
4. Trash Dumpsters outfitted with lids and trash enclosures to be paved with impervious surface (concrete).
5. Parking areas that are paved with impermeable material are graded to direct runoff into onsite storm drainage system then to the regional offsite water quality/retention basin constructed in "Ho'opili Development, Phase 10A Backbone Roadway Improvements Plans" (R.M. Towill Corporation, 2019/CP-117), which serves as a post-construction treatment control BMP.

TREATMENT CONTROL BMPs:

1. Future Condition: Permanent Offsite Basin 1 – Refer to "Ho'opili Drainage Master Plan" prepared by R.M. Towill Corporation, dated August 24, 2015, approved September 16, 2015. For location, see map above.
   Required WQV = 41.40 AC–FT
   Provided WQV = 283.06 AC–FT
2. Interim Condition: Phase 10A Temporary Retention Basin, as shown in Ho'opili Development, Phase 10A Backbone Roadway Improvements Plans (R.M. Towill Corporation, 2019/CP–117). For location, see map above.
   Required WQV = 12.31 AC–FT
   Provided WQV = 14.73 AC–FT

PROHIBITED AND/OR NOT APPLICABLE ACTIVITIES:

1. Vehicle and Equipment Fueling Areas – Not applicable for this project.
2. Vehicle and Equipment Repair – Will not be allowed for this project.
3. Vehicle and Equipment Washing and Cleaning – Will not be allowed for this project.
4. Loading Docks – Not applicable for this project.
5. Outdoor Material Storage – Will not be allowed for this project.
6. Outdoor Work Areas – Not applicable for this project.
7. Outdoor Process Equipment Operations – Not applicable for this project.

LEGEND

- Existing Drainline (D18)
- New Drainline (D_{18})
- Property Line
- Condominium Lot Line
- Swale
- Flow Pattern
- Drain Inlet w/ Marker (For Det See Sht C023)
- Landscaped Areas

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Exp: 4/30/26
WINSTON M. TANIGUCHI
LICENSED PROFESSIONAL ENGINEER
No. 13730-C
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (OBSERVATION OF CONSTRUCTION AS DEFINED IN SECTION 16-115-2 OF THE STATE OF HAWAII, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS, HAWAII ADMINISTRATIVE RULES FOR PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS, AND LANDSCAPE ARCHITECTS 8/29/94).

REVISION	DATE	DESCRIPTION	BY	APPROVED

ENGINEER: WT | CHECKED BY: MN
DRAWN BY: JG | PROJECT #: 3100-50

"PROPOSED PRIVATE DRIVEWAY"

HO'OPILI PHASE 17B PARCEL 91

MULTIFAMILY DEVELOPMENT
(DPP CONSTRUCTION PLANS FILE NO 2024/CP-224)
TMK: 9-1-17: POR OF 213
HONOULIULI, EWA, OAHU, HAWAII

POST-CONSTRUCTION BMP PLAN

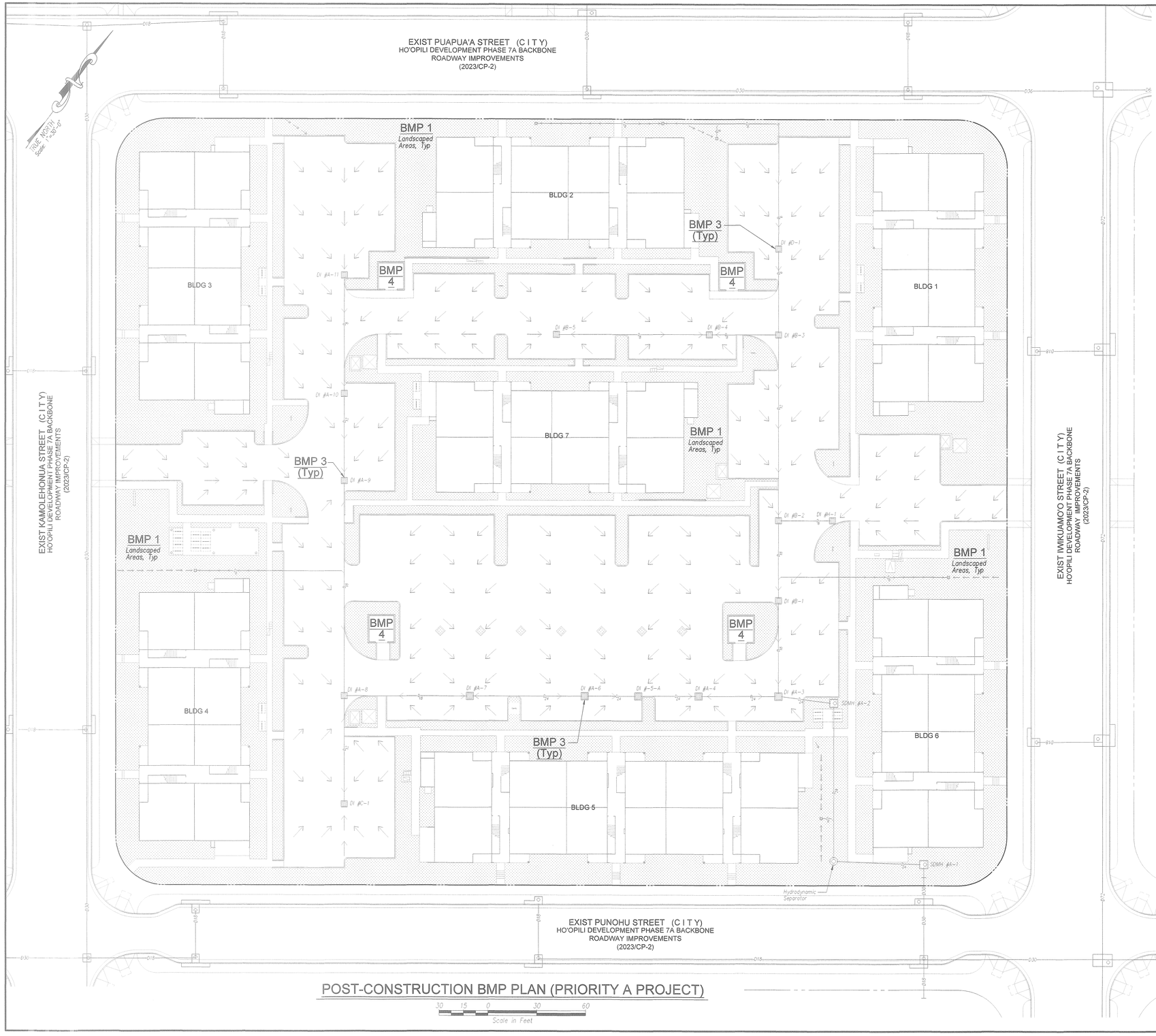
APPROVED BY:
FOR CHIEF, CIVIL ENGINEERING BRANCH, D.P.P. (FOR GRADING ONLY)
DATE

C015

SHEET 15 OF 46 SHEETS
FILE | POCKET | FOLDER | NO.

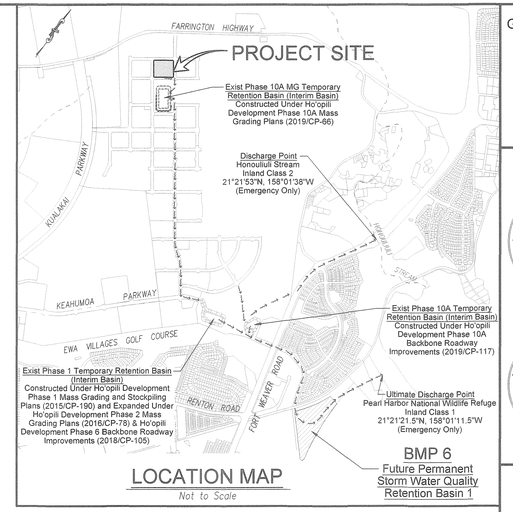
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DATE: JUNE 2025

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POST-CONSTRUCTION BMP PLAN (PRIORITY A PROJECT)

30 15 0 30 60
Scale in Feet



LOCATION MAP

Not to Scale

PERMANENT POST-CONSTRUCTION BEST MANAGEMENT PRACTICES FOR THIS PROJECT ARE:

SITE DESIGN STRATEGIES:

1. *Minimize Soil Compaction.*
2. *Minimize Impervious Surfaces.*
3. *Direct Roof Runoff to Landscaped Areas (refer to Landscaping Plans for tree selection).*

SOURCE CONTROL BMPS:

1. *Landscaped Areas – Protect slopes with landscaping.*
2. *Automatic Irrigation Systems (See Landscaping Plans) – Designed to each area's specific water requirements and to minimize runoff of excess irrigation water.*
3. *Storm Drain Markers on Drain Inlets (See Detail on Sht C023).*
4. *Trash Dumpsters outfitted with lids and trash enclosures to be paved with impervious surface (concrete).*
5. *Parking areas that are paved with impermeable material are graded to direct runoff into onsite storm drainage system then to the regional offsite water quality/retention basin constructed in "Ho'opili Development Phase 10A Mass Grading Plan" which serves as a post-construction treatment control BMP.*

TREATMENT CONTROL BMPs:

1. *Interim Condition:*

   A. *Existing Phase 10A MG Temporary Retention Basin, constructed as part of Ho'opili Development, Phase 10A Mass Grading Plan (R.M. Towill Corporation, 2019/CP-66). For location, see map above.*
   Required WQV = 1.23 ac-ft
   Provided WQV = 81.89 ac-ft

   B. *Existing Phase 1 Retention Basin, constructed as part of Ho'opili Development, Phase 1 Mass Grading Plan and Stockpiling Plans (R.M. Towill Corporation, 2015/CP-190). Expanded in Ho'opili Development, Phase 2 Mass Grading Plan (R.M. Towill Corporation, 2016/CP-78) and Phase 6 Backbone Roadway Improvements (R.M. Towill Corporation, 2018/CP-105). For location, see map above.*
   Required WQV = 16.21 ac-ft
   Provided WQV = 86.68 ac-ft

2. *Future Permanent Condition: Future Permanent Offsite SWQ Basin 1 – Refer to "Ho'opili Drainage Master Plan" prepared by R.M. Towill Corporation, dated August 24, 2015, approved September 16, 2015. For location, see map above.*
   Required WQV = 41.4 ac-ft
   Provided WQV = 283.1 ac-ft

PROHIBITED AND/OR NOT APPLICABLE ACTIVITIES:

1. *Vehicle and Equipment Fueling Areas – Not applicable for this project.*
2. *Vehicle and Equipment Repair – Will not be allowed for this project.*
3. *Vehicle and Equipment Washing and Cleaning – Will not be allowed for this project.*
4. *Loading Docks – Not applicable for this project.*
5. *Outdoor Material Storage – Will not be allowed for this project.*
6. *Outdoor Work Areas – Not applicable for this project.*
7. *Outdoor Process Equipment Operations – Not applicable for this project.*

PERMANENT STORM WATER MANAGEMENT PRACTICES (BMP)

SOURCE CONTROL BMPs	
BMP No	*BMP Type*
1	Landscape Areas
2	Automatic Irrigation System
3	Storm Drain Marker on Drain Inlets
4	Trash Dumpsters Outfitted with Lids, Placed on Paved Impervious Surfaces
5	Parking Areas
TREATMENT CONTROL BMP	
6	Ho'opili Permanent SWQ Retention Basin 1 (storm water quality and flood control detention)

LEGEND

- D18 — Existing Drainline
- D_{24} — New Drainline
- Property Line
- Swale
- Flow Pattern
- Drain Inlet w/ Marker (For Det See Sht C023)
- Landscaped Areas

Gray • Hong • Nojima & Associates, Inc.
CONSULTING ENGINEERS
201 Merchant Street, Suite 1900
Honolulu, Hawaii 96813
Telephone: (808) 521-0306
Fax: (808) 531-8018

Exp: 4/30/26
MICHAEL H. NOJIMA
LICENSED PROFESSIONAL ENGINEER
No. 5632-C
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. OBSERVATION OF CONSTRUCTION AS DEFINED IN SECTION 16-115-2, OF THE STATE OF HAWAII, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS, HAWAII ADMINISTRATIVE RULES FOR PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS, AND LANDSCAPE ARCHITECTS 8/29/94).

Exp: 4/30/26
WINSTON M. TANIGUCHI
LICENSED PROFESSIONAL ENGINEER
No. 13730-C
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. OBSERVATION OF CONSTRUCTION AS DEFINED IN SECTION 16-115-2, OF THE STATE OF HAWAII, DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS, HAWAII ADMINISTRATIVE RULES FOR PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS, AND LANDSCAPE ARCHITECTS 8/29/94).

DESCRIPTION	DATE	BY	APPROVED

ENGINEER: WT | CHECKED BY: MN
DRAWN BY: JG | PROJECT #: 3100-46

"PROPOSED PRIVATE DRIVEWAY"

HO'OPILI PHASE 7A PARCEL 34

MULTIFAMILY DEVELOPMENT
(DPP CONSTRUCTION PLANS FILE NO 2024/CP-65)
TMK: 9-1-17: POR OF 193
HONOULIULI, EWA, OAHU, HAWAII

POST-CONSTRUCTION BMP PLAN

APPROVED BY:
for DIRECTOR, DEPARTMENT OF PLANNING AND PERMITTING
(FOR GRADING ONLY)
11/8/24
DATE

C015

SHEET 15 OF 43 SHEETS

FILE	POCKET	FOLDER	NO.

PROJECT NAME: HO'OPILI PHASE 7A PARCEL 34
CAD DWG NO.: 3100-46_BMP.dwg
DATE: NOVEMBER 2024

Drawing name: /gh/dat/Projects/3100-46 Hoopili PH 7A Parcel 34/DWG/Construction Plans/3100-46_BMP.dwg, Sat Nov 16, 2024 - 9:15pm

HO'OPILI DEVELOPMENT

INDUSTRIAL MIXED USE INTERSECTION IMPROVEMENTS

HONOULIULI, EWA, OAHU, HAWAII
TMK: 9-1-017: 004 & 9-1-018: 010

R. M. TOWILL CORPORATION
Planning • Engineering • Environmental Services • Photogrammetry • Surveying • Construction Management
2024 North King Street Suite 200
Honolulu Hawaii 96819

BRENT W.B. NAKAOKA — LICENSED PROFESSIONAL ENGINEER — No. 11106-C — HAWAII, U.S.A.
SIGNATURE 4/30/20 EXP. DATE

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

CHI T. DU — LICENSED PROFESSIONAL ENGINEER — No. 14001-C — HAWAII, U.S.A.
SIGNATURE 4/30/20 EXP. DATE

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

REVISION	DATE	BY	APPROVED
3	3/19/20	C.D.	

ADDED EXIST. FUEL VALVE AND ACCESS MANHOLES TO REMAIN

BRIEF

EWA NUI SUBSTATION

TMK: 9-1-018: 006
OWNER: HAWAIIAN ELECTRIC COMPANY
ZONE: AG-1

TMK: 9-1-018: 006

REMOVE PORTION OF EXIST. LANE STRIPING AND RPM'S

EXIST. 30" WATER TRANSMISSION MAIN TO REMAIN, TYP.

EXIST. CATHODIC PROTECTION TEST STATION TO BE RELOCATED. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL CONTACT HECO TO COORDINATE THE RELOCATION WORK.

EXIST. 24" DRAIN LINE TO REMAIN

EXIST. WATER VALVE AND BOX TO REMAIN, TYP.

EXIST. WATER MANHOLE TO REMAIN, TYP.

EXIST. 10" FUEL LINE TO REMAIN, TYP.

EXIST. 16" GAS LINE TO REMAIN, TYP.

EXIST. 8" FUEL LINE TO REMAIN, TYP.

DEMOLISH AND REMOVE EXIST. CONC. PAD

DEMOLISH AND REMOVE EXIST. CHAIN LINK FENCE

CUT & CAP EXIST. IRR120

CUT & CAP EXIST. IRR118 AND 30" STEEL CASING

EXIST. STATE ENERGY CORRIDOR

DEMOLISH AND REMOVE EXIST. RISERS

DEMOLISH AND REMOVE PORTION OF EXIST. 10" WATER LINE

DEMOLISH AND REMOVE PORTION OF EXIST. 12" IRRIGATION MAIN

CUT & CAP EXIST. IRR112

EXIST. 24" WATER MAIN TO REMAIN, TYP.

DEMOLISH AND REMOVE ABANDONED 10" WATER LINES

EXIST. FUEL VALVE TO BE RELOCATED (BY OTHERS)

DEMOLISH AND REMOVE ABANDONED 20" IRRIGATION LINE

DEMOLISH AND REMOVE EXIST. DRAIN INLET

EXIST. BUS STOP TO BE RELOCATED REMOVE EXIST. BENCH

EXIST. WATER MANHOLE TO REMAIN, TYP.

EXIST. 42" WATER TRANSMISSION MAIN TO REMAIN, TYP.

DEMOLISH AND REMOVE EXIST. CONC. HEADWALL

EXIST. BUS STOP TO BE RELOCATED

DEMOLISH AND REMOVE EXIST. SHELTER

CUT & CAP EXIST. IRR112

DEMOLISH AND REMOVE EXIST. CONC. BOX DRAIN

DEMOLISH AND REMOVE PORTION OF EXIST. 12" IRRIGATION MAIN

CUT & CAP EXIST. IRR112

DEMOLISH AND REMOVE PORTION OF EXIST. 12" IRRIGATION MAIN

DEMOLISH AND REMOVE PORTION OF EXIST. 18" IRRIGATION MAIN AND 30" STEEL CASING

CUT & CAP EXIST. IRR118 & 30" STEEL CASING

EXIST. 42" WATER TRANSMISSION MAIN TO REMAIN, TYP.

DEMOLISH AND REMOVE PORTION OF EXIST. 12" IRRIGATION MAIN

CUT & CAP EXIST. IRR110

EXIST. 4" WIDE SOLID DOUBLE YELLOW STRIPE W/ TYPE "D" RPM @ 20' O.C. TO REMAIN

EXIST. 4" WIDE WHITE SOLID LINE W/ TYPE "C" RPM @ 20' O.C. TO REMAIN

EXIST. EDGE OF PAVEMENT TYP.

REMOVE PORTION OF EXIST. DOUBLE STRIPING AND RPM'S

EXIST. AC PAV'T

FARRINGTON HIGHWAY (CITY)

EXIST. STATE ENERGY CORRIDOR

EXIST. ℄

KAPOLEI LB PUMP STATION

TMK: 9-1-017: 070
OWNER: BOARD OF WATER SUPPLY
ZONE: AG-1

EXIST. WATER MAIN AND MANHOLE TO REMAIN

MATCHLINE SEE BELOW LEFT

TRUE NORTH 1"=30'

7 EXIST. FUEL VALVE TO REMAIN

8 EXIST. ACCESS MANHOLE TO REMAIN

DEMOLITION PLAN – 1

SCALE: 1" = 30'

MATCHLINE SEE ABOVE RIGHT

HO'OPILI

TMK: 9-1-018: 001
OWNER: D.R. HORTON-SCHULER DIVISION
ZONE: IMX-1

EXIST. 30" WATER TRANSMISSION MAIN TO REMAIN, TYP.

EXIST. 10" FUEL LINE TO REMAIN, TYP.

EXIST. 16" GASL LINE TO REMAIN, TYP.

EXIST. 8" FUEL LINE TO REMAIN, TYP.

EXIST. 24" WATER MAIN TO REMAIN, TYP.

Easement W-2

W24

TMK: 9-1-018: 001

EXIST. STATE ENERGY CORRIDOR

EXIST. AC PAV'T

FARRINGTON HIGHWAY (CITY)

HO'OPILI

TMK: 9-1-017: 004
OWNER: D.R. HORTON-SCHULER DIVISION
ZONE: VARIES

REMOVE PORTION OF EXIST. LANE STRIPING AND RPM'S

EXIST. EDGE OF PAVEMENT TYP.

EXIST. 4" WIDE SOLID DOUBLE YELLOW STRIPE W/ TYPE "D" RPM @ 20' O.C. TO REMAIN

EXIST. 4" WIDE WHITE SOLID LINE W/ TYPE "C" RPM @ 20' O.C. TO REMAIN

DEMOLITION PLAN – 1

SCALE: 1" = 30'

TRUE NORTH 1"=30'

1 DEMOLISH AND REMOVE EXIST. BARRIER

2 EXIST. WOOD PILES TO BE RELOCATED

3 EXIST. CONTAINERS TO BE RELOCATED

4 DEMOLISH AND REMOVE EXIST. GATE

5 EXIST. FUEL AND GAS WARNING SIGN TO BE RELOCATED

6 EXIST. ALOUN FARMS SIGN TO BE RELOCATED

LEGEND:

DEMOLISH AND REMOVE EXIST. AC PAV'T

CLEAR & GRUB

X REMOVE EXIST. TREE

GRAPHIC SCALES:
1" = 30'
30' 15' 0 30' 60'
SCALE IN FEET

APPROVED BY
Melvin Takekuma 8/23/19
Chief, Civil Engineering Branch, DPP DATE

for
AUG 22 2019
Chief, Traffic Review Branch, DPP DATE

ENGINEER	CD, DA
DRAFTSMAN	CD, DA
CHECKED BY	BN
SCALE	AS SHOWN
DATE	DECEMBER 18, 2017
DPP FILE NO.	2017/CP-307

DEMOLITION PLAN – 1

RMTC JOB NO.: 1-23023-0E

K:\civil\23023 Hoopili IMX Intersections\Drawings\Construction Dwgs\100_Dwgs\HD IMX INTERSECTIONS C103 – DEMOLITION PLAN – 1.dwg December 2, 2017 1:37pm chid

"RECORD DRAWINGS"

FILE	POCKET	FOLDER	NO.