

BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII

LAND USE COMMISSION  
STATE OF HAWAII

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In the Matter of the Petition of	)	DOCKET NO. A07-775
	)	
CASTLE & COOKE HOMES HAWAII, INC.	)	CASTLE & COOKE HOMES
	)	HAWAII, INC.
To Amend the Agricultural Land	)	
Use District Boundary into the	)	
Urban District for approximately	)	
191.214 acres at Waipio and Waiawa, Island	)	
of Oahu, State of Hawaii, TMK: (1)9-4-06:	)	
portion of 29, (1) 9-6-04: 21 and (1)9-4-06:	)	
portion of 31	)	
_____	)	

**PETITION FOR LAND USE DISTRICT BOUNDARY AMENDMENT**

**VERIFICATION**

**EXHIBITS "1" THROUGH "6"**

**AFFIDAVIT OF SERVICE OF PETITION  
FOR LAND USE DISTRICT BOUNDARY AMENDMENT**

**AFFIDAVIT OF SENDING OF NOTIFICATION OF PETITION FILING**

**AND**

**CERTIFICATE OF SERVICE**

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CURTIS T. TABATA, #5607-0  
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Attorneys for Petitioner  
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HAWAII, INC.

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**PETITION FOR LAND USE DISTRICT BOUNDARY AMENDMENT**

TO THE HONORABLE LAND USE COMMISSION OF THE STATE OF HAWAII:

CASTLE & COOKE HOMES HAWAII, INC., ("Petitioner") by and through its attorney, BENJAMIN M. MATSUBARA, respectfully petitions the Land Use Commission of the State of Hawaii ("Commission") to amend the land use district boundary of approximately 191.214 acres of land at Waipio and Waiawa, Oahu, Hawaii, ("Property") more particularly described below, from the State Land Use Agricultural District to the State Land Use Urban District for the planned Castle & Cooke Waiawa Project ("Project"). In support of this Petition, Petitioner respectfully presents the following:

1. Background. On November 14, 2000, Castle & Cooke Homes Hawaii, Inc. and co-petitioner Pacific Health Community, Inc. filed their Petition for District

Boundary Amendment in Docket No. A00-734 to reclassify approximately 1,247.983 acres of land from the State Land Use Agricultural District to the State Land Use Urban District for a residential development including a commercial center, elementary school, park, church/day care, recreation center, and the Pacific Health Center. The project known as Koa Ridge was comprised of Koa Ridge Mauka (approximately 486 acres), Koa Ridge Makai (approximately 571 acres) and Castle & Cooke Waiawa (approximately 191 acres).

On June 27, 2002, the Commission filed its Findings of Fact and Conclusions of Law, and Decision and Order, reclassifying approximately 762.453 acres of land within Koa Ridge Makai and Castle & Cooke Waiawa ("Decision and Order"). On July 23, 2003, the Sierra Club filed its notice of appeal to the State First Circuit Court, and on September 23, 2003, the Decision and Order was vacated by the Circuit Court based upon the lack of an Environmental Assessment pursuant to Chapter 343 of the Hawai'i Revised Statutes ("HRS"). The Circuit Court's decision was subsequently affirmed by the Hawai'i Supreme Court on January 27, 2006.

On April 13, 2007, the Commission held a hearing on the proposed dismissal of petition in Docket No. A00-734 without prejudice as incomplete for lack of compliance with HRS Chapter 343. The motion to dismiss the petition without prejudice was carried by a vote of 6 ayes and 3 absent.

On May 1, 2007, the Commission issued its Order Dismissing Petition for Land Use District Boundary Amendment Without Prejudice in Docket No. A00-734 which provided the following in pertinent part: "The Petition shall be dismissed without prejudice. Co-Petitioners CCHHI and PHCI are free to file with this Commission a new petition or petitions for land use district boundary amendment covering substantially the same land as had previously been requested without regard to the provisions of section 15-15-76, HAR."

This Petition for District Boundary Amendment seeks the reclassification of approximately 191.214 acres of land from the Agricultural District to the Urban District for the project area known as Castle & Cooke Waiawa and Petitioner has concurrently filed its Environmental Impact Statement Preparation Notice ("EISPN"). References may be made in this Petition and the EISPN to the area known as Koa Ridge Makai for the purposes of geographical reference and/or potential environmental impacts, however, this Petition seeks only the reclassification of lands for the Project area known as Castle & Cooke Waiawa.

2. Standing. The fee simple ownership of TMK (1)9-6-04: 21, comprising of approximately 73.368 acres of land, and TMK (1)9-4-06: portion of 29, comprising of approximately 117.488 acres of land, is vested in Castle & Cooke Homes Hawaii, Inc., a Hawai'i corporation, whose principal place of business is 100 Kahelu Avenue, Mililani, Hawai'i, 96734. Petitioner is in the process of entering into a land exchange agreement

with Waiwa Ridge Development LLC to obtain fee simple ownership of TMK (1)9-4-06: portion of 31, comprising of approximately 0.358 acre of land. Petitioner possesses the requisite standing to file this Petition pursuant to HRS §205-4(a) and Hawai`i Administrative Rules ("HAR") §15-15-46(3).

3. Authorized Representatives. Mr. Benjamin M. Matsubara and the law firm of Matsubara, Lee & Kotake have been appointed to represent the Petitioner pursuant to HAR §15-15-35(b). All correspondence and communications in regard to this Petition shall be addressed to, and served upon, Mr. Benjamin M. Matsubara, Matsubara, Lee & Kotake, 888 Mililani Street, 8<sup>th</sup> Floor, Honolulu, Hawai`i 96813 and Ms. Laura Kodama, Castle & Cooke Homes Hawaii, Inc., 100 Kahelu Avenue, Mililani, Hawai`i, 96789.

4. Relief Sought. Petitioner desires to amend the land use district boundary to reclassify approximately 191.214 acres of land at Waipio and Waiawa, Oahu, Hawai`i from the State Land Use Agricultural District to the State Land Use Urban District.

5. Authority for Relief Sought. Petitioner Castle & Cooke Homes Hawaii, Inc., files this Petition pursuant to HRS Section 205-4 and the Land Use Commission Rules of the State of Hawai`i, Title 15, Subtitle 3, Chapter 15, HAR.

6. Description of the Property. The Property is situated in Waipio and Waiawa, Oahu, Hawai`i and consists of approximately 191.214 acres and is identified as Tax Map Key Nos. (1)9-4-06: portion of 29, (1)9-6-04: 21 and (1)9-4-06: portion of 31. A

map identifying the location of the Property is attached as Exhibit 1. A survey map and metes and bounds description of the Property is attached as Exhibit 2. Tax maps showing the Property is attached as Exhibit 3.

7. Petitioner's Property Interest. The fee simple ownership of TMK (1)9-6-04: 21, comprising of approximately 73.368 acres of land, and TMK (1)9-4-06: portion of 29, comprising of approximately 117.488 acres of land, is vested in Castle & Cooke Homes Hawaii, Inc., a Hawai'i corporation, whose principal place of business is 100 Kahelu Avenue, Mililani, Hawai'i, 96789. Attached to this Petition as Exhibit 4 are documents evidencing Castle & Cooke Homes Hawaii, Inc.'s ownership of the Property. Petitioner will provide the written authorization from Waiawa Ridge Development LLC, the fee simple owner of TMK (1)9-4-06: portion of 31, comprising of approximately 0.358 acre of land, after the filing of this Petition.

8. Petitioner's Financial Condition. Petitioner Castle & Cooke Homes Hawaii, Inc.'s financial statements are attached as Exhibit 5. Development of the Project is intended to be financed through internally generated funds.

9. Reclassification Sought, Proposed Use of Property and Conformity to Urban District Standards. The Property is presently classified within the State Land Use Agricultural District. Petitioner seeks to reclassify the Property to the State Land Use Urban District to develop the Project. The Project is planned to consist of approximately 1,500 residential dwelling units. A mix of single-family and multi-family

residential units are planned. A small commercial and/or mixed use site is also planned to provide commercial services to the surrounding neighborhood. Parks and open space are also planned throughout the Project, together with a Church and Community Center. The Project is consistent with the standards for urban districts pursuant to HAR §15-15-18. The Project will have "city-like" concentrations of people, structures, streets and urban level of services, and the Project is proximately located to centers of trading and employment, accessible to basic services, has satisfactory topography, reasonably free from adverse environmental effects, contiguous with existing urban areas, and is consistent with the urban land uses of the Central Oahu Sustainable Communities Plan.

10. Projected Number of Lots, Lot Size, Number of Units, Densities, Selling Price, Intended Market and Development Timetables. The residential development of the Property will consist of approximately 1,500 single-family and multi-family residential units. Single-family densities are estimated to average 7.5 units per acre, based on lot sizes averaging 5,000 square feet. Multi-family densities are estimated to average 25 units per acre. In 2007 dollars, single family homes will average between \$525,000 to \$800,000, medium density multi-family units will range from approximately \$350,000 to \$650,000 and high density multi-family units will range from approximately \$350,000 to \$600,000. The residential units are intended to meet the needs of a spectrum of income and age groups, and will conform to the affordable housing requirements of the City and County of Honolulu ("County"). It is projected that it will take

approximately two years to obtain the necessary State and County entitlements and approvals for the Project, and that the Project is intended to be substantially completed within ten (10) years from the date of Commission approval.

11. Environmental Impact. Exhibit 6 to this Petition, which is being filed separately, is the Environmental Impact Statement Preparation Notice ("EISPN") prepared for the Project. Based on the potential use of State and/or County lands in connection with the Project, the preparation of this EISPN is being undertaken to address requirements under HRS Chapter 343. Use of State and/or County lands could include, but not be limited to roadway, traffic, water, sewer, utility and drainage facilities affecting State and/or County roadways or other lands. While the specific nature of each improvement is not known at this time, the EISPN is intended to address all current and future instances involving the use of State and/or County lands relating to the Project. The filing of this Petition is the earliest practicable time to determine whether an Environmental Impact Statement ("EIS") shall be required to assess the Project pursuant to HRS Section 343-5(c). Accordingly, Petitioner requests that the Commission determine: (a) that the Commission is the appropriate accepting authority for the EIS and (b) that the EISPN is warranted.

12. Description of the Property, Surrounding Area and Use of Land. The Property is located in Waipio and Waiawa, Oahu and consists of approximately 191.214 acres of land. The Project area is located east of the H-2 Freeway, east of the Waipio



Interchange, and adjacent to and northwest of the proposed Waiawa development which is expected to include 5,000 homes comprised of single family residences and multi-family residences, schools, parks and a network of bikeways and walkways on approximately 2,000 acres of land. The Project site, formerly in pineapple cultivation, consists of vacant, undeveloped land with an overgrowth of vegetation consisting of a mix of weedy species, open mixed scrub and trees, and a variety of grasses. Land uses bordering the Castle & Cooke Waiawa site include Panakauahi Gulch to the west and northwest, and vacant, undeveloped former sugar cane cultivated lands to the east and south which are planned for the Waiawa development.

13. Assessment of the Impacts of the Proposed Development on the Environment. A preliminary discussion of the impacts of the Project on the environment is contained herein and in Petitioner's EISPN. Additional details concerning the Project's impacts on the environment will be provided as such information becomes available through the various studies which will be carried out in connection with the preparation of Petitioner's Draft Environmental Impact Statement ("DEIS").

a. Flora and Fauna. A survey of botanical resources in the Project area was conducted by Botanical Consultants in January 1996. The Project area was resurveyed in November 1999 and the findings were verified in 2004. The Project site consists of former pineapple fields or gulches adjoining the former pineapple fields.

The former cultivated areas currently support mostly introduced grasses, notably Guinea grass (*Panicum mazimum* Jacq.), with some introduced weeds and weed trees such as African tulip (*Spathodea campanulata* P. Beauv.), Siris tree (*albizia lebbeck* (L.) Benth), and octopus tree (*Schefflera actinophylla* (Endl.) Harms). The gulches support a mixed flora of native and introduced trees, shrubs and ferns. No plant species classified as an endangered or threatened species by the U.S. Fish and Wildlife Service nor any plant species proposed as a candidate for listing as an endangered or threatened species were found within the Project area during the survey.

The Project is not expected to have a significant adverse impact on the botanical resources of the Project area. A botanical survey will be included in the DEIS.

A survey of faunal resources in the Project area was conducted by Botanical Consultants in January 1996. The Project area was resurveyed in November 1999 and the findings were verified in 2004. Mice, rats and mongoose are all likely inhabitants of the project area. All bird species observed within the Project area were exotic species common to Hawai'i, with the exception of the golden plover which is a native migratory bird. No evidence of any bird or animal species classified as an endangered or threatened species by the U.S. Fish and Wildlife Service nor any species proposed as a candidate for listing as an endangered or threatened species were detected within the Project area during the survey. Since the Project area has been

extensively modified from its original state, it has very little value as a native bird habitat.

The Project is not expected to have a significant adverse impact on the faunal resources of the Project area. A faunal survey will be included in the DEIS.

b. Groundwater and Surface Water. The Project is located within the Waipahu-Waiawa Aquifer System, one of four (4) aquifer systems which comprise the Pearl Harbor Water Management Area (PHWMA). Water development and groundwater use within the PHWMA is regulated by the State Commission on Water Resource Management (CWRM) through the issuance of three (3) types of permits: water use, well construction, and pump installation. These permits from CWRM will be required before groundwater can be developed as a source of supply for the project. The sustainable yield for the Waipahu-Waiawa Aquifer System is presently 104 million gallons per day (mgd) as established by the CWRM.

According to the City and County of Honolulu Board of Water Supply (BWS), the Project site is located within the State Department of Health's (DOH) proposed well head protection area.

A water resources assessment will be conducted for the DEIS to determine the anticipated impacts of the proposed project on the groundwater resources of the area.

The Project is not considered a potential source of contamination to the underlying groundwater. Protection of groundwater from the proposed development is primarily provided by the natural processes that occur in the vertical travel distance of the infiltrated water (10- to 20-foot thick soil mantle, 10- to 50-foot thick underlying sapprolite and hundreds of feet of unweathered lava flows).

The Project site is located in the tributary watershed of Waiawa Stream. Storm runoff from the Project area sheet flows over land and discharges into the streams and gulches that are the tributaries of Waikele Stream and Waiawa Stream. Waiawa Stream, located to the east of the Waiawa area, traverses sections of Pearl City to its outlet into Middle Loch.

Construction and operation of the Project is not anticipated to significantly impact nearby surface or near shore coastal waters. Potential water quality impacts to near shore coastal waters during construction of the project will be mitigated by adherence to State and City and County of Honolulu water quality regulations governing grading, excavation and stockpiling. Best Management Practices ("BMPs") will be utilized, and future development will be done in compliance with City ordinances pertaining to grading, grubbing, stockpiling, soil erosion, and sedimentation.

The Project's proposed drainage system will be designed to minimize impacts to near shore coastal waters. Water quality and detention basins will be built at

the Project to prevent sedimentation from impacting surface water resources. Drainage improvements will comply with the City and County of Honolulu's Drainage Standards.

14. Archaeological and Historical Resources. An archaeological inventory survey of the Project area was conducted by Cultural Surveys Hawaii in 1996, of which its applicability was confirmed in 1999 by Cultural Surveys Hawaii. No archaeological sites were encountered within the project site and none are known to exist within the Project site except for one isolated artifact. Historical research, including the locations of the Land Commission Awards within the ahupuaa of Waipio and Waiawa, show early settlement to have been concentrated on the coast. Within Waipio, some settlement extended into the uplands, confined to Kipapa Gulch. The Project area would have been used for traditional gathering of forest resources, including gathering of medicinal plants, cutting of koa trees for canoes, and other uses. The settlements along Kipapa Gulch would have had access to this area for such uses. However, permanent settlement would not have been located here. This settlement pattern, combined with long-term commercial pineapple and sugar cultivation on the project area, accounts for the complete lack of prehistoric archaeological sites within the Project area.

Based on a review of the archaeological inventory survey by the State Department of Land and Natural Resources (DLNR) Historic Preservation Division

(SHPD) as documented by a letter dated March 18, 2002, the SHPD determined that the survey was acceptable. By letter dated November 22, 2002, the SHPD determined that the previously proposed Koa Ridge development, in areas other than the historic Waiahole Ditch and Kipapa Ditch, will have "no effect" on significant historic sites due to the past intensive cultivation that has altered the Project area.

In the event that any archaeological site is found during future construction activities, all work will immediately cease pending consultation with the State Department of Land and Natural Resources Historic Preservation Division. The treatment of any remains or artifacts will be in accordance with procedures obtained by the Oahu Burial Council and the State Historic Preservation Division. The archaeological inventory survey report and the SHPD acceptance letter will be included in the DEIS.

15. Cultural Resources. A cultural impact assessment for the project was conducted by Cultural Surveys Hawaii ("CSH") in 1996, as supplemented in 2001, to address the effects that the proposed development may have on native Hawaiian practices, culture and traditions.

According to the assessment and its supplement, there is no evidence that the Project area is used for traditional practices such as gathering or any cultural or religious purposes and the Project is anticipated to have minimal impact upon Native Hawaiian cultural resources. The tributary gulches adjacent to the Project area,

however, have been used traditionally for gathering plants for medicinal purposes. No burials are believed to exist within the Project area. There were no commoner land claims within the project area. Although some native Hawaiian activity may have occurred on the project area, the patterns of land use are relatively clear as the native Hawaiians did not utilize this land nearly as intensively as the coastal areas, well-watered areas, and forest zones.

The cultural impact assessment report will be included in the DEIS.

16. Agriculture. Most of the Project area is suitable for growing low-elevation crops based on the favorable soil conditions and soil ratings over much of the site, the gently sloping terrain, the mild sunny climate, and access. There is presently no agricultural activity within the Project area except for cattle grazing which is being licensed for a portion of the Project area.

An update to the Agricultural Impact Study prepared in January 2003 by Decision Analysts Hawaii, Inc. will be conducted for the DEIS to determine the impacts of the Project on existing agricultural operations and on the growth of diversified agriculture.

17. Soils. The U.S. Department of Agriculture Natural Resources Conservation Service classifies the soils within the Project site as follows:

Manana silty clay, 3 to 8% slopes (MpB), 8 to 15% slopes (MpC) and 15 to 25% slopes (MpD): The Manana series consists of well-drained soils on the uplands of

Oahu, on elevations ranging from 500 to 1,200 feet. These soils developed in material weathered from basic igneous rock. Runoff is slow on the 3 to 8% soil type, with erosion hazard slight. The depth of soil to the panlike sheet is 30 to 50 inches. On the steeper soils, 15 to 25% slopes, runoff is medium and the erosion hazard is moderate. The MpD soil is found on the Project area.

The Detailed Land Classification - Island of Oahu published by the University of Hawaii Land Study Bureau (LSB), evaluates the quality or productive capacity of certain lands on the Island for selected crops and overall suitability in agricultural use. A five-class productivity rating system was established with "A" representing the class of highest productivity and "E" the lowest. Class "A" soils are predominant on the Project area. The Agricultural Lands of Importance in the State of Hawai'i (ALISH) land classification system was developed by the State Department of Agriculture in 1977. The majority of the Project area is designated as "Prime Agricultural Land" with a portion along the western boundary designated as "Other Important Agricultural Land".

18. Air and Noise Quality. The air quality of the Project area is relatively good and has probably improved with the discontinuation of sugar cane cultivation in the Ewa Plain area. Air quality data from the nearest monitoring stations operated by the State DOH suggest that all national air quality standards are being met, although



occasional exceedances of the more stringent State standards for ozone and carbon monoxide may occur.

Potential air quality impacts during construction of the Project will be mitigated by complying with the State DOH Administrative Rules, Title 11, Chapter 60, HAR, Air Pollution. The construction contractor(s) is responsible for complying with the State DOH regulations that prohibit visible dust emissions at Property boundaries. Compliance with State regulations will require adequate measures to control airborne dust by methods such as water spraying and sprinkling of loose or exposed soil or ground surface areas and dust-generating equipment, and the use of wind screens in sensitive areas during construction. As may be deemed appropriate, paving of areas early in the construction schedule will also help to control dust. Increased vehicular emissions due to disruption of traffic by construction equipment and/or commuting construction workers can be alleviated by moving the equipment and personnel to the site during off-peak hours.

Air quality in the vicinity of the Project site will primarily be affected by vehicular emissions associated with additional traffic. An air quality study will be conducted in conjunction with the DEIS to assess project-related vehicular emissions and off-site impacts from electrical demand and solid waste disposal generated by the Project, and to identify improvements to mitigate such impacts as may be required.

The Project site experiences relatively low ambient noise levels ranging from approximately 45 to 55 decibels (dBA) due primarily to traffic, wind, and occasional distant aircraft fly-bys.

Construction noise will be unavoidable during the duration of the construction of the Project. Operation of construction equipment and vehicles will raise ambient noise levels in the Project vicinity. Mitigation measures such as the use of properly muffled construction equipment and incorporation of State DOH construction noise limits pursuant to the provisions of the State DOH Administrative Rules, Title 11, Chapter 46, Community Noise Control are applicable to the Project.

Ambient noise levels in the vicinity of the Project site will primarily be affected by increased traffic noise levels. A noise study will be conducted in conjunction with the DEIS to assess project-related traffic noise impacts and to identify improvements to mitigate such impacts as may be required.

19. Scenic and Open Space Resources. Existing views of the Project site from public vantage points include easterly views of the project area from the H-2 Freeway. Views of the Project site from this public vantage point include predominantly undeveloped land vegetated with a mixture of weedy species and grasses, open mixed scrub, and trees. Views of the upland areas of the project area from the H-2 Freeway are limited by local topography and vegetation.

Development of the Project will alter the existing views from the H-2 Freeway from undeveloped to urban forms. Most distant views of the Koolau and Waianae Range ridgelines as well as views of Pearl Harbor from the H-2 Freeway will not be impeded.

The Project is not expected to have a significant adverse impact on the significant vistas identified in the City and County of Honolulu's Central Oahu Sustainable Communities Plan ("COSCP").

20. Assessment of the Impacts of the Proposed Development on the Availability of Public Services and Facilities.

a. Roadways and Public Transportation. Major arterials serving the Central Oahu region include the H-2 Freeway, the H-1 Freeway, and Kamehameha Highway. Major roadways providing access to the commercial and residential areas in the nearby vicinity of the Project include Ka Uka Boulevard, Paiwa Street, and Lumiaina Street.

The H-2 Freeway traverses in a north-south direction through Central Oahu and connects to the H-1 Freeway to the south at the Waiawa Interchange. The northern terminus of the H-2 Freeway is just south of Wahiawa at the junction with Kamehameha Highway Wilikina Drive. The H-2 Freeway provides four lanes in each direction from the Waiawa Interchange to Mililani, where it transitions to two lanes in

each direction. Through the Project area, one lane in each direction is designated as a high-occupancy vehicle (HOV) lane during the peak commute traffic periods.

The H-1 Freeway is the major east-west highway that connects the Central Oahu Area to Honolulu to the east and to the Ewa and Waianae districts to the west. East of the Waiawa Interchange, the H-1 Freeway provides five travel lanes in each direction with one lane in each direction designated as a HOV lane during the peak commute periods. West of the Waiawa Interchange, the H-1 Freeway has four travel lanes in each direction. In the morning peak period, the shoulder lane of the H-1 Freeway provides a sixth eastbound lane from west of the Waiawa Interchange. Also during the morning peak period, an additional eastbound HOV lane is provided from west of the Paiwa Interchange to the Pearl Harbor Interchange by provision of a contra-flow (zipper) lane.

Kamehameha Highway is a major roadway serving north-south traffic between the north and south shores of Oahu, and is generally parallel to and one-half to one mile west of the H-2 Freeway. Kamehameha Highway is a four-lane divided highway, with separate left- and right-turn lanes at intersections from the H-1 Freeway to north of Ka Uka Boulevard.

Ka Uka Boulevard is an east-west roadway connecting the H-2 Freeway with Kamehameha Highway, and provides access to the Waipio Gentry Business Park

and residential areas. It is a four-lane roadway with a median divider and left-turn lanes at cross streets.

The Waipio (Ka Uka Boulevard) and Paiwa Interchanges are conventional diamond-type interchanges, except the southbound off-ramp of the Waipio Interchange has been aligned to permit future construction of a loop on-ramp for the movement from westbound Ka Uka Boulevard to southbound H-2 Freeway.

The Waiawa Interchange provides ramp connections for all movements between the H-1 and H-2 Freeways, as well as most movements to/from Kamehameha Highway and Farrington Highway. No ramp connection is provided from makai-bound Kamehameha Highway onto the Ewa-bound H-1 Freeway.

The City and County of Honolulu provides TheBus public transit services to the communities adjacent to the Project area with fixed-route trunk and express service. These routes include both suburban trunk route and express routes. In the long-term, the project may be served by the Honolulu High-Capacity Transit Corridor Project. The County's Transit Alternatives Analysis report recommends a park-and-ride facility at the Ka Uka Boulevard and H-2 Freeway intersection and a new ramp from the H-2 Freeway to the Pearl Highlands station park-and-ride.

A traffic impact study will be conducted for the DEIS. The traffic impact study will analyze potential traffic impacts on the roadway system within the Project

vicinity resulting from the proposed development and identify appropriate mitigation measures, as may be required.

b. Water System. Municipal potable water systems service the adjacent areas of Waipio, Waipahu, Pearl City, Mililani, and Mililani Mauka. The Project's water demand will require additional water source, storage and transmission facilities. An infrastructure assessment report will be prepared for the Draft EIS to determine the water demand and associated facility requirements for the Project. The Project will construct the required water system facilities which will be dedicated to the Honolulu Board of Water Supply.

c. Wastewater System. Wastewater generated within neighboring Central Oahu developments is conveyed to the Honouliuli Wastewater Treatment Plant (WWTP) in Ewa via the Waipahu Wastewater Pump Station (WWPS), with effluent discharged into the ocean through a marine outfall. The Honouliuli WWTP, located to the south of the Koa Ridge development, has a capacity of 38 million gallons per day (mgd). New connections to the Honouliuli WWTP are allocated on a "first come, first served" basis. It is anticipated that the Project wastewater will be conveyed via the existing Pearl City WWPS to the Waipahu WWPS and from the Waipahu WWPS to the Honouliuli WWTP .

An infrastructure assessment report will be prepared for the DEIS to determine the projected wastewater flow and associated facility requirements for the Project.

d. Drainage. The Project area is generally located on plateaus separated by streams and gulches. Grading of the former pineapple fields has established the current on-site drainage patterns. Although there are no existing formal drainage facilities, irrigation ditches/furrows and berms direct storm run-off in various routes to ultimately discharge into adjacent gulches and streams. The plateaus generally slope downward in a southwest to southerly direction toward Pearl Harbor and the ocean.

Storm runoff from the project area flows overland and discharges into Waiawa Stream and Waiawa Stream traverses sections of Pearl City to its outlet into Middle Loch.

Based on the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), the Project site is designated Zone "D", Areas in which flood hazards are undetermined, but possible. Since the Project site is located on plateaus bordered by large gulches, it is unlikely that on-site flooding would be a concern for the proposed development areas.

The Project site is located entirely within the Panakauahi Gulch watershed tributary to Waiawa Stream. The existing terrain directs storm run-off in a southwesterly direction toward the gulch.

An infrastructure assessment report will be prepared for the DEIS to determine the drainage improvement requirements for the proposed Project.

e. Electrical, Telephone, and Cable Television Services. Electrical service is provided by Hawaiian Electric Company, Inc. (HECO) to the Castle & Cooke Waiawa project through a joint pole line consisting of an existing 11.5 kV overhead line and traverses the northern end of the Castle & Cooke Waiawa development area. A private street lighting system owned by Mililani Memorial Park is located along the access road to the Memorial Park. Off-site facilities include 46 kV and 11.5 kV overhead lines and structures along Panakauahi Gulch, adjacent to the H-2 Freeway and the forest reserve.

Electrical power supply for the Project will be provided by the existing power grid that traverses through the project site. A preliminary electrical and communications system report will be prepared for the DEIS.

Telephone service is provided by Hawaiian Telcom (formerly Verizon Hawaii). Oceanic Time Warner Cable of Hawaii is the local CATV provider. A Hawaiian Telcom cable traverses the northern end of the Project area, and overhead



telephone cables run along Panakauahi Gulch adjacent to the H-2 Freeway and the forest reserve.

A preliminary electrical and communications system report will be prepared for the DEIS.

f. Police and Fire Protection. The Project area is located within the jurisdiction of the City and County of Honolulu Police Department's District 2 (Pearl City). The Pearl City Police Station is located to the southeast of the Project site along Waimano Home Road near the intersection of Kamehameha Highway in Pearl City. The Wahiawa Police Station is located to the north of the project site along North Cane Street in Wahiawa.

Fire protection service for the Project area is provided by the City and County of Honolulu Fire Department's Mililani Fire Station located to the west of the Project site in Mililani; the Mililani Mauka Fire Station located to the north of the Project site in Mililani Mauka; and the Waikele Fire Station located to the southwest of the Project site at Waikele.

The Project will provide a water system whereby all appurtenances, hydrant spacing and fire flow requirements will meet the standards of the City and County of Honolulu BWS. Access roads within the Project capable of supporting the City's Fire Department's fire apparatus will be designed and built in accordance with the requirements of the Fire Department.

g. Educational Facilities. Public schools located in the communities surrounding the proposed project include the following:

i. Elementary Schools: Mililani Uka Elementary School, Mililani Waena Elementary School, Mililani Mauka Elementary School, Waikele Elementary School, Kipapa Elementary School, Wheeler Elementary School, Kanoelani Elementary School, and Waipahu Elementary School.

ii. Intermediate and Middle Schools: Mililani Middle School, Wheeler Intermediate School, Highlands Intermediate School, and Waipahu Intermediate School.

iii. High Schools: Mililani High School, Pearl City High School and Waipahu High School.

The adjacent Waiawa development is planned to include up to five new schools to serve the new community, including three elementary schools, one middle school and one high school.

h. Recreational Facilities. A number of district, community and neighborhood parks located in the surrounding communities of Mililani, Waipio and Waipahu serve the population of those communities. The 288-acre Waipio Soccer Complex, located in Waipahu to the south of the project site, includes 19 regulation soccer fields and a 5,000-seat stadium.

Castle & Cooke Homes Hawaii, Inc. previously transferred 269 acres to the City and County of Honolulu for the development of the existing Central Oahu Regional Park, located to the southwest of Koa Ridge Makai, on the Ewa side of Kamehameha Highway. This park will serve the Project and also serves other communities in Leeward and Central Oahu. Recreational facilities at the park include ball fields, multi-purpose fields, a world-class tennis complex, a swimming pool complex, and an archery range.

Golf courses in the region include the Mililani Golf Club, Waikele Golf Club, Hawaii Country Club, Royal Kunia Country Club, and Ted Makalena Golf Course.

The Project will include approximately 45 acres for parks and open space as well as a community center.

i. Solid Waste Disposal. Curbside refuse collection service from the existing single-family residential areas in Central Oahu is generally provided by the City and County of Honolulu Department of Environmental Services' Refuse Division. Refuse collection for multi-family and non-residential uses are primarily provided by private refuse collection companies. Residential waste is transported to the City and County of Honolulu's H-POWER (Honolulu Program of Waste Energy Recovery) waste-to-energy combustor located at the James Campbell Industrial Park in Ewa. Ash

residue and non-processible waste are then disposed of at the Waimanalo Gulch Sanitary Landfill in West Oahu.

To reduce solid waste generation, Petitioner intends to incorporate waste diversion and reduction facilities into its design and recycling will be encouraged.

During construction, the Project will develop and implement a trash management and recycling program to minimize impacts to the local landfill.

j. Medical Facilities. The closest major medical facility to the Project site is the 162-bed Wahiawa General Hospital located on Lehua Avenue in Wahiawa to the north. This acute care facility includes a 103-bed long-term care facility. The closest medical clinics include Kaiser Permanente Hawaii's medical clinic in Waipio Gentry and the Straub Mililani Family Health Center in the Town Center of Mililani.

Another major medical facility in the region is the Hawaii Medical Center West located on Fort Weaver Road in Ewa to the south. This facility features an acute-care medical center, a medical office plaza, a 24-bed hospice, and a helipad to facilitate in the transport of patients.

Also located in the region is the Kapiolani Center at Pali Momi in Aiea. This facility features 116 beds and comprehensive care.

Emergency medical service is provided by the City and County of Honolulu's Department of Emergency Medical Services. The closest ambulance units to the Project site are located at the Wahiawa General Hospital and the Waipahu Fire

Station located on Leonui Street in Waipahu to the south. A Rapid Response unit is based at the Hawaii Medical Center West.

21. Location of the Proposed Development to Adjacent Land Use Districts and Centers of Trading and Employment.

Adjacent land use districts are as follows:

a. Mililani

Created in the mid-1960's as a master-planned residential community in Central Oahu, the community of Mililani is located to the west and north of the proposed Castle & Cooke Waiawa development, across of Kipapa Gulch. The community is comprised of Mililani Town (first occupied in 1968) located west of the H-2 Freeway, and Mililani Mauka (first occupied in 1990, with residential development nearing completion) located to the east of the H-2 Freeway. Mililani includes numerous supporting commercial, recreational and community facilities.

b. Wahiawa/Schofield Barracks/Wheeler Army Airfield

The town of Wahiawa is located approximately 3.4 miles north of the Castle & Cooke Waiawa development and north of the community of Mililani. Wahiawa is a civilian community which supports the nearby Schofield Barracks and Wheeler Army Airfield.

Located to the west and south of Wahiawa, Schofield Barracks/Wheeler Army Airfield supports the 25<sup>th</sup> Infantry Division. Schofield Barracks is the largest

military base in Hawai'i in terms of land area, with most of its rugged, open terrain dedicated to military training grounds. The eastern portion of the base adjacent to Wahiawa includes residential, commercial, recreational, and semi-industrial uses.

c. Mililani Technology Park

Located east of Wheeler Army Airfield, across of the H-2 Freeway, Mililani Technology Park is an area where high technology firms combine with office, commercial and light industrial uses in a low-density, campus-like setting.

d. Mililani Memorial Park/Waiawa Correctional Facility

The Mililani Memorial Park cemetery is located north of the Project and east of the H-2 Freeway. The State's minimum security Waiawa Correctional Facility is located to the east of the Mililani Memorial Park.

e. Waipio Acres

Located along the northern border of Mililani, Waipio Acres consists of an older residential community within the southern area. Newer development in the form of townhomes and apartments have occurred in the northern portion of the area.

f. Waipahu/Village Park/Royal Kunia

Waipahu is an established community located within south-central Oahu, makai of the Project. Initially developed as a plantation town around Oahu Sugar Company's former sugar mill operations, the Waipahu area is a primarily residential community which is experiencing recent development of light industrial and

community facilities within the former sugar mill site. The newer residential communities of Village Park and Royal Kunia are located north of Waipahu, mauka of the H-1 Freeway.

g. Waipio/Waikele

Located on former sugar cane and pineapple fields south of the Project site and north of Waipahu, Waipio includes the residential communities of Seaview, Crestview and Gentry Waipio. The Gentry Waipio Business Park, located adjacent to the southern boundary of the Koa Ridge Makai area, consists of approximately 100 acres of light industrial uses, including the big box retailer Costco. The newer Waikele development located to the west of Waipio includes residential and retail development. The City's Central Oahu Regional Park is located mauka of Waikele and west of Waipio.

h. Planned Waiawa Development

The planned Waiawa development encompasses approximately 3,600 acres located to the east of the Castle & Cooke Waiawa site. The Project abuts the northwestern boundary of the planned Waiawa development area. The Waiawa development is proposed to consist of residential, commercial, light industrial, public facilities, recreational, and open space uses.

22. Economic Impacts of the Proposed Development. On a short-term basis, the Project will support construction and construction-related employment. Accordingly, the Project will have a beneficial impact on the local economy during the period of construction. An analysis to address tax, income and property valuation parameters will be undertaken during the DEIS process.

23. Housing Needs. The Project will provide approximately 1,500 residential units, including conformity with County affordable housing requirements, commercial, parks and open space, church and community center within a planned mixed use community in Central Oahu. The DEIS will include a more thorough assessment of the Project's anticipated impacts on housing.

24. Need for the Reclassification. The market study undertaken for the prior Koa Ridge project noted a continuing need and demand for additional residential and commercial facilities. The Project area is easily accessible from major regional transportation facilities, highly desirable for residential use, and adjacent to urbanized areas. The Project will provide needed housing in close proximity to existing urban development, infrastructure, employment centers in central Oahu, and will not result in scattered, spot urban development. An updated and detailed analysis of the need for the Project will be included in the DEIS.

25. Hawai'i State Plan. The Hawai'i State Plan, embodied in HRS Chapter 226, serves as a guide for goals, objectives, policies, and priority guidelines for the State.



The State Plan provides a basis for determining priorities, allocating limited resources, and improving coordination of State and County plans, policies, programs, projects, and regulatory activities. The Project is consistent with the following applicable goals, objectives, policies, and priority guidelines of the Hawai'i State Plan. A discussion of the Project's relevancy with the applicable State Plan goals, objectives, policies, and priority guidelines will be included in the DEIS.

**§ 226-5 Objectives and policies for population.**

*(b)(1) Manage the population growth statewide in a manner that provides increased opportunities for Hawaii's people to pursue their physical, social, and economic aspirations while recognizing the unique needs of each county.*

\* \* \*

*(b)(7) Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.*

**§ 226-19 Objectives and policies for socio-cultural advancement – housing.**

*(a)(1) Greater opportunities for Hawaii's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawaii's population.*

*(a)(2) The orderly development of residential areas sensitive to community needs and other land uses.*

\* \* \*

*(b)(3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.*

\* \* \*

*(b)(5) Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.*

**§ 226-104 Population growth and land resources priority guidelines.**

(a)(1) Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawaii's people.

(b)(1) Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.

(b)(2) Make available marginal or non-essential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.

\* \* \*

(b)(5) In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.

\* \* \*

(b)(7) Pursue rehabilitation of appropriate urban areas.

\* \* \*

(b)(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.

\* \* \*

(b)(12) Utilize Hawaii's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.

(b)(13) Protect and enhance Hawaii's shoreline, open spaces, and scenic resources.

26. State Functional Plans. The Statewide planning system requires the development of State Functional Plans which are approved by the Governor of Hawai`i. The State Functional Plans guide the implementation of State and County actions in the

areas of agriculture, conservation lands, education, energy, health, higher education, historic preservation, housing, recreation, tourism, water resources development, transportation, employment, and human services. The Project is consistent with the following objectives, policies and implementing actions of the respective State Functional Plans. A discussion of the Project's relevancy with the applicable State Functional Plans objectives, policies and implementing actions will be included in the DEIS.

State Housing Functional Plan

*Issue Area: Homeownership*

*Policy A(2): Encourage increased private sector participation in the development of affordable for-sale housing units.*

*Policy (A)(3): Ensure that (1) housing project and (2) projects which impact housing provide a fair share/adequate amount of affordable homeownership opportunities.*

*Issue Area: Rental Housing*

*Policy B(2): Encourage increased private sector participation in the development of affordable rental housing.*

27. Hawai'i Coastal Zone Management ("CZM") Program. The National Coastal Zone Management Program was created through passage of the Coastal Zone Management Act of 1972. Hawai'i's Coastal Zone Management ("CZM") Program, adopted as Chapter 205A, HRS, provides a basis for protecting, restoring and responsibly developing coastal communities and resources. The objectives and policies of the Hawai'i CZM Program encompass broad concerns such as impact on recreational

resources, historic and archaeological resources, coastal scenic resources and open space, coastal ecosystems, coastal hazards, and the management of development. The Project is anticipated to not adversely impact the following objectives and policies of the CZM Program. A discussion of the Project's consistency with the following objectives and policies of the CZM Program will be included in the DEIS.

(1) Recreational Resources

Objective:

*Provide coastal recreational opportunities accessible to the public.*

Policies

- (A) *Improve coordination and funding of coastal recreational planning and management; and*
- (B) *Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:*
  - (i) *Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;*
  - (ii) *Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;*
  - (iii) *Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;*
  - (iv) *Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;*
  - (v) *Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;*

- (vi) *Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters.*
- (vii) *Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and*
- (viii) *Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of Section 46-6, HRS.*

(2) *Historic Resources*

*Objective:*

*Protect, preserve and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.*

*Policies:*

- (A) *Identify and analyze significant archaeological resources;*
- (B) *Maximize information retention through preservation of remains and artifacts or salvage operations; and*
- (C) *Support state goals for protection, restoration, interpretation, and display of historic resources.*

(3) *Scenic and Open Space Resources*

*Objective:*

*Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.*

*Policies:*

- (A) *Identify valued scenic resources in the coastal zone management area;*
- (B) *Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;*
- (C) *Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and*

- (D) *Encourage those developments which are not coastal dependent to locate in inland areas.*

(4) Coastal Ecosystems

Objective:

*Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.*

Policies:

- (A) *Improve the technical basis for natural resource management;*
- (B) *Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;*
- (C) *Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and*
- (D) *Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.*

(5) Economic Uses

Objective:

*Provide public or private facilities and improvements important to the State's economy in suitable locations.*

Policies:

- (A) *Concentrate coastal dependent development in appropriate areas;*
- (B) *Ensure that coastal dependent developments such as harbors and ports, and coastal related development such as visitor facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and*
- (C) *Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:*
  - (i) *Use of presently designated locations is not feasible;*
  - (ii) *Adverse environmental effects are minimized; and*

(iii) *The development is important to the State's economy.*

(6) Coastal hazards

Objectives:

*Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution.*

Policies

- (A) *Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;*
- (B) *Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint pollution hazards;*
- (C) *Ensure that developments comply with requirements of the Federal Flood Insurance Program;*
- (D) *Prevent coastal flooding from inland projects; and*
- (E) *Develop a coastal point and nonpoint source pollution control program.*

(7) Managing Development

Objective:

*Improve the development review process, communication and public participation in the management of coastal resource and hazards.*

Policies:

- (A) *Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;*
- (B) *Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and*
- (C) *Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life-cycle and in terms understandable to the public to facilitate public participation in the planning and review process.*

(8) Public Participation

Objective:

*Stimulate public awareness, education, and participation in coastal management.*

Policies:

- (A) *Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;*
- (B) *Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and*
- (C) *Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.*

(9) *Beach Protection*

Objective:

*Protect beaches for public use and recreation.*

Policies:

- (A) *Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;*
- (B) *Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and*
- (C) *Minimize the construction of public erosion-protection structures seaward of the shoreline.*

(10) Marine Resources

Objective:

*Implement the State's ocean resources management plan.*

Policies:

- (A) *Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;*
- (B) *Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;*
- (C) *Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;*



- (D) *Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;*
- (E) *Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and*
- (F) *Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.*

28. City and County of Honolulu General Plan. The General Plan for the City and County of Honolulu (adopted 1977), which was last amended in October 2002, is a statement of the long-range social, economic, environmental, and design objectives for the general welfare and prosperity of the people of Oahu. The Plan is also a statement of broad policies which facilitate the attainment of the objectives of the Plan. Eleven (11) subject areas provide the framework for the City's expression of public policy concerning the needs of the people and functions of government. These areas include population; economic activity; the natural environment; housing; transportation and utilities; energy; physical development and urban design; public safety, health and education; culture and recreation; and government operations and fiscal management. The objectives and policies of the General Plan that are relevant to the Project are as follows. A discussion of the Project's consistency with the following objectives and policies of the General Plan will be included in the DEIS.

Population.

*Objective C: To establish a pattern of population distribution that will allow the people of Oahu to live and work in harmony.*

Policy 2: Encourage development within the secondary urban center at Kapolei and the Ewa and Central Oahu urban-fringe areas to relieve developmental pressures in the remaining urban-fringe and rural areas and to meet housing needs not readily provided in the primary urban center.

Policy 3: Manage physical growth and development in the urban-fringe and rural areas so that:

- a. An undesirable spreading of development is prevented; and
- b. Their population densities are consistent with the character of development and environmental qualities desired for such areas.

Policy 4 (Amended, Resolution 02-205, CD1): Direct growth to Policies 1, 2, and 3 above by providing land development capacity and needed infrastructure to seek a 2025 distribution of Oahu's residential population as follows:

**Distribution of Residential Population**

LOCATION		% SHARE OF 2025 ISLANDWIDE POPULATION
Primary Center	Urban	46.0%
Ewa		13.0%
Central Oahu		17.0%
East Honolulu		5.3%
Koolaupoko		11.6%
Koolauloa		1.4%
North Shore		1.7%
Waianae		4.0%
		100%

Housing.

Objective A: To provide decent housing for all the people of Oahu at prices they can afford.

*Objective C: To provide the people of Oahu with a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities.*

*Policy 1: Encourage residential developments that offer a variety of homes to people of different income levels and to families of various sizes.*

*Policy 3: Encourage residential development near employment centers.*

*Physical Development and Urban Design.*

*Objective A: to coordinate changes in the physical environment of Oahu to ensure that all new developments are timely, well-designed, and appropriate for the areas in which they will be located.*

*Policy 2: Coordinate the location and timing of new development with the availability of adequate water supply, sewage treatment, drainage, transportation, and public safety facilities.*

*Policy 7: Locate new industries and new commercial areas so that they will be well related to their markets and suppliers, and to residential areas and transportation facilities.*

*Policy 8: Locate community facilities on sites that will be convenient to the people they are intended to serve.*

*Objective D: To maintain those development characteristics in the urban-fringe and rural areas which make them desirable places to live.*

*Policy 1: Develop and maintain urban-fringe areas as predominantly residential areas characterized by generally low rise, low density development which may include significant levels of retail and service commercial uses as well as satellite institutional and public uses geared to serving the needs of households.*

*Culture and Recreation.*

*Objective D: To provide a wide range of recreational facilities and services that are readily available to all residents on Oahu.*

*Policy 9: Require all new developments to provide their residents with adequate recreation space.*

29. City and County of Honolulu Central Oahu Sustainable Communities Plan. The City and County of Honolulu's Development Plan ("DP") program provides a

conceptual scheme for implementing the objectives and policies of the General Plan on an area wide basis. Eight (8) geographical DP areas have been established on Oahu of which community-oriented plans have been established for each area, including the Central Oahu DP area where the project is located. The eight (8) community-oriented plans respond to specific conditions and community values of each region, and are intended to help guide public policy, investment, and decision-making over the next 25 years.

The Central Oahu Sustainable Communities Plan ("COSCP") was adopted in 2002 and is codified as Ordinance No. 02-62, Revised Ordinances of Honolulu. Central Oahu encompasses the plateau located between the Waianae and Koolau mountain ranges, which includes the towns of Waipahu and Wahiawa, and the residential communities between them. The COSCP's vision statement and implementing policies support sustaining Central Oahu's unique character, lifestyle, and economic opportunities by focusing future residential development on master planned suburban communities within an Urban Community Boundary.

The Project is within the COSCP's Urban Community Boundary. A discussion of how the project supports the vision, land use policies, principles, and guidelines of the COSCP will be included in the Draft EIS.

30. City and County of Honolulu Land Use Ordinance. The City and County of Honolulu Land Use Ordinance ("LUO") regulates land use in accordance with

adopted land use policies, including the General Plan and Development Plans. The provisions are also referred to as the zoning ordinance. Zoning designations are shown on the zoning maps for the City.

The Project site is zoned AG-1 Restricted Agricultural. Project implementation will require rezoning of the development area to be consistent with the proposed land uses. Proposed zoning districts for the Project may include R-3.5 and R-5 Residential, A-1 Low Density Apartment, A-2 Medium Density Apartment, AMX-1 Low Density Apartment Mixed Use, AMX-2 Medium Density Apartment Mixed Use, B-1 Neighborhood Business, B-2 Community Business, BMX-3 Community Business Mixed Use, and P-2 General Preservation. The actual proposed zoning designations for the Project will be established at the time that the zone change application is filed with the City and County of Honolulu Department of Planning and Permitting.

31. City and County of Honolulu Special Management Area. The Hawai'i Coastal Zone Management Program embodies in Chapter 205A, HRS contains the general objectives and policies upon which all Counties within the State have structured specific legislation which created Special Management Areas ("SMA"). Any development within the SMA requires a SMA Use Permit which is administered by the City and County of Honolulu Department of Planning and Permitting pursuant to Ordinance No. 84-4.

The Project site is located outside the boundaries of the City and County's SMA. Therefore, the Project will not require a SMA Use Permit.

32. Development of the Property. Development of the Property will be substantially completed within ten (10) years after the date of the Commission's approval.

33. Hawaiian Customary and Traditional Rights. Petitioner is aware of and sensitive to the existence and practice of native Hawaiian customary and traditional rights that are protected by Article XII, Section 7 of the Hawai'i State Constitution. Based on research into the history of the area, there are no known traditional gathering activities or cultural practices affecting the Property. A cultural impact assessment for the Property has been prepared and will be included in the Project's DEIS.

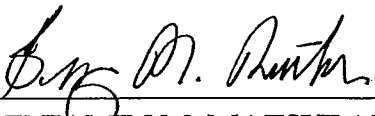
34. Written Comments From Agencies and Organizations. Assuming the Commission determines that it is the appropriate accepting authority for the EISPN, the EISPN will be circulated for public comment. Written comments to the EISPN from various agencies and organizations, including responses, will be included in the Project's DEIS.

Based on the foregoing, Petitioner respectfully requests that the Commission finds that the Petition meets the standards for determining Urban District boundaries pursuant to HAR Sections 15-15-18 and 15-15-21, and amends the land use

district boundary of the Property from the State Land Use Agricultural District to the State Land Use Urban District.

DATED: Honolulu, Hawai'i, 03 JUL 2007.

Of Counsel:  
MATSUBARA, LEE & KOTAKE  
A Law Corporation

  
\_\_\_\_\_  
BENJAMIN M. MATSUBARA  
CURTIS T. TABATA  
WYETH M. MATSUBARA  
Attorneys for Petitioner  
CASTLE & COOKE HOMES HAWAII, INC.

BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII

In the Matter of the Petition of	)	DOCKET NO. A07-775
	)	
CASTLE & COOKE HOMES HAWAII, INC.	)	CASTLE & COOKE HOMES
	)	HAWAII, INC.
To Amend the Agricultural Land	)	
Use District Boundary into the	)	
Urban District for approximately	)	
191.214 acres at Waipio and Waiawa, Island	)	
of Oahu, State of Hawaii, TMK: (1)9-4-06:	)	
portion of 29, (1) 9-6-04: 21 and (1)9-4-06:	)	
portion of 31	)	
<hr/>		

**VERIFICATION**

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

Laura Kodama, being first duly sworn, on oath, deposes and says that:

1. I am the Director of Planning and Development of Castle & Cooke Homes Hawaii, Inc. ("Petitioner"), and in this capacity I am familiar with matters relating to the land which is the subject of Docket No. A07-775 and knowledgeable to testify on behalf of the Petitioner.


2. I have personal knowledge of the matters set forth in the foregoing Petition in Docket No. A07-775 and am qualified and competent to make this verification.



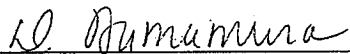
3. I make this verification pursuant to §15-15-39, Land Use Commission Rules.

4. I have read the foregoing document and the contents therefore are true and correct to the best of my knowledge and belief.

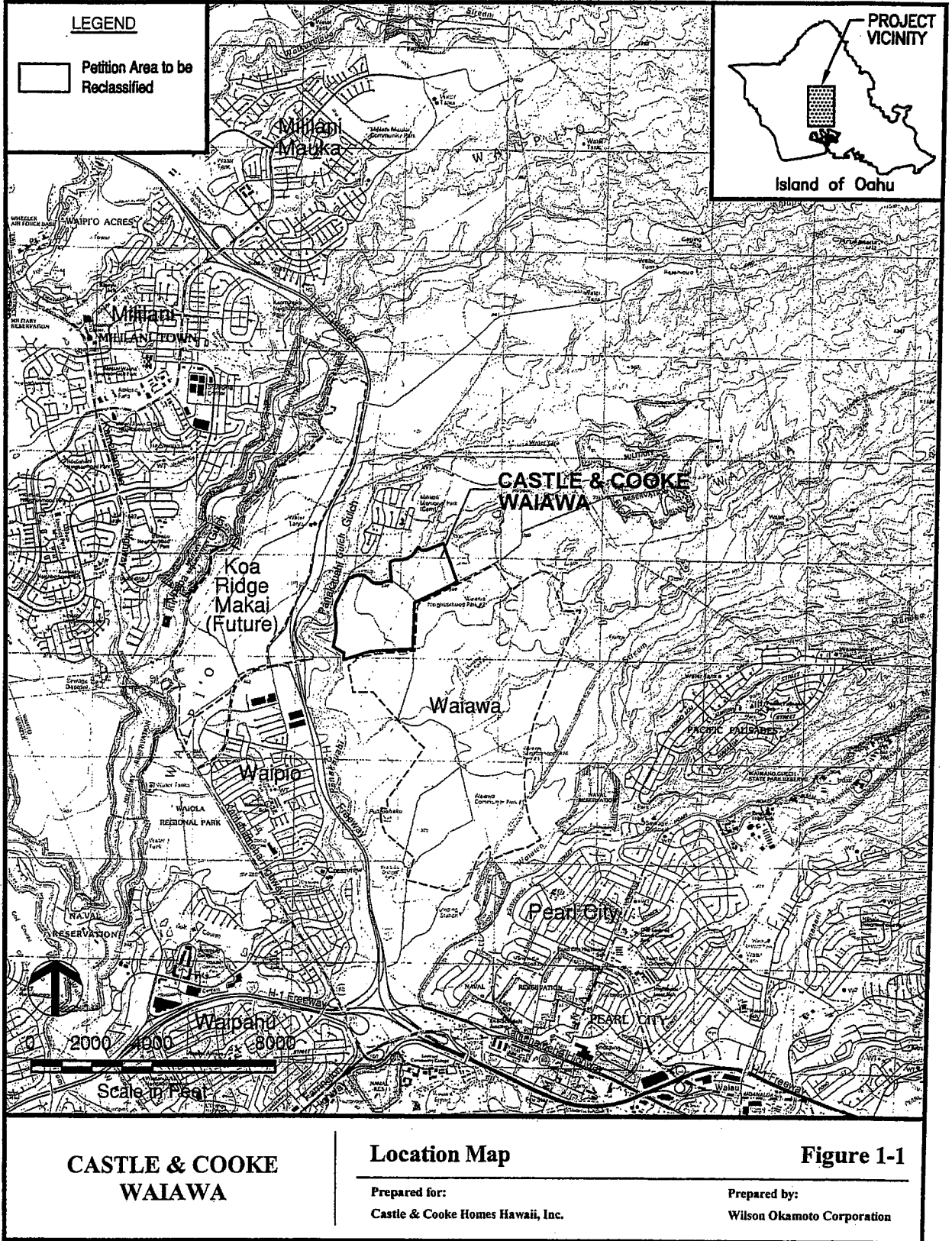
Dated: Honolulu, Hawai'i, July 2, 2007.

  
\_\_\_\_\_  
LAURA KODAMA

Subscribed and sworn to me  
this 2nd day of July 2007

  
\_\_\_\_\_  
Name **DEBORAH Y. HAMAMURA**  
\_\_\_\_\_  
Notary Public, State of Hawai'i  
My commission expires: 10-16-07

ss



DESCRIPTION  
Parcel 1  
Reclassification of State Land Use District  
Agricultural to Urban

Real property situate at Waiawa, Ewa, Oahu, Hawaii

Being a portion of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73), and more particularly described as follows:

Beginning at the most southwesterly corner of this parcel of land, being the most southeasterly corner of Lot 4205-A (Map 652) of Land Court Application 1000, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO UKA" being 6,398.85 feet South and 7,183.63 feet East, thence running by azimuths measured clockwise from True South:

1. 201° 09' 2,421.33 feet along said Lot 4205-A;
2. 203° 19' 929.82 feet along said Lot 4205-A;
3. 276° 22' 27.39 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
4. 262° 46' 30" 25.03 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
5. 251° 08' 30" 92.52 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
6. 242° 46' 71.44 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
7. 265° 51' 55.89 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
8. 261° 40' 30" 55.87 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);

**EXHIBIT**     "2"

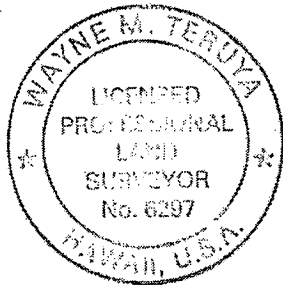
DESCRIPTION  
PARCEL 1  
PAGE 2 OF 3


9. 256° 38' 12.37 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
10. 221° 09' 30" 15.38 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
11. 240° 35' 99.89 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
12. 245° 44' 76.57 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
13. 238° 53' 67.42 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
14. 250° 07' 163.60 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
15. 251° 36' 30" 6.64 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
16. 333° 26' 30" 1,371.14 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
17. 63° 26' 30" 1,508.61 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
18. Thence along a curve to the left having a radius of 400.00 feet, along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73), the chord azimuth and distance being:  
32° 15' 15" 414.27 feet;

DESCRIPTION  
PARCEL 1  
PAGE 3 OF 3

19. 1° 04' 1,141.01 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
20. 95° 22' 191.99 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
21. Thence along a curve to the left having a radius of 4,166.37 feet, along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73), the chord azimuth and distance being:  
89° 58' 33.75" 782.82 feet, to the point of beginning and containing an area of 73.368 acres.

ParEn, Inc.  
dba PARK ENGINEERING



  
Wayne M. Teruya  
Licensed Professional Land Surveyor  
Certificate Number 6297

Pacific Park Plaza  
711 Kapiolani Boulevard, Suite 1500  
Honolulu, Hawaii 96813

June 22, 2007

Tax Map Key: 9-6-04: 21

DESCRIPTION  
Parcel 2  
Reclassification of State Land Use District  
Agricultural to Urban

Real property situate at Waipio, Ewa, Oahu, Hawaii

Being a portion of Lot 4205-A as shown on Map 652 of Land Court Application 1000, and more particularly described as follows:

Beginning at the most southeasterly corner of this parcel of land, being the most southeasterly corner of said Lot 4205-A, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO UKA" being 6,398.85 feet South and 7,183.63 feet East, thence running by azimuths measured clockwise from True South:

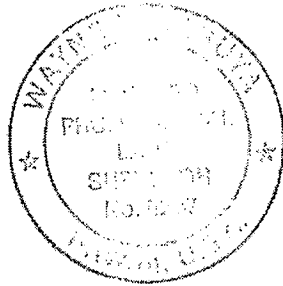
1. Thence along Lot 16461 (Map 1057) of Land Court Application 1000, along a curve to the left having a radius of 4,166.37 feet, the chord azimuth and distance being:  
81° 44' 54.75"                      412.41 feet;
2. 78° 54' 42"                      638.08 feet along said Lot 16461, along Lot 16462 (Map 1057) of Land Court Application 1000;
3. 113° 15'                      11.27 feet along Lot 4206-A-3-A as shown on Map 731 of land Court Application 1000;
4. Thence along the top of gulch, along Lot 4206-A-3-A as shown on Map 731 of Land Court Application 1000, the direct azimuth and distance being:  
134° 43'                      520.82 feet;
5. 122° 35'                      381.00 feet along said Lot 4206-A-3-A;
6. 212° 35'                      408.00 feet along the remainder of said Lot 4205-A;
7. Thence along Lot 4204-A (Map 513) of Land Court Application 1000, along a curve to the left having a radius of 308.00 feet, the chord azimuth and distance being:  
190° 17' 30"                      233.66 feet;

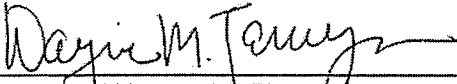
DESCRIPTION  
PARCEL 2  
PAGE 2 OF 3

8. Thence along said Lot 4204-A, along a curve to the right having a radius of 772.00 feet, the chord azimuth and distance being:  
187° 00'                      502.68 feet;
9. 206° 00'                      900.49 feet along said Lot 4204-A, along Lot 1300-A (Map 270) of Land Court Application 1000;
10. 261° 35' 40"                      268.44 feet along the remainder of said Lot 4205-A;
11. 275° 55' 40"                      165.84 feet along the remainder of said Lot 4205-A;
12. 306° 22' 40"                      375.87 feet along the remainder of said Lot 4205-A;
13. 270° 00'                      241.01 feet along the remainder of said Lot 4205-A;
14. 180° 00'                      568.88 feet along the remainder of said Lot 4205-A;
15. 228° 43'                      443.31 feet along the remainder of said Lot 4205-A;
16. 273° 22' 50"                      184.31 feet along the remainder of said Lot 4205-A;
17. 228° 01'                      661.46 feet along the remainder of said Lot 4205-A;
18. 312° 45' 30"                      377.33 feet along the remainder of said Lot 4205-A;
19. 23° 19'                      929.82 feet along Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73);
20. 21° 09'                      2421.33 feet along Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu, (Certificate of Boundaries 73), to the point of beginning and containing an area of 117.488 acres.

DESCRIPTION  
PARCEL 2  
PAGE 3 OF 3

ParEn, Inc.  
dba PARK ENGINEERING



  
\_\_\_\_\_  
Wayne M. Teruya  
Licensed Professional Land Surveyor  
Certificate Number 6297

Pacific Park Plaza  
711 Kapiolani Boulevard, Suite 1500  
Honolulu, Hawaii 96813

June 28, 2007

Tax Map Key: 9-4-06: 29 portion



DESCRIPTION  
Parcel 3  
Reclassification of State Land Use District  
Agricultural to Urban

Real property situate at Waipio, Ewa, Oahu, Hawaii

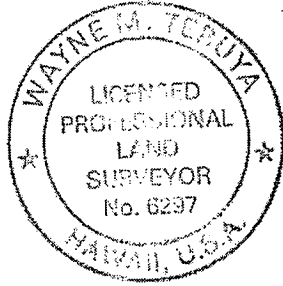
Being a portion of Lot 4206-A-3-A as shown on Map 731 of Land Court Application 1000, and more particularly described as follows:

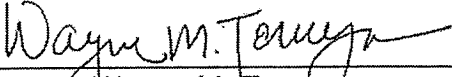
Beginning at the most easterly corner of this parcel of land, being the most easterly corner of said Lot 4206-A-3-A, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO UKA" being 6,398.85 feet South and 7,183.63 feet East, thence running by azimuths measured clockwise from True South:

1.     78° 54' 42"                     339.37 feet along Lot 16462 (Map 1057) of Land Court Application 1000;
2.     Thence along the remainder of said Lot 4206-A-3-A (Map 731), along a curve to the left having a radius of 30.00 feet, the chord azimuth and distance being:  
  213° 54' 42"             42.43 feet;
3.     168° 54' 42"                     97.13 feet along the remainder of said Lot 4206-A-3-A;
4.     Thence along the remainder of said Lot 4206-A-3-A, along a curve to the right having a radius of 1,057.00 feet, the chord azimuth and distance being:  
  173° 59' 50"             187.39 feet;
5.     Thence along the top of gulch, along Lot 4205-A as shown on Map 652 of Land Court Application 1000, the direct azimuth and distance being:  
  306° 14'                 418.16 feet;
6.     293° 15'                         11.27 feet along said Lot 4205-A, to the point of beginning and containing an area of 0.358 acre.

DESCRIPTION  
PARCEL 3  
PAGE 2 OF 2

ParEn, Inc.  
dba PARK ENGINEERING

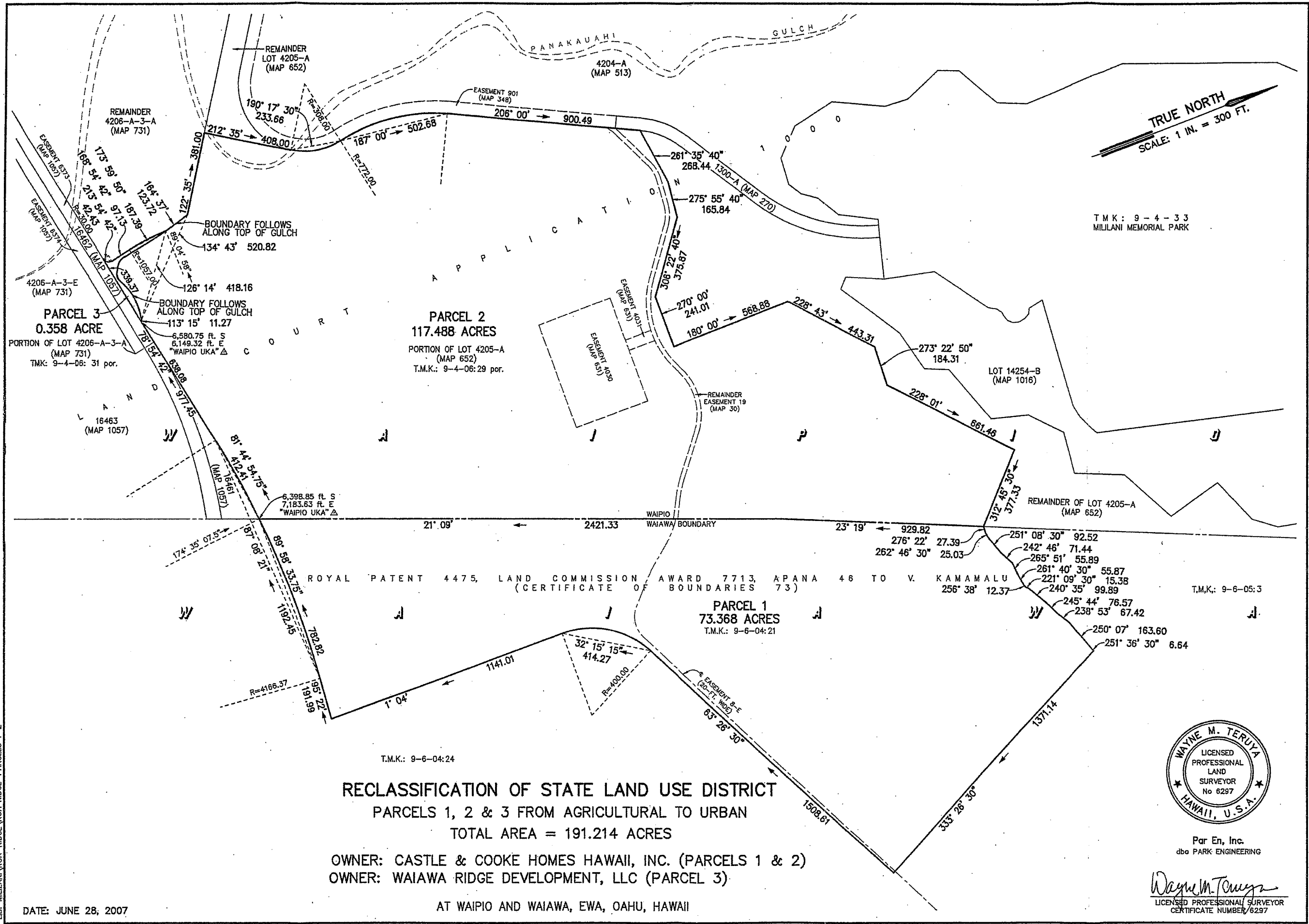


  
\_\_\_\_\_  
Wayne M. Teruya  
Licensed Professional Land Surveyor  
Certificate Number 6297

Pacific Park Plaza  
711 Kapiolani Boulevard, Suite 1500  
Honolulu, Hawaii 96813

June 28, 2007

Tax Map Key: 9-4-06: 31 portion



**RECLASSIFICATION OF STATE LAND USE DISTRICT  
PARCELS 1, 2 & 3 FROM AGRICULTURAL TO URBAN  
TOTAL AREA = 191.214 ACRES**

OWNER: CASTLE & COOKE HOMES HAWAII, INC. (PARCELS 1 & 2)  
OWNER: WAIAWA RIDGE DEVELOPMENT, LLC (PARCEL 3)

AT WAIPIO AND WAIAWA, EWA, OAHU, HAWAII



Par En, Inc.  
dba PARK ENGINEERING

*Wayne M. Teruya*  
LICENSED PROFESSIONAL SURVEYOR  
CERTIFICATE NUMBER 6297

DATE: JUNE 28, 2007

TAX MAP KEYS: 9-4-06: PORS. 29 & 31  
TAX MAP KEY: 9-6-04: 21

PAREN, INC.  
DBA PARK ENGINEERING  
PACIFIC PARK PLAZA SUITE 1500  
711 KAPICLANI BLVD. HONOLULU, HAWAII

DATE: JUNE 28, 2007

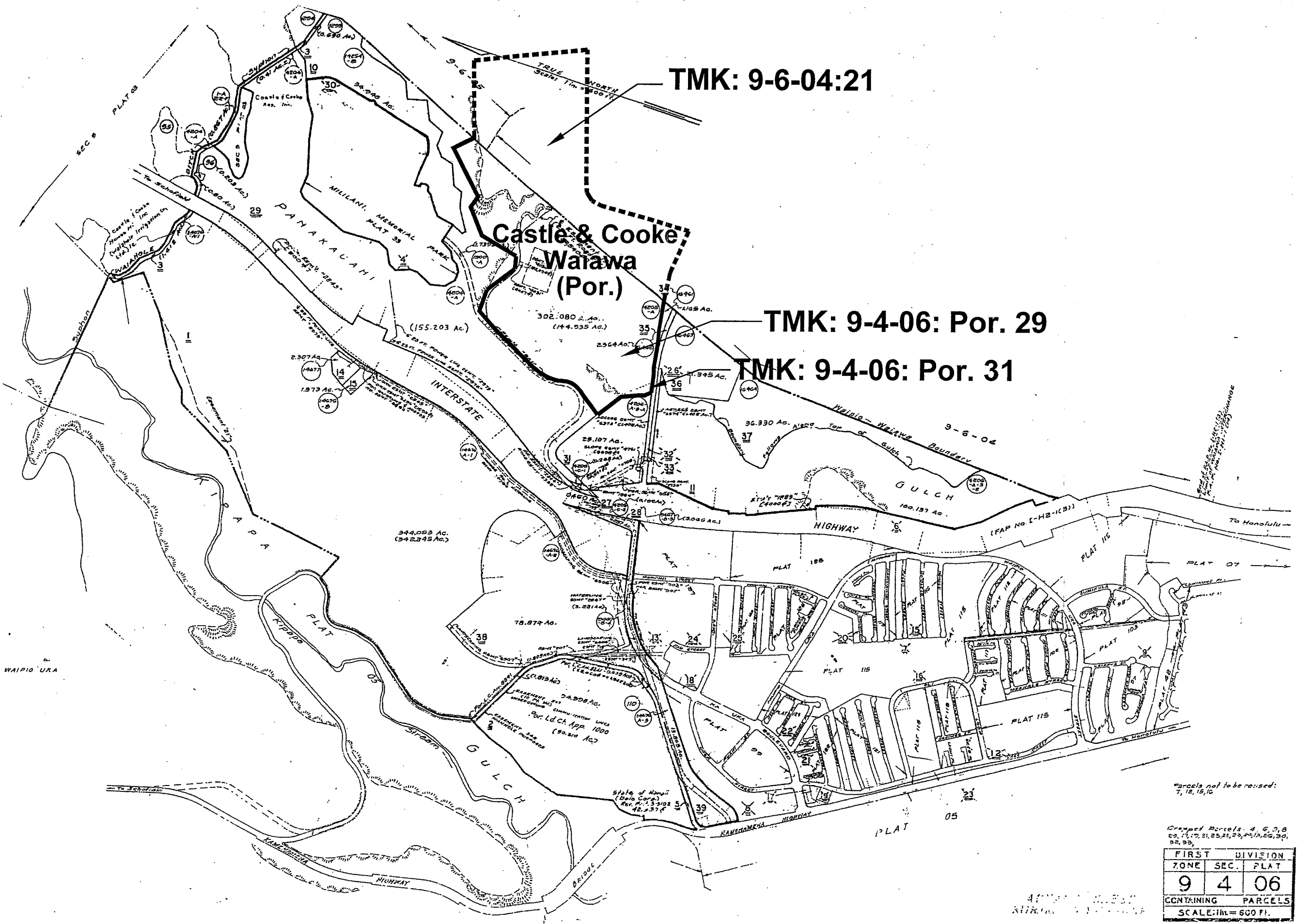


TMK: 9-6-04:21

Castle & Cooke  
Waiawa  
(Por.)

TMK: 9-4-06: Por. 29

TMK: 9-4-06: Por. 31



Parcels not to be revised:  
7, 12, 15, 16

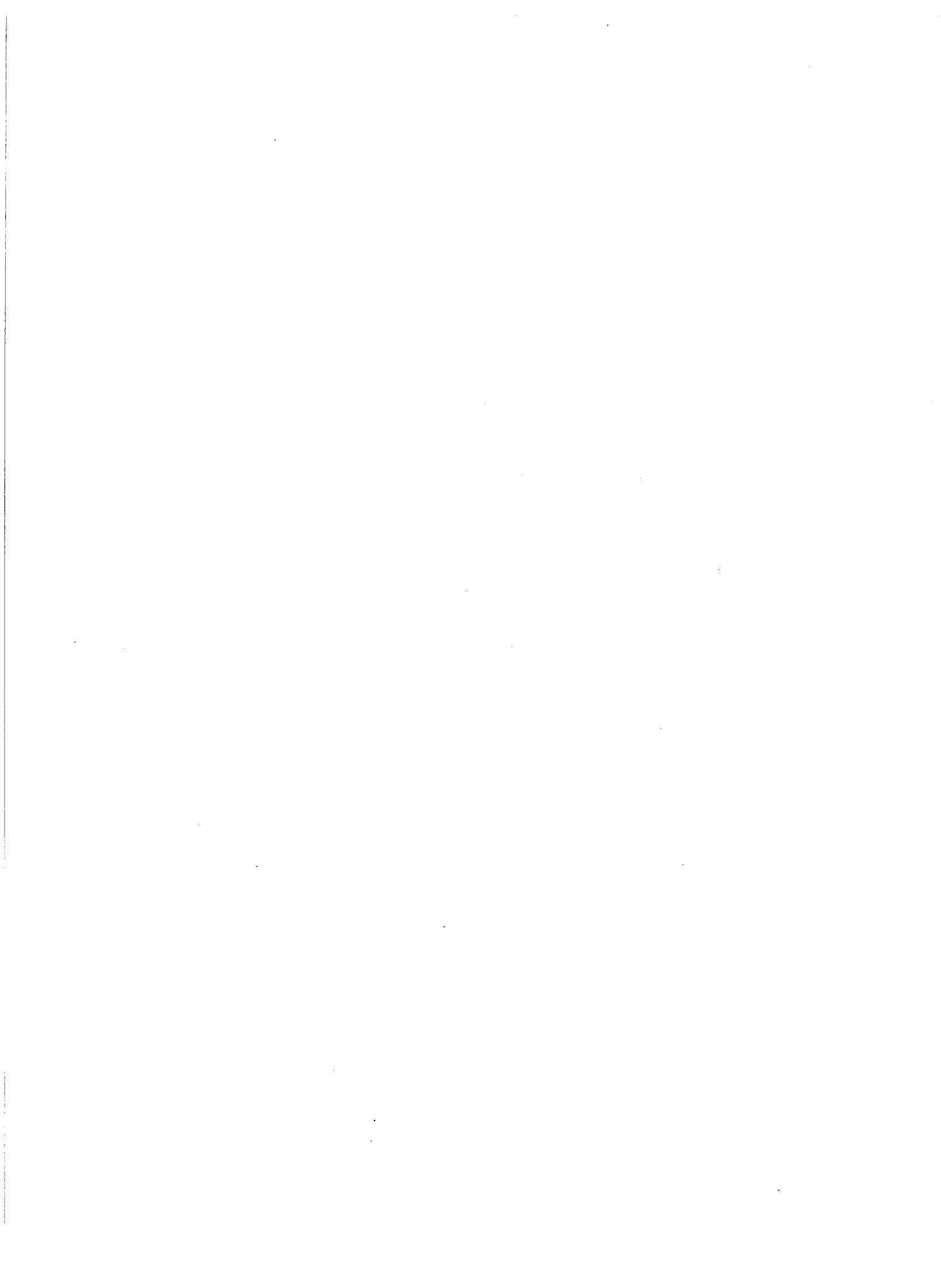
Cropped Parcels: 4, 6, 7, 8  
20, 21, 22, 23, 24, 25, 26, 27,  
28, 29

FIRST DIVISION		
ZONE	SEC.	PLAT
9	4	06
CONTAINING PARCELS		
SCALE: 1 in. = 600 FT.		

4/11/50  
S. H. HARRIS

**EXHIBIT** "4"

---



**DOUBLE SYSTEM**

L-319

STATE OF HAWAII  
OFFICE OF ASSISTANT REGISTRAR  
RECORDED

DEC 08, 1995 02:30 PM

Doc No(s) 2277107

on Cert(s) AS LISTED HEREIN

Issuance of Cert(s) 466,409

/s/ CARL T. WATANABE  
ASSISTANT REGISTRAR

CONVEYANCE TAX: \$83153.20

**LAND COURT SYSTEM**

R-595

STATE OF HAWAII  
BUREAU OF CONVEYANCES  
RECORDED

DEC 08, 1995 02:30 PM

Doc No(s) 95-159451

/s/ CARL T. WATANABE  
ACTING  
REGISTRAR OF CONVEYANCES

**REGULAR SYSTEM**

**AFTER RECORDATION, RETURN BY MAIL ( ) PICK-UP (X):**

CASTLE & COOKE LAND COMPANY, INC.

P. O. Box 2990

Honolulu, Hawaii 96802

*Ed Clony 548908*

**DEED**

THIS DEED, made this 8th day of December,  
1995, by and between CASTLE & COOKE HOMES HAWAII, INC., a Hawaii  
corporation, whose business and post office address is 650 Iwilei  
Road, Honolulu, Hawaii 96817, hereinafter called the "Grantor",  
and CASTLE & COOKE HAWAII, INC., a Hawaii corporation, whose  
business and post office address is 650 Iwilei Road, Honolulu,  
Hawaii 96817, hereinafter called the "Grantee",



W I T N E S S E T H:

For Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby remise, release and quitclaim unto the Grantee, all of the Grantor's right, title and interest in and to the property described in Exhibit A and / Exhibit B attached hereto and made a part hereof (the "Property");

TOGETHER WITH all of the Grantor's rights and interests in and to any and all transferable covenants, warranties and assurances made in favor of or held by the Grantor, or given by or applicable to predecessors in title and/or other third parties, with respect to the Property or any part thereof or any interest therein, including but not limited to the right to recourse against Grantor's predecessors in interest and other third parties, excluding Grantor's affiliated entities but including the State of Hawaii pursuant to Hawaii Revised Statutes Chapter 501 and Grantor's actual title insurance coverage, if any;

TOGETHER with the rights and other matters listed in Exhibit C attached hereto and made a part hereof;

TO HAVE AND TO HOLD the same, together with all the buildings and improvements thereon, and the tenements, rights, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith, unto the Grantee, its successors and assigns, forever.

The terms "Grantor" and "Grantee," as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals or corporations and each of their respective successors, successors in trust, heirs, devisees, legal representatives and assigns, according to the context thereof.

IN WITNESS WHEREOF, the Grantor and Grantee have executed these presents as of the day and year first above written.

CASTLE & COOKE HOMES  
HAWAII, INC.,  
a Hawaii corporation

By Wallace Miyahira  
WALLACE MIYAHIRA  
Its Exec. Vice President

By B. Garcia  
B. GARCIA  
Its Controller

Grantor

CASTLE & COOKE HAWAII, INC.,  
a Hawaii corporation

By Wallace Miyahira  
WALLACE MIYAHIRA  
Its President

By Kevin R. Shaney  
KEVIN R. SHANEY  
Its Secretary

Grantee

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

On this 8th day of December, 1995, before me appeared WALLACE MIYAHIRA and B. GARCIA, to me personally known, who being by me duly sworn, did say that they are the Exec. Vice President and Controller, respectively, of CASTLE & COOKE HOMES HAWAII, INC., a Hawaii corporation; that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and said officers acknowledged the instrument to be the free act and deed of said corporation.

*Cynthia Kadeleau* <sup>co</sup>  
Notary Public, State of Hawaii  
My commission expires: 3/22/98

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

On this 8th day of December, 1995, before me appeared WALLACE MIYAHIRA and KEVIN R. SHANEY, to me personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively, of CASTLE & COOKE HAWAII, INC., a Hawaii corporation; that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and said officers acknowledged the instrument to be the free act and deed of said corporation.

*Cynthia Kadeleau* <sup>co</sup>  
Notary Public, State of Hawaii  
My commission expires: 3/22/98

## EXHIBIT A

### FIRST:

THOSE certain parcels of lands situate at Waipio, District of Ewa, City and County of Honolulu, State of Hawaii, being more particularly described as follows:

LOT NO.	MAP NO.	LAND COURT APPLICATION NO.	TCT NO.
3826-A	354	1000	139579
4387	354	1000	149792
5412	403	1000	169175
5416	403	1000	169175
5420	403	1000	169175
7195	490	1000	171013
7196	490	1000	171013
7209	490	1000	171013
7210	490	1000	171013
7211	490	1000	171013
7212	490	1000	171013
7213	490	1000	171013
7214	490	1000	171013
7215	490	1000	171013
7216	490	1000	171013
7217	490	1000	171013
7218	490	1000	171013
7219	490	1000	171013
7220	490	1000	171013
7232	490	1000	171013
8406	531	1000	216517
8407	531	1000	216517
11214	663	1000	266218
12231	704	1000	284048
14894	912	1000	284048
12295	718	1000	320750
12296	718	1000	320750
12564	736	1000	335280
12769	788	1000	360305
12943	793	1000	364712
12944	793	1000	364712
12945	793	1000	364712
12946	793	1000	364712
13159-B	854	1000	368497
13365	825	1000	384353
14587	883	1000	404823
14592	883	1000	404823

LOT NO.	MAP NO.	LAND COURT APPLICATION NO.	TCT NO.
14015	849	1000	406728
14016	849	1000	406728
14017	849	1000	406728
1-A-22-C	22	1000	408544
1-A-22-D	22	1000	408544
1-A-22-E	22	1000	408544
1-A-22-F	22	1000	408544
1-A-22-G	22	1000	408544
1-A-18-B	30	1000	408544
1-A-21-E	30	1000	408544
1-A-21-F	30	1000	408544
11-C	31	1000	408544
95	35	1000	408544
96	35	1000	408544
110	37	1000	408544
11-A-2	44	1000	408544
1280	100	1000	408544
1295	106	1000	408544
97-B-4	178	1000	408544
2136	241	1000	408544
1300-A	270	1000	408544
5810	427	1000	408544
4204-A	513	1000	408544
4205-A	652	1000	408544
11540	679	1000	408544
1279-A	688	1000	408544
5812-B	692	1000	408544
12307	724	1000	408544
1-A-21-D-2	744	1000	408544
13195	820	1000	408544
13826	841	1000	408544
14237	862	1000	415146
14220	860	1000	415419
14221	860	1000	415419
14222	860	1000	415419
14224	860	1000	415419
14398	876	1000	423655
14404	876	1000	423655
14416	876	1000	423655
14417	876	1000	423655
14429	876	1000	423655
14452	876	1000	423655
14459	876	1000	423655
14476	876	1000	423655

LOT NO.	MAP NO.	LAND COURT APPLICATION NO.	TCT NO.
14478	876	1000	423655
14488	876	1000	423655
14490	876	1000	423655
14498	876	1000	423655
14500	876	1000	423655
14508	876	1000	423655
14517	876	1000	423655
14538	876	1000	423655
14555	876	1000	423655
15183	930	1000	423655
15184	930	1000	423655
14849	907	1000	427479
14853	907	1000	427479
14854	907	1000	427479
14601	892	1000	441018
14602	892	1000	441018
14603	892	1000	441018
14604	892	1000	441018
14608	896	1000	440761
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14627	896	1000	440761
14628	896	1000	440761
14629	896	1000	440761
14630	896	1000	440761
14631	896	1000	440761
14633	896	1000	440761
14634	896	1000	440761
14635	896	1000	440761
14636	896	1000	440761

LOT NO.	MAP NO.	LAND COURT APPLICATION NO.	TCT NO.
14639	896	1000	440761
14645	896	1000	440761
14648	896	1000	440761
14652	896	1000	440761
14655	896	1000	440761
14657	896	1000	440761
14658	896	1000	440761
14661	896	1000	440761
14662	896	1000	440761
14667	896	1000	440761
14669	898	1000	442842
14670	898	1000	442842
14671	898	1000	442842
14683	905	1000	448638
14702	905	1000	448638
14704	905	1000	448638
14708	905	1000	448638
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14747	905	1000	448638
14753	906	1000	448782
14755	906	1000	448782
14759	906	1000	448782
14760	906	1000	448782
14763	906	1000	448782
14765	906	1000	448782
14766	906	1000	448782
14770	906	1000	448782
14771	906	1000	448782
14774	906	1000	448782
14775	906	1000	448782
14776	906	1000	448782
14779	906	1000	448782

LOT NO.	MAP NO.	LAND COURT APPLICATION NO.	TCT NO.
14785	906	1000	448782
14787	906	1000	448782
14792	906	1000	448782
14793	906	1000	448782
14794	906	1000	448782
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14800	906	1000	448782
14801	906	1000	448782
14805	906	1000	448782
14806	906	1000	448782
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14846	906	1000	448782
14847	906	1000	448782
14848	906	1000	448782
14676	904	1000	451074
14897	914	1000	452061
14899	914	1000	452061
14901	914	1000	452061
14902	914	1000	452061
14903	914	1000	452061
14904	914	1000	452061
14905	914	1000	452061
14915	924	1000	455334
14916	924	1000	455334



LOT NO.	MAP NO.	LAND COURT APPLICATION NO.	TCT NO.
14917	924	1000	455334 ✓
14918	924	1000	455334
14919	924	1000	455334
14920	924	1000	455334
14921	924	1000	455334
14922	924	1000	455334
14923	924	1000	455334
14924	924	1000	455334
14925	924	1000	455334
14926	924	1000	455334
14927	924	1000	455334
14928	924	1000	455334
14929	924	1000	455334
14930	924	1000	455334
14931	924	1000	455334
14932	924	1000	455334
14933	924	1000	455334
14934	924	1000	455334
14935	924	1000	455334
14936	924	1000	455334
14937	924	1000	455334
14938	924	1000	455334
14939	924	1000	455334
14940	924	1000	455334
14941	924	1000	455334
14942	924	1000	455334
14943	924	1000	455334
14944	924	1000	455334
14945	924	1000	455334
14946	924	1000	455334
14947	924	1000	455334
14948	924	1000	455334
14949	924	1000	455334
14950	924	1000	455334
14951	924	1000	455334
14952	924	1000	455334
14953	924	1000	455334
14954	924	1000	455334
14955	924	1000	455334
14956	924	1000	455334
14957	924	1000	455334
14958	924	1000	455334
14959	924	1000	455334
14960	924	1000	455334

LOT NO.	MAP NO.	LAND COURT APPLICATION NO.	TCT NO.
14961	924	1000	455334
14962	924	1000	455334
14963	924	1000	455334
14964	924	1000	455334
14965	924	1000	455334
14966	924	1000	455334
14967	924	1000	455334
14968	924	1000	455334
14969	924	1000	455334
14970	924	1000	455334
14971	924	1000	455334
14972	924	1000	455334
14973	924	1000	455334
14974	924	1000	455334
14975	924	1000	455334
14976	924	1000	455334
14977	924	1000	455334
14978	924	1000	455334
14979	924	1000	455334
14980	924	1000	455334
14981	924	1000	455334
14982	924	1000	455334
14983	924	1000	455334
14984	924	1000	455334
14985	924	1000	455334
14986	924	1000	455334
14987	924	1000	455334
14988	924	1000	455334
14989	924	1000	455334
14990	924	1000	455334
14991	924	1000	455334
14992	924	1000	455334
14993	924	1000	455334
14994	924	1000	455334
14995	924	1000	455334
14996	924	1000	455334
14997	924	1000	455334
14998	924	1000	455334
14999	924	1000	455334
15000	924	1000	455334
15001	924	1000	455334
15002	924	1000	455334
15003	924	1000	455334
15004	924	1000	455334

LOT NO.	MAP NO.	LAND COURT APPLICATION NO.	TCT NO.
15005	924	1000	455334
15006	924	1000	455334
15007	924	1000	455334
15008	924	1000	455334
15009	924	1000	455334
15010	924	1000	455334
15011	924	1000	455334
15012	924	1000	455334
15013	924	1000	455334
15014	924	1000	455334
15015	924	1000	455334
15016	924	1000	455334
15017	924	1000	455334
15018	924	1000	455334
15019	924	1000	455334
15020	924	1000	455334
15021	924	1000	455334
15022	924	1000	455334
15023	924	1000	455334
15024	924	1000	455334
15025	924	1000	455334
15026	924	1000	455334
15027	924	1000	455334
15028	924	1000	455334
15029	924	1000	455334
15030	924	1000	455334
15031	924	1000	455334
15032	924	1000	455334
15033	924	1000	455334
15034	924	1000	455334
15035	924	1000	455334
15036	924	1000	455334
15037	924	1000	455334
15038	924	1000	455334
15039	924	1000	455334
15040	924	1000	455334
15041	924	1000	455334
15042	924	1000	455334
15043	924	1000	455334
15044	924	1000	455334
15045	924	1000	455334
15046	924	1000	455334
15047	924	1000	455334
15048	924	1000	455334

LOT NO.	MAP NO.	LAND COURT APPLICATION NO.	TCT NO.
15049	924	1000	455334
15050	924	1000	455334
15051	924	1000	455334
15052	924	1000	455334
15053	924	1000	455334
15054	924	1000	455334
15055	924	1000	455334
15056	924	1000	455334
15057	924	1000	455334
15058	924	1000	455334
15059	924	1000	455334
15060	924	1000	455334
15061	924	1000	455334 ✓
15062	925	1000	456700 ✓
15063	925	1000	456700
15064	925	1000	456700
15065	925	1000	456700
15066	925	1000	456700
15067	925	1000	456700
15068	925	1000	456700
15070	925	1000	456700
15071	925	1000	456700
15072	925	1000	456700
15073	925	1000	456700
15074	925	1000	456700
15075	925	1000	456700
15076	925	1000	456700
15077	925	1000	456700
15078	925	1000	456700
15079	925	1000	456700
15080	925	1000	456700
15081	925	1000	456700
15082	925	1000	456700
15083	925	1000	456700
15084	925	1000	456700
15085	925	1000	456700
15086	925	1000	456700
15087	925	1000	456700
15088	925	1000	456700
15089	925	1000	456700
15090	925	1000	456700
15091	925	1000	456700
15092	925	1000	456700
15093	925	1000	456700

LOT NO.	MAP NO.	LAND COURT APPLICATION NO.	TCT NO.
15094	925	1000	456700
15095	925	1000	456700
15096	925	1000	456700
15097	925	1000	456700
15098	925	1000	456700
15099	925	1000	456700
15100	925	1000	456700
15101	925	1000	456700
15102	925	1000	456700
15103	925	1000	456700
15104	925	1000	456700
15105	925	1000	456700
15106	925	1000	456700
15107	925	1000	456700
15108	925	1000	456700
15109	925	1000	456700
15110	925	1000	456700
15111	925	1000	456700
15112	925	1000	456700
15113	925	1000	456700
15114	925	1000	456700
15115	925	1000	456700
15116	925	1000	456700
15117	925	1000	456700
15118	925	1000	456700
15119	925	1000	456700
15120	925	1000	456700
15121	925	1000	456700
15122	925	1000	456700
15123	925	1000	456700
15124	925	1000	456700
15125	925	1000	456700
15126	925	1000	456700
15127	925	1000	456700
15128	925	1000	456700
15129	925	1000	456700
15130	925	1000	456700
15132	925	1000	456700
15133	925	1000	456700
15134	925	1000	456700
15136	925	1000	456700
15138	925	1000	456700
15139	925	1000	456700
15140	925	1000	456700 ✓

LOT NO.	MAP NO.	LAND COURT APPLICATION NO.	TCT NO.
15142	925	1000	456700
15143	925	1000	456700
15144	925	1000	456700
15146	925	1000	456700
15148	925	1000	456700
15150	925	1000	456700
15151	925	1000	456700
15152	925	1000	456700
15153	925	1000	456700
15154	925	1000	456700
15155	925	1000	456700
15156	925	1000	456700
15157	925	1000	456700
15161	925	1000	456700
15162	925	1000	456700
15163	925	1000	456700
15164	925	1000	456700
15165	925	1000	456700
15166	925	1000	456700
15167	925	1000	456700
15168	925	1000	456700
15169	925	1000	456700
15170	925	1000	456700
15171	925	1000	456700
15172	925	1000	456700
15173	925	1000	456700
15174	925	1000	456700
15175	925	1000	456700
15176	925	1000	456700
15177	925	1000	456700
15178	925	1000	456700
15179	925	1000	456700

**SECOND:**

THOSE certain premises comprising a portion of "KU'ULAKO – PHASE 1, described in and established by Declaration of Condominium Property Regime dated May 18, 1995, recorded as Document No. 2238331, as amended, and noted on the following Transfer Certificate of Title described as follows:

APT/UNIT NO.	CONDO MAP	UNDIVIDED INTEREST	TCT NO.
1	1088	1.171	427479
2	1088	1.4372	427479

APT/UNIT NO.	CONDO MAP	UNDIVIDED INTEREST	TCT NO.
3	1088	1.1806	427479
4	1088	1.4372	427479
5	1088	1.024	427479
7	1088	1.4372	427479
8	1088	1.1806	427479
13	1088	1.1806	427479
15	1088	1.171	427479
18	1088	1.1806	427479
20	1088	1.171	427479
22	1088	1.4372	427479
23	1088	1.1806	427479
26	1088	1.024	427479
28	1088	1.1806	427479
29	1088	1.4372	427479
31	1088	1.024	427479
32	1088	1.4372	427479
33	1088	1.1806	427479
35	1088	1.171	427479
36	1088	1.024	427479
38	1088	1.1806	427479
39	1088	1.4372	427479
41	1088	1.171	427479
42	1088	1.4372	427479
43	1088	1.1806	427479
44	1088	1.4372	427479
45	1088	1.024	427479
46	1088	1.171	427479
47	1088	1.4372	427479
48	1088	1.1806	427479
49	1088	1.4372	427479
50	1088	1.024	427479
51	1088	1.171	427479
52	1088	1.4372	427479
53	1088	1.1806	427479
54	1088	1.4372	427479
55	1088	1.024	427479
56	1088	1.171	427479
57	1088	1.4372	427479
58	1088	1.1806	427479
59	1088	1.4372	427479
60	1088	1.024	427479
61	1088	1.024	427479
62	1088	1.4372	427479

APT/UNIT NO.	CONDO MAP	UNDIVIDED INTEREST	TCT NO.
63	1088	1.1806	427479
65	1088	1.171	427479
71	1088	1.171	427479
73	1088	1.1806	427479
76	1088	1.024	427479
77	1088	1.4372	427479
78	1088	1.1806	427479
79	1088	1.4372	427479

The premises mentioned hereinabove is located on and includes Lot 14850, as shown on Map 907, filed with Land Court Application No. 1000 and being a portion of the lands described in Transfer Certificate of Title No. 427479.

**THIRD:**

THOSE certain premises comprising a portion of "KU'ULAKO – PHASE 2, described in and established by Declaration of Condominium Property Regime dated July 28, 1995, recorded as Document No. 2252516, as amended, and noted on the following Transfer Certificate of Title described as follows:

APT/UNIT NO.	CONDO MAP	UNDIVIDED INTEREST	TCT NO.
81	1097	1.3383	460406 ✓
82	1097	1.6425	460406
83	1097	1.3493	460406
84	1097	1.6425	460406
85	1097	1.1697	460406
86	1097	1.1703	460406
87	1097	1.6425	460406
88	1097	1.3493	460406
89	1097	1.6425	460406
90	1097	1.3383	460406
91	1097	1.3383	460406
92	1097	1.6425	460406
93	1097	1.3493	460406
94	1097	1.6425	460406
95	1097	1.1703	460406
96	1097	1.3383	460406
97	1097	1.6425	460406
98	1097	1.3493	460406
99	1097	1.6425	460406
100	1097	1.1703	460406
101	1097	1.1703	460406
102	1097	1.6425	460406



APT/UNIT NO.	CONDO MAP	UNDIVIDED INTEREST	TCT NO.
103	1097	1.3493	460406
104	1097	1.6425	460406
105	1097	1.3383	460406
106	1097	1.3383	460406
107	1097	1.6425	460406
108	1097	1.3493	460406
109	1097	1.6425	460406
110	1097	1.1703	460406
111	1097	1.3383	460406
112	1097	1.6425	460406
113	1097	1.3493	460406
114	1097	1.6425	460406
115	1097	1.1703	460406
116	1097	1.3383	460406
117	1097	1.6425	460406
118	1097	1.3493	460406
119	1097	1.6425	460406
120	1097	1.1703	460406
121	1097	1.3383	460406
122	1097	1.6425	460406
123	1097	1.3493	460406
124	1097	1.6425	460406
125	1097	1.1703	460406
126	1097	1.3383	460406
127	1097	1.6425	460406
128	1097	1.3493	460406
129	1097	1.6425	460406
130	1097	1.1703	460406
131	1097	1.3383	460406
132	1097	1.6425	460406
133	1097	1.3493	460406
134	1097	1.6425	460406
135	1097	1.1703	460406
136	1097	1.3383	460406
137	1097	1.6425	460406
138	1097	1.3493	460406
139	1097	1.6425	460406
140	1097	1.1703	460406
141	1097	1.3383	460406
142	1097	1.6425	460406
143	1097	1.3493	460406
144	1097	1.6425	460406
145	1097	1.1703	460406
146	1097	1.1703	460406

APT/UNIT NO.	CONDO MAP	UNDIVIDED INTEREST	TCT NO.
147	1097	1.6425	460406
148	1097	1.3493	460406
149	1097	1.6425	460406
150	1097	1.3383	460406

The premises mentioned hereinabove is located on and includes Lot 14851, as shown on Map 907, filed with Land Court Application No. 1000 and being a portion of the lands described in Transfer Certificate of Title No. 460406.

**FOURTH:**

THOSE certain premises comprising a portion of "KU'ULAKO – PHASE 3, described in and established by Declaration of Condominium Property Regime dated September 27, 1995, recorded as Document No. 2263459, as amended, and noted on the following Transfer Certificate of Title described as follows:

APT/UNIT NO.	CONDO MAP	UNDIVIDED INTEREST	TCT NO.
151	1107	1.4412	463026
152	1107	1.7689	463026
153	1107	1.4531	463026
154	1107	1.7689	463026
155	1107	1.2591	463026
156	1107	1.4412	463026
157	1107	1.7689	463026
158	1107	1.4531	463026
159	1107	1.7689	463026
160	1107	1.2603	463026
161	1107	1.4412	463026
162	1107	1.7689	463026
163	1107	1.4531	463026
164	1107	1.7689	463026
165	1107	1.2603	463026
166	1107	1.4412	463026
167	1107	1.7689	463026
168	1107	1.4531	463026
169	1107	1.7689	463026
170	1107	1.2603	463026
171	1107	1.4412	463026
172	1107	1.7689	463026
173	1107	1.4531	463026
174	1107	1.7689	463026
175	1107	1.2603	463026
176	1107	1.4412	463026

<b>APT/UNIT NO.</b>	<b>CONDO MAP</b>	<b>UNDIVIDED INTEREST</b>	<b>TCT NO.</b>
177	1107	1.7689	463026
178	1107	1.4531	463026
179	1107	1.7689	463026
180	1107	1.2603	463026
181	1107	1.2603	463026
182	1107	1.7689	463026
183	1107	1.4531	463026
184	1107	1.7689	463026
185	1107	1.4412	463026
186	1107	1.4412	463026
187	1107	1.7689	463026
188	1107	1.4531	463026
189	1107	1.7689	463026
190	1107	1.2603	463026
191	1107	1.4412	463026
192	1107	1.7689	463026
193	1107	1.4531	463026
194	1107	1.7689	463026
195	1107	1.2603	463026
196	1107	1.4412	463026
197	1107	1.7689	463026
198	1107	1.4531	463026
199	1107	1.7689	463026
200	1107	1.2603	463026
201	1107	1.4412	463026
202	1107	1.7689	463026
203	1107	1.4531	463026
204	1107	1.7689	463026
205	1107	1.2603	463026
206	1107	1.4412	463026
207	1107	1.7689	463026
208	1107	1.4531	463026
209	1107	1.7689	463026
210	1107	1.2603	463026
211	1107	1.4412	463026
212	1107	1.7689	463026
213	1107	1.4531	463026
214	1107	1.7689	463026
215	1107	1.2603	463026 ✓

The premises mentioned hereinabove is located on and includes Lot 14852, as shown on Map 907, filed with Land Court Application No. 1000 and being a portion of the lands described in Transfer Certificate of Title No. 463026.

**FIFTH:**

THOSE certain premises comprising a portion of CRESCENT LANE – PHASE I, described in and established by Declaration of Condominium Property Regime dated January 28, 1994, recorded as Document No. 2115052, as amended, and noted on the following Transfer Certificate of Title described as follows:

<b>APT/UNIT NO.</b>	<b>CONDO MAP</b>	<b>UNDIVIDED INTEREST</b>	<b>TCT NO.</b>
7	1017	2.35302	431544
9	1017	2.35302	431544
15	1017	2.35302	431544
17	1017	2.35302	431544

The premises mentioned hereinabove is located on and includes Lot 14580, as shown on Map 880, filed with Land Court Application No. 1000 and being a portion of the lands described in Transfer Certificate of Title No. 431544.

**SIXTH:**

THOSE certain premises comprising a portion of CRESCENT LANE – PHASE III, described in and established by Declaration of Condominium Property Regime dated June 3, 1994, recorded as Document No. 2153632, as amended, and noted on the following Transfer Certificate of Title described as follows:

<b>APT/UNIT NO.</b>	<b>CONDO MAP</b>	<b>UNDIVIDED INTEREST</b>	<b>TCT NO.</b>
81	1032	1.17002	428582 ✓
109	1032	1.17323	428582
122	1032	0.78696	428582
127	1032	1.17002	428582
133	1032	1.17323	428582
135	1032	1.17002	428582
137	1032	1.17002	428582

The premises mentioned hereinabove is located on and includes Lot 14582, as shown on Map 880, filed with Land Court Application No. 1000 and being a portion of the lands described in Transfer Certificate of Title No. 428582.

**SEVENTH:**

THOSE certain premises comprising a portion of NORTHPOINTE – PHASE I, described in and established by Declaration of Condominium Property Regime dated November 9, 1994, recorded as Document No. 2194898, as amended, and noted on the following Transfer Certificate of Title described as follows:

<b>APT/UNIT NO.</b>	<b>CONDO MAP</b>	<b>UNDIVIDED INTEREST</b>	<b>TCT NO.</b>
9	1054	3.2263	404823 ✓
10	1054	2.8504	404823
11	1054	2.503	404823
12	1054	2.1841	404823
14	1054	2.1841	404823
16	1054	2.8504	404823
17	1054	3.2263	404823
18	1054	2.8504	404823
19	1054	2.503	404823
20	1054	2.1841	404823
21	1054	2.503	404823
22	1054	2.1841	404823
25	1054	2.5058	404823
27	1054	2.503	404823
29	1054	2.503	404823
31	1054	2.5058	404823

<b>APT/UNIT NO.</b>	<b>CONDO MAP</b>	<b>UNDIVIDED INTEREST</b>	<b>TCT NO.</b>
33	1054	2.5058	404823
35	1054	2.503	404823
37	1054	2.503	404823
38	1054	2.2382	404823
39	1054	2.5058	404823

The premises mentioned hereinabove is located on and includes Lot 14588, as shown on Map 883, filed with Land Court Application No. 1000 and being a portion of the lands described in Transfer Certificate of Title No. 404823.

**EIGHTH:**

THOSE certain premises comprising a portion of NORTHPOINTE – PHASE II, described in and established by Declaration of Condominium Property Regime dated March 27, 1995, recorded as Document No. 2226815, as amended, and noted on the following Transfer Certificate of Title described as follows:

<b>APT/UNIT NO.</b>	<b>CONDO MAP</b>	<b>UNDIVIDED INTEREST</b>	<b>TCT NO.</b>
46	1080	1.4237	454378
49	1080	3.2852	454378
51	1080	2.5485	454378
52	1080	2.2239	454378
53	1080	2.5487	454378
54	1080	2.2239	454378
55	1080	3.2852	454378
57	1080	1.4294	454378
65	1080	3.2852	454378
67	1080	2.5487	454378
69	1080	2.5487	454378
71	1080	3.2852	454378
73	1080	3.2852	454378
75	1080	2.5487	454378
76	1080	2.2239	454378
77	1080	2.5487	454378
78	1080	2.2239	454378
79	1080	3.2852	454378

The premises mentioned hereinabove is located on and includes Lot 14589, as shown on Map 883, filed with Land Court Application No. 1000 and being a portion of the lands described in Transfer Certificate of Title No. 454378.

**NINTH:**

THOSE certain premises comprising a portion of NORTHPOINTE TERRACE – PHASE I, described in and established by Declaration of Condominium Property Regime dated May 2, 1995, recorded as Document No. 2235085, as amended, and noted on the following Transfer Certificate of Title described as follows:

<b>APT/UNIT NO.</b>	<b>CONDO MAP</b>	<b>UNDIVIDED INTEREST</b>	<b>TCT NO.</b>
89	1084	1.9631	456073
91	1084	1.9609	456073
92	1084	1.7534	456073
93	1084	1.9609	456073
95	1084	1.9631	456073
96	1084	1.7579	456073
97	1084	1.9631	456073
99	1084	1.9609	456073
100	1084	1.7534	456073
101	1084	1.9609	456073
103	1084	1.9631	456073
104	1084	1.7579	456073
105	1084	1.0998	456073
106	1084	1.0998	456073
110	1084	1.0953	456073
113	1084	1.9631	456073
114	1084	1.7579	456073
116	1084	1.7534	456073
117	1084	1.9609	456073
118	1084	1.7534	456073
119	1084	1.9631	456073
120	1084	1.7579	456073
121	1084	1.9631	456073
122	1084	1.7579	456073
123	1084	1.9609	456073
124	1084	1.7534	456073
125	1084	1.9609	456073
126	1084	1.7534	456073
127	1084	1.9631	456073
128	1084	1.7579	456073
129	1084	1.9631	456073
130	1084	1.7579	456073
131	1084	1.9609	456073
132	1084	1.7534	456073
133	1084	1.9609	456073
134	1084	1.7534	456073
135	1084	1.9631	456073
136	1084	1.7579	456073

APT/UNIT NO.	CONDO MAP	UNDIVIDED INTEREST	TCT NO.
137	1084	2.5278	456073
138	1084	2.2333	456073
139	1084	1.961	456073
140	1084	1.7112	456073
141	1084	1.961	456073
142	1084	1.7112	456073
143	1084	2.5278	456073 ✓

The premises mentioned hereinabove is located on and includes Lot 14590, as shown on Map 883, filed with Land Court Application No. 1000 and being a portion of the lands described in Transfer Certificate of Title No. 456073.

TENTH: ✓

THOSE certain premises comprising a portion of NORTHPOINTE TERRACE – PHASE II, described in and established by Declaration of Condominium Property Regime dated May 17, 1995, recorded as Document No. 2238321, as amended, and noted on the following Transfer Certificate of Title described as follows:

APT/UNIT NO.	CONDO MAP	UNDIVIDED INTEREST	TCT NO. ✓
145	1087	2.6914	456917
146	1087	2.3779	456917
147	1087	2.088	456917
148	1087	1.8219	456917
149	1087	2.088	456917
150	1087	1.8219	456917
151	1087	2.6914	456917
152	1087	2.3779	456917
153	1087	2.0905	456917
154	1087	1.8719	456917
155	1087	2.0881	456917
156	1087	1.8672	456917
157	1087	2.0881	456917
158	1087	1.8672	456917
159	1087	2.0905	456917
160	1087	1.8719	456917
161	1087	2.0905	456917
162	1087	1.8719	456917
163	1087	2.0881	456917
164	1087	1.8672	456917
165	1087	2.0881	456917
166	1087	1.8672	456917



<b>APT/UNIT NO.</b>	<b>CONDO MAP</b>	<b>UNDIVIDED INTEREST</b>	<b>TCT NO.</b>
167	1087	2.0905	456917
168	1087	1.8719	456917
169	1087	1.1711	456917
170	1087	1.1711	456917
171	1087	1.1664	456917
172	1087	1.1664	456917
173	1087	1.1664	456917
174	1087	1.1664	456917
175	1087	1.1711	456917
176	1087	1.1711	456917
177	1087	2.0905	456917
178	1087	1.8719	456917
179	1087	2.0881	456917
180	1087	1.8672	456917
181	1087	2.0881	456917
182	1087	1.8672	456917
183	1087	2.0905	456917
184	1087	1.8719	456917
185	1087	2.0905	456917
186	1087	1.8719	456917
187	1087	2.0881	456917
188	1087	1.8672	456917
189	1087	2.0881	456917
190	1087	1.8672	456917
191	1087	2.0905	456917
192	1087	1.8719	456917
193	1087	1.1711	456917
194	1087	1.1711	456917
195	1087	1.1664	456917
196	1087	1.1664	456917
197	1087	1.1664	456917
198	1087	1.1664	456917
199	1087	1.1711	456917
200	1087	1.1711	456917

The premises mentioned hereinabove is located on and includes Lot 14591, as shown on Map 883, filed with Land Court Application No. 1000 and being a portion of the lands described in Transfer Certificate of Title No. 456917.

**ELEVENTH:**

THOSE certain premises comprising a portion of HILLSDALE – PHASE IV, described in and established by Declaration of Condominium Property Regime dated August 3, 1993, recorded as Document No. 2052723, as amended, and noted on the following Transfer Certificate of Title described as follows:

<b>APT/UNIT NO.</b>	<b>CONDO MAP</b>	<b>UNDIVIDED INTEREST</b>	<b>TCT NO.</b>
143	989	1.0585	419089

The premises mentioned hereinabove is located on and includes Lot 14240, as shown on Map 862, filed with Land Court Application No. 1000 and being a portion of the lands described in Transfer Certificate of Title No. 419089.

**END OF EXHIBIT A**

EXHIBIT B

FIRST:

ALL that certain parcel of land (being a portion of Exclusion 18 of Land Court Application 1000 and also a portion of Royal Patent 5732, Land Commission Award 8241) situate, lying and being at Waipio, District of Ewa, City and County of Honolulu, State of Hawaii, bearing Tax Map Key designation 9-4-06-portion 01 and containing an area of 1.808 acres, more or less, being a portion of the land shown on Exhibit B-1.

SECOND:

ALL that certain parcel of land (portion of Exclusion 18 of Land Court Application 1000 and also a portion of Royal Patent 5732, Land Commission Award 8241) situate, lying and being at Waipio, District of Ewa, City and County of Honolulu, State of Hawaii, bearing Tax Map Key designation 9-4-06-portion 01 and containing an area of 0.206 acre, more or less, as shown as Part 1-B on Exhibit B-2.

THIRD:

That certain parcel of land being a portion of Exclusion 18 of Land Court Application 1000 and also a portion of R.P. 5732, L.C. Aw. 8241 to Ioane Ii conveyed to Dole Corporation by State of Hawaii by deed dated April 30, 1963 and recorded in Liber 4555, page 387.

Beginning at the southwest corner of this parcel of land and on the northwesterly side of Old Kamehameha Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO UKA" being 8040.52 feet South and 1968.58 feet East, thence running by azimuths measured clockwise from True South:

1. Along a portion of Old Kamehameha Highway conveyed to John Ii Estate, Limited by the Territory of Hawaii by deed dated February 8, 1940 and recorded in Liber 1710 Page 432 (Land Office Deed 6484), on a curve to the left having a radius of 725.00 feet, the chord azimuth and distance being:  
223° 32' 30" 244.52 feet;
2. 213° 50' 210.00 feet along a portion of Old Kamehameha Highway conveyed to John Ii Estate, Limited by the Territory of Hawaii by deed dated February 8, 1940 and recorded in Liber 1710 Page 432 (Land Office Deed 6484);

3. Thence along a portion of Old Kamehameha Highway conveyed to John Ii Estate, Limited by the Territory of Hawaii by deed dated February 8, 1940 and recorded in Liber 1710 Page 432 (Land Office Deed 6484), on a curve to the left having a radius of 245.00 feet, the chord azimuth and distance being: 193° 30' 170.27 feet;
4. 173° 10' 790.00 feet along a portion of Old Kamehameha Highway conveyed to John Ii Estate, Limited by the Territory of Hawaii by deed dated February 8, 1940 and recorded in Liber 1710 Page 432 (Land Office Deed 6484);
5. Thence along a portion of Old Kamehameha Highway conveyed to John Ii Estate, Limited by the Territory of Hawaii by deed dated February 8, 1940 and recorded in Liber 1710 Page 432 (Land Office Deed 6484), on a curve to the left having a radius of 475.00 feet, the chord azimuth and distance being: 158° 35' 239.20 feet;
6. 324° 00' 123.01 feet along remainder of Old Kamehameha Highway;
7. Thence along remainder of Old Kamehameha Highway on a curve to the right having a radius of 893.45 feet, the chord azimuth and distance being: 327° 43' 46" 116.23 feet;
8. Thence along a portion of Old Kamehameha Highway conveyed to John Ii Estate, Limited by the Territory of Hawaii by deed dated February 8, 1940 and recorded in Liber 1710 Page 432 (Land Office Deed 6484), on a curve to the right having a radius of 525.00 feet, the chord azimuth and distance being: 352° 07" 24' 19.12 feet;
9. 353° 10' 790.00 feet along a portion of Old Kamehameha Highway conveyed to John Ii Estate, Limited by the Territory of Hawaii by deed dated February 8, 1940 and recorded in Liber 1710 Page 432 (Land Office Deed 6484);

10. Thence along a portion of Old Kamehameha Highway conveyed to John Ii Estate, Limited by the Territory of Hawaii by deed dated February 8, 1940 and recorded in Liber 1710 Page 432 (Land Office Deed 6484), on a curve to the right having a radius of 295.00 feet, the chord azimuth and distance being: 13° 30' 205.01 feet;
11. 33° 50' 192.18 feet along a portion of Old Kamehameha Highway conveyed to John Ii Estate, Limited by the Territory of Hawaii by deed dated February 8, 1940 and recorded in Liber 1710 Page 432 (Land Office Deed 6484);
12. 53° 15' 274.44 feet along the remainder of Old Kamehameha Highway to the point of beginning, being Tax Map Key designation 9-4-06-portion 02 and containing an area of 68,060 square feet or 1.562 acres, more or less, as shown on Exhibit B-3.

**FOURTH:**

ALL that certain parcel of land (portion of Exclusion 18 of Land Court Application 1000 and also a portion of Royal Patent 5732, Land Commission Award 8241) situate, lying and being at Waipio, District of Ewa, City and County of Honolulu, State of Hawaii, bearing Tax Map Key designation 9-4-06-portion 02 and containing an area of 1.009 acres, more or less, being a portion of the land shown on Exhibit B-4.

**FIFTH:**

ALL of that certain parcel of land situate at Waiawa, Ewa, Oahu, Hawaii, being an unregistered portion of Lot 1 (being a portion of Royal Patent 4475, Land Commission Award 7713, Apana 46 to V. Kamamalu), Certificate of Boundaries No. 73, Waiawa Land Exchange, and being more particularly described as follows:

Beginning at the Southwest corner of this parcel of land, being also the Southeast corner of Lot 4205-A of Land Court Application No. 1000, Map 652, the coordinates of which referred to Government Survey Triangulation Station "EWA CHURCH" being 13,983.77 feet North and 2760.57 feet West and running by azimuths measured clockwise from true South:

1. 201° 09' 2421.33 feet along the Easterly boundary of Lot 4205-A of Land Court Application No. 1000, Map 652;

2.	203° 19'	929.82	feet along the Easterly boundary of Lot 4205-A of Land court Application No. 1000, Map 652;
3.	276° 22'	27.39	feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;
4.	262° 46' 30"	25.03	feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;
5.	251° 08' 30"	92.52	feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;
6.	242° 46'	71.44	feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;
7.	265° 51'	55.89	feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;
8.	261° 40' 30"	55.87	feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;
9.	256° 38'	12.37	feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;
10.	221° 09' 30"	15.38	feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;
11.	240° 35'	99.89	feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;
12.	245° 44'	76.57	feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;
13.	238° 53'	67.42	feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;
14.	250° 07'	163.60	feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;

15. 251° 36' 30" 6.64 feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;
16. 333° 26' 30" 1371.14 feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;
17. 63° 26' 30" 1508.61 feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;
18. Thence along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu, on a curve to the left with a radius of 400.00 feet, the chord azimuth and distance being 32° 15' 15" 414.27 feet;
19. 1° 04' 1141.01 feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;
20. 95° 22' 191.99 feet along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu;
21. Thence along remainder of R. P. 4475, L. C. Aw. 7713, Apana 46 to V. Kamamalu, on a curve to the left with a radius of 4166.37 feet, the chord azimuth and distance being 89° 58' 33.75" 782.82 feet to the point of beginning, bearing Tax Map Key designation 9-6-04-21 and containing an area of 73.368 Acres, as per survey dated April 18, 1985 of Community Planning, Inc., Harry K. Matsuo, Registered Professional Surveyor, Certificate Number 2717, as shown approximately on Exhibit B-5.

Being the premises described in Exchange Deed, dated June 4, 1986 and recorded in the Bureau of Conveyances in Liber 2842 at page 313.

SIXTH:

ALL that certain parcel of land (being a portion of Exclusion 18 of Land Court Application 1000 and also a portion of Royal Patent 5732, Land Commission Award 8241) situate, lying and being at Waipio, District of Ewa, City and County of Honolulu, State of Hawaii, bearing Tax Map Key designation 9-4-139-063 and containing an area of 0.179 acre, more or less, as shown on Exhibit B-6.

SEVENTH:

ALL that certain parcel of land (Lot 1, Kaluanui 1, being a portion of Royal Patent 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu) situated on the North corner of the intersection of Hawaii Kai Drive and Kaluanui Road at Maunaloa, Honolulu, Oahu, Hawaii, and more particularly described as follows:

Beginning at the Southeast corner of this parcel of land, and on the Westerly side of Hawaii Kai Drive, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KOKO HEAD #3" being 9,704.92 feet North and 1,023.51 feet East, thence running by azimuths measured clockwise from true South:

Along a curve to the right with a radius of 30.00 feet, along the North corner of the intersection of Hawaii Kai Drive and Kaluanui Road, the chord azimuth and distance being:

1. 83° 09' 26" 42.43 feet;
2. 128° 09' 26" 23.37 feet along the Northerly side of Kaluanui Road;  
thence along a curve to the left with a radius of 228.00 feet, along the Northerly side of Kaluanui Road, the azimuth and distance of the chord being:
3. 97° 54' 43" 229.69 feet;
4. 181° 59' 385.20 feet along remainder of Royal Patent 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu;



5. 194° 56' 1,115.67 feet along remainder of Royal Patent 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu;
6. 240° 20' 524.50 feet along remainder of Royal Patent 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu;
7. 275° 51' 484.52 feet along remainder of Royal Patent 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu;
8. 34° 23' 35" 326.08 feet;
9. 47° 00' 317.53 feet along the Westerly side of Hawaii Kai Drive;
- thence along a curve to the left with a radius of 628.00 feet, along the Westerly side of Hawaii Kai Drive, the chord azimuth and distance being:
10. 29° 04' 386.74 feet;
11. 11° 08' 426.13 feet along the Westerly side of Hawaii Kai Drive;
- thence along a curve to the right with a radius of 772.00 feet, along the Westerly side of Hawaii Kai Drive, the chord azimuth and distance being:
12. 24° 38' 43" 360.75 feet;
13. 38° 09' 26" 183.79 feet along the Westerly side of Hawaii Kai Drive to the point of beginning and containing an area of 21.649 acres, as shown on Exhibit B-7.

**EIGHTH:**

ALL of the Grantor's interest not herein elsewhere described in those ten (10) foot strips on each side of the Old Kamehameha Highway as described in Part 2 of that certain Deed recorded in the Bureau of Conveyances in Liber 1710 at page 432.

NINTH:

I. THOSE certain premises comprising a portion of THE CROWNE AT WAILUNA, PHASE I Condominium project, described in and established by Declaration of Condominium Property Regime recorded in the Bureau of Conveyances of the State of Hawaii on June 6, 1994, as Document No. 94-094407, as may be amended from time to time, as follows:

<u>Unit No.</u>	<u>Condo Map</u>	<u>Undivided Interest</u>
98	2040	1.63934%
106	2040	1.63934%
108	2040	1.63934%
120	2040	1.63934%
122	2040	1.63934%
151	2040	1.63934%
156	2040	1.63934%
157	2040	1.63934%
158	2040	1.63934%

The land upon which the hereinabove described premises is located is situate on six (6) parcels of land which are described in Exhibit A of said Declaration.

II. THOSE certain premises comprising a portion of THE CROWNE AT WAILUNA, PHASE II Condominium project, described in and established by Declaration of Condominium Property Regime recorded in the Bureau of Conveyances of the State of Hawaii on August 5, 1994, as Document No. 94-130740, as may be amended from time to time, described as follows:

<u>Unit No.</u>	<u>Condo Map</u>	<u>Undivided Interest</u>
80	2078	2.94117%
81	2078	2.94117%
83	2078	2.94117%
92	2078	2.94117%

The land upon which the hereinabove described premises is located is situate on that certain parcel of land which is described in Exhibit A of said Declaration.

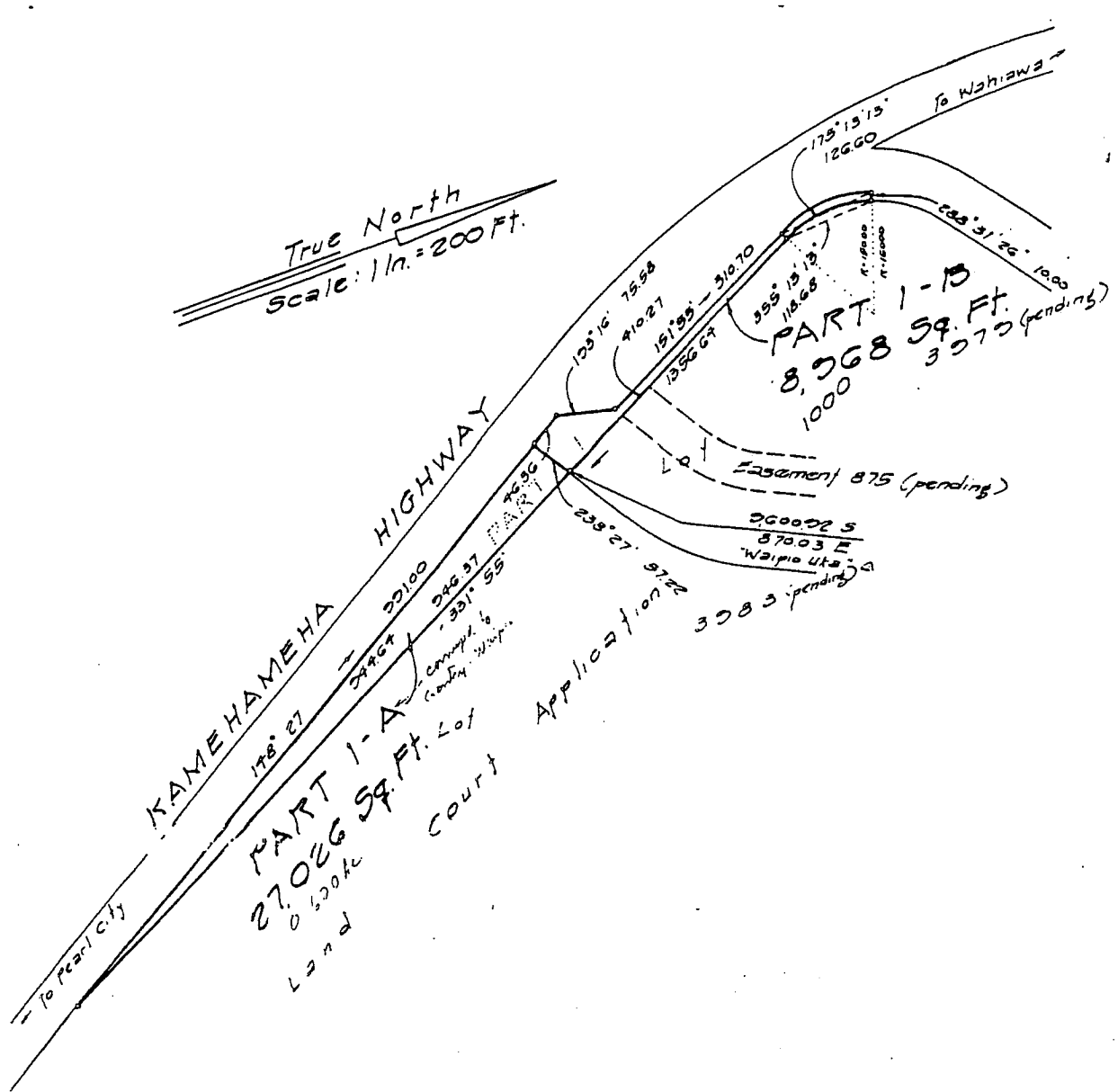
III. THOSE certain premises comprising a portion of THE CROWNE AT WAILUNA, PHASE III Condominium project, described in and established by Declaration of Condominium Property Regime recorded in the Bureau of Conveyances of the State of Hawaii on October 12, 1994, as Document No. 94-167375, as may be amended from time to time, as follows:

<u>Unit No.</u>	<u>Condo Map</u>	<u>Undivided Interest</u>
2	2121	1.58730%
4	2121	1.58730%
5	2121	1.58730%
6	2121	1.58730%
7	2121	1.58730%
8	2121	1.58730%
10	2121	1.58730%
12	2121	1.58730%
14	2121	1.58730%
17	2121	1.58730%
18	2121	1.58730%
19	2121	1.58730%
21	2121	1.58730%
22	2121	1.58730%
23	2121	1.58730%
24	2121	1.58730%
25	2121	1.58730%
27	2121	1.58730%
28	2121	1.58730%
29	2121	1.58730%
30	2121	1.58730%
31	2121	1.58730%
32	2121	1.58730%
33	2121	1.58730%
35	2121	1.58730%
36	2121	1.58730%
37	2121	1.58730%
38	2121	1.58730%
42	2121	1.58730%
43	2121	1.58730%
45	2121	1.58730%
46	2121	1.58730%
47	2121	1.58730%
48	2121	1.58730%
49	2121	1.58730%
51	2121	1.58730%
53	2121	1.58730%

The land upon which the hereinabove described premises is located is situate on three (3) parcels of land which are described in Exhibit A of said Declaration.

END OF EXHIBIT B





SUBDIVISION OF  
PART 1 OF ABANDONED PORTION  
OF KAMEHAMEHA HIGHWAY  
INTO PARTS 1-A AND 1-B

Waipio, Ena, Oahu, Hawaii

Scale: 1 in. = 200 Ft.

I.M.K. 2-4-06 1

November 30, 1971

Owner: Castle & Cooke, Inc

THIS WORK WAS PREPARED BY  
ME OR UNDER MY SUPERVISION

*Kataichi Ninomiya*

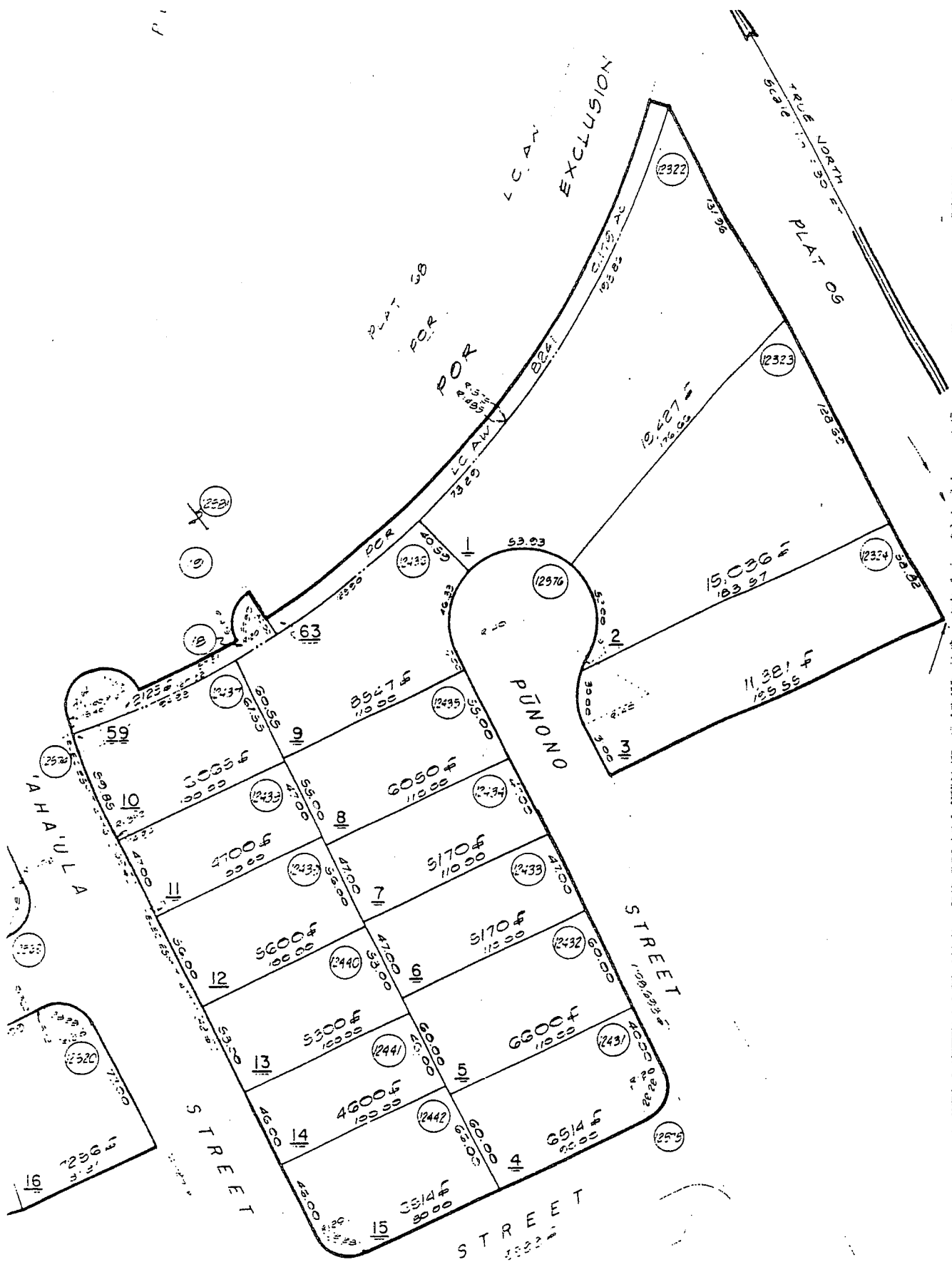












WAIMAKA

PLAT 140  
 250000 PARCELS 503

CITY OF HONOLULU

EXHIBIT B-6

9 4 139



EXHIBIT C

I. All of Grantor's right, title and interest as "Declarant", "Developer" or otherwise under the following, as amended from time to time:

NAME OF DOCUMENT	NAME OF DECLARANT/DEVELOPER	DATE OF DOCUMENT	DOCUMENT NUMBER
Declaration of Condominium Property Regime of Mililani Parkway - Phase I	Mililani Town, Inc.	1/31/89	1611320
First Amendment to Declaration of Condominium Property Regime of Mililani Parkway - Phase I			
Declaration of Condominium Property Regime of Mililani Parkway - Phase II	Mililani Town, Inc.	7/17/89	1651487
Declaration of Condominium Property Regime of Mililani Parkway - Phase III	Mililani Town, Inc.	1/4/90	1697368
Declaration of Condominium Property Regime of Mililani Parkway - Phase IV	Mililani Town, Inc.	4/3/90	1719903
Declaration of Condominium Property Regime of Mililani Pinnacle - Phase I	Mililani Town, Inc.	8/22/89	1660858
Declaration of Condominium Property Regime of Mililani Pinnacle - Phase II	Mililani Town, Inc.	6/5/90	1736889
Declaration of Condominium Property Regime of Kumelewai Court - Phase I	Castle & Cooke Residential, Inc.	12/19/91	1875449
First Amendment to Declaration of Condominium Property Regime of Kumelewai Court - Phase I	Castle & Cooke Residential, Inc.	5/7/92	1910782

NAME OF DOCUMENT	NAME OF DECLARANT/DEVELOPER	DATE OF DOCUMENT	DOCUMENT NUMBER
Declaration of Condominium Property Regime of Kumelewai Court - Phase II	Castle & Cooke Residential, Inc.	1/15/92	1884415
First Amendment to Declaration of Condominium Property Regime of Kumelewai Court - Phase II	Castle & Cooke Residential, Inc.	5/19/92	1914132
Declaration of Merger of Condominium Phases [Kumelewai Court]	Castle & Cooke Residential, Inc.	12/19/91	1875448
First Amendment to Declaration of Merger of Condominium Phases [Kumelewai Court]	Castle & Cooke Residential, Inc.	5/7/92	1910781
Declaration of Restrictive Covenants (Private Park) [Kumelewai Court]	Castle & Cooke Residential, Inc.	12/19/91	1875447
Declaration of Condominium Property Regime of Hampton Court - Phase I	Castle & Cooke Residential, Inc.	1/20/93	1991801
Declaration of Condominium Property Regime of Hampton Court - Phase II	Castle & Cooke Residential, Inc.	2/11/93	1998145
Declaration of Merger of Condominium Phases [Hampton Court]	Castle & Cooke Residential, Inc.	1/20/93	1991800
Declaration of Restrictive Covenants (Private Park) [Hampton Court]	Castle & Cooke Residential, Inc.	5/26/92	1978620

NAME OF DOCUMENT	NAME OF DECLARANT/DEVELOPER	DATE OF DOCUMENT	DOCUMENT NUMBER
Declaration of Condominium Property Regime of Hillsdale - Phase I	Castle & Cooke Residential, Inc.	6/21/93	2038037
Declaration of Condominium Property Regime of Hillsdale - Phase II	Castle & Cooke Residential, Inc.	6/28/93	2041232
Declaration of Condominium Property Regime of Hillsdale - Phase III	Castle & Cooke Residential, Inc.	7/6/93	2042652
Declaration of Condominium Property Regime of Hillsdale - Phase IV	Castle & Cooke Residential, Inc.	8/3/93	2052723
Declaration of Merger of Condominium Phases [Hillsdale]	Castle & Cooke Residential, Inc.	6/21/93	2038036
Declaration of Condominium Property Regime of Crescent Lane - Phase I	Castle & Cooke Homes Hawaii, Inc.	1/28/94	2115052
Declaration of Condominium Property Regime of Crescent Lane - Phase II	Castle & Cooke Homes Hawaii, Inc.	3/24/94	2132220
Declaration of Condominium Property Regime of Crescent Lane - Phase III	Castle & Cooke Homes Hawaii, Inc.	6/3/94	2153632
Declaration of Merger of Condominium Phases [Crescent Lane]	Castle & Cooke Homes Hawaii, Inc.	1/28/94	2115051

NAME OF DOCUMENT	NAME OF DECLARANT/DEVELOPER	DATE OF DOCUMENT	DOCUMENT NUMBER
Declaration of Protective Covenants, Conditions and Restrictions for Nehoa	Oceanic Properties, Inc.	8/1/90	1752835
Declaration of Horizontal Property Regime of Mililani Terrace - Phase I	Mililani Town, Inc.	9/26/85	1324757
Declaration of Horizontal Property Regime of Mililani Terrace - Phase II	Mililani Town, Inc.	12/6/85	1347097
Declaration of Horizontal Property Regime of Mililani Terrace - Phase III	Mililani Town, Inc.	7/28/86	1390865
Declaration of Horizontal Property Regime of Mililani Terrace - Phase IV	Mililani Town, Inc.	9/10/86	1400688
Amendment to Declaration of Horizontal Property Regime of Mililani Terrace and By-Laws of the Association of Apartment Owners of Mililani Terrace	---	5/24/94	2152314
Declaration of Covenants, Conditions and Restrictions for The Mililani Terrace Condominium Project	Castle & Cooke Homes Hawaii, Inc.	11/4/94	2194069

NAME OF DOCUMENT	NAME OF DECLARANT/DEVELOPER	DATE OF DOCUMENT	DOCUMENT NUMBER
Declaration of Covenants, Conditions and Restrictions for Mililani Town	Mililani Town, Inc.	4/19/68	441561; Liber 6030 at Page 37
Amendment to Declaration of Covenants, Conditions and Restrictions for Mililani Town	Mililani Town, Inc.	5/22/68	445150; Liber 6076 at Page 100
Declaration of Protective Covenants, Conditions and Restrictions for Mililani Pines	Mililani Town, Inc.	11/17/87	1511424
Declaration of Protective Covenants, Conditions and Restrictions for Mililani Woodcrest	Castle & Cooke Homes Hawaii, Inc.	11/1/94	2192522
Declaration of Restrictive Covenants (Private Street) [Mililani Woodcrest]	Castle & Cooke Homes Hawaii, Inc.	11/1/94	2192521

<b>NAME OF DOCUMENT</b>	<b>NAME OF DECLARANT/DEVELOPER</b>	<b>DATE OF DOCUMENT</b>	<b>DOCUMENT NUMBER</b>
Declaration of Merger of Condominium Phases [Northpointe]	Castle & Cooke Homes Hawaii, Inc.	11/9/94	2194897
Declaration of Condominium Property Regime of Northpointe - Phase I	Castle & Cooke Homes Hawaii, Inc.	11/9/94	2194898
Amendment and Complete Restatement of Declaration of Merger of Condominium Phases [Northpointe]	Castle & Cooke Homes Hawaii, Inc.	3/7/95	2222684
Amendment of Declaration of Condominium Property Regime of Northpointe - Phase I and Amendment of Condominium Map 1054	Castle & Cooke Homes Hawaii, Inc.	8/24/95	2256969
Declaration of Condominium Property Regime of Northpointe - Phase II	Castle & Cooke Homes Hawaii, Inc.	3/27/95	2226815
Amendment of Declaration of Condominium Property Regime of Northpointe - Phase II and Amendment of Condominium Map 1080	Castle & Cooke Homes Hawaii, Inc.	8/24/95	2256970
Declaration of Condominium Property Regime of Northpointe Terrace - Phase I	Castle & Cooke Homes Hawaii, Inc.	5/2/95	2235085
Amendment of Declaration of Condominium Property Regime of Northpointe Terrace - Phase I	Castle & Cooke Homes Hawaii, Inc.	6/29/95	2246430



NAME OF DOCUMENT	NAME OF DECLARANT/DEVELOPER	DATE OF DOCUMENT	DOCUMENT NUMBER
Amendment of Declaration of Condominium Property Regime of Northpointe Terrace - Phase I and Amendment of Condominium Map No. 1084	Castle & Cooke Homes Hawaii, Inc.	8/24/95	2256971
Declaration of Condominium Property Regime of Northpointe Terrace - Phase II	Castle & Cooke Homes Hawaii, Inc.	5/17/95	2238321
Amendment of Declaration of Northpointe Terrace - Phase II and Amendment of Condominium Map 1087	Castle & Cooke Homes Hawaii, Inc.	8/24/95	2256972
Declaration of Merger of Condominium Phases [Ku'ulako]	Castle & Cooke Homes Hawaii, Inc.	5/18/95	2238082
Declaration of Condominium Property Regime of Ku'ulako - Phase 1	Castle & Cooke Homes Hawaii, Inc.	5/18/95	2238331
Declaration of Condominium Property Regime of Ku'ulako - Phase 2	Castle & Cooke Homes Hawaii, Inc.	7/28/95	2252516
Declaration of Condominium Property Regime of Ku'ulako - Phase 3	Castle & Cooke Homes Hawaii, Inc.	9/27/95	2263459
Declaration of Condominium Property Regime of The Crowne at Wailuna, Phase I	Castle & Cooke Homes Hawaii, Inc.	5/27/94	94-094407
Declaration of Condominium Property Regime of The Crowne at Wailuna, Phase II	Castle & Cooke Homes Hawaii, Inc.	8/2/94	94-130740

NAME OF DOCUMENT	NAME OF DECLARANT/DEVELOPER	DATE OF DOCUMENT	DOCUMENT NUMBER
Declaration of Merger for The Crowne at Wailuna, Phase I and The Crowne at Wailuna, Phase II	Castle & Cooke Homes Hawaii, Inc.	3/1/95	95-033484
Declaration of Condominium Property Regime of The Crowne at Wailuna, Phase III	Castle & Cooke Homes Hawaii, Inc.	10/6/94	94-167375

II. All of Grantor's right, title and interest under any deeds, easements, reservations, covenants, other declarations and other recorded instruments relating to the Property, Mililani Town or any other development project of Grantor, as any are amended from time to time.

END OF EXHIBIT C



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

The original of this document was  
recorded as follows:

Land Court Order 123048  
DOCUMENT NO. \_\_\_\_\_

DATE 1-5-96 TIME 11:15

New CTs 468,703 to  
468,739.

LAND COURT SYSTEM

REGULAR SYSTEM

AFTER RECORDATION, RETURN BY MAIL ( ) PICK-UP (X):

Castle & Cooke Land Company  
P. O. Box 2990  
Honolulu, HI 96802  
Ed Chong 5482908

PETITION FOR ISSUANCE OF

SEPARATE TRANSFER CERTIFICATES OF TITLE

and

ORDER

IN THE LAND COURT OF THE STATE OF HAWAII

LAND COURT  
STATE OF HAWAII

DEC 27 10 48 AM '00

KATHLEEN J. JACOBSON  
ACTING REGISTRAR

In the Matter of the Application )  
 )  
 of )  
 )  
 JOHN II ESTATE, LIMITED )  
 )  
 to register and confirm title to )  
 lands situate in the District of )  
 Ewa, City and County of Honolulu )  
 State of Hawaii )  
 \_\_\_\_\_ )

APPLICATION NO. 1000

PETITION FOR ISSUANCE OF  
SEPARATE TRANSFER CERTIFICATES OF TITLE

Dated \_\_\_\_\_

BY ORDER OF THE COURT

\_\_\_\_\_  
Registrar

D50.4  
(OAHU-CCHH)

A TRUE COPY, ATTEST WITH  
THE SEAL OF SAID COURT.

\_\_\_\_\_  
DAVID I.D. FONG

Clerk

IN THE LAND COURT OF THE STATE OF HAWAII

In the Matter of the Application )  
 )  
 of )  
 )  
 JOHN II ESTATE, LIMITED ) APPLICATION NO. 1000  
 )  
 to register and confirm title to )  
 lands situate in the District of )  
 Ewa, City and County of Honolulu )  
 State of Hawaii )  
 )

---

PETITION FOR ISSUANCE OF  
SEPARATE TRANSFER CERTIFICATES OF TITLE

TO: THE HONORABLE JUDGE OF THE  
LAND COURT OF THE STATE OF HAWAII

Comes now CASTLE & COOKE HOMES HAWAII, INC., a Hawaii corporation, hereinafter called "CCHHI", formerly known as Castle & Cooke Hawaii, Inc. having changed its corporate name by Land Court Order No. 122741, and respectfully show unto this Court as follows:

1. CCHHI is the owner of all of the lands covered by Transfer Certificate of Title No. 466409. Such lands were acquired by Deed, dated December 8, 1995 and filed as Document No. 2277107 ("Deed"). The Deed conveyed numerous lots in various projects.

2. Various Transfer Certificates of Title. Only one Transfer Certificate of Title No. 466409 was issued with respect to the Deed. Prior to the Deed, the land covered by Transfer Certificate of Title No. 466409 was covered by several Transfer

Certificates of Title. Due to the volume of land covered by Transfer Certificate of Title No. 466409, it is unduly cumbersome for Petitioner and the Office of the Assistant Registrar to identify the appropriate encumbrances and endorsements affecting the various lots covered by Transfer Certificate of Title No. 466409. Petitioner desires that separate Transfer Certificates of Title be issued corresponding to the lands covered under the prior Transfer Certificate of Title recited in said Deed. Such prior Transfer Certificates of Title were the 37 as follows:

Transfer Certificate of Title No.

139579	468703	419089	468721
149792	468704	423655	468722
169175	468705	427479	468723
171013	468706	428582	468724
216517	468707	431544	468725
266218	468708	440761	468726
284048	468709	441018	468727
320750	468710	442842	468728
335280	468711	448638	468729
360305	468712	448782	468730
364712	468713	451074	468731
368497	468714	452061	468732
384353	468715	454378	468733
404823	468716	455334	468734
406728	468717	456073	468735
408544	468718	456700	468736
415146	468719	456917	468737
415419	468720	460406	468738
		463026	468739

WHEREFORE, Petitioner respectfully prays as follows:

A. That the Assistant Registrar be authorized and directed to issue 37 new Transfer Certificates of Title covering the land respectively covered under the above listed prior Transfer Certificates of Title.

B. That an Order issue directing the Assistant Registrar of the Court to cancel Transfer Certificate of Title No. 466409, all in accordance with Chapter 501 of the Hawaii Revised Statutes, as amended.

DATED: Honolulu, Hawaii December 15, 1995.

CASTLE & COOKE HOMES HAWAII, INC.

By Wallace Miyahira  
WALLACE MIYAHIRA  
Its President

By B. Garcia  
B. GARCIA  
Its Controller

Subscribed and sworn to  
before me this 15th day  
of December, 1995.

Cynthia Kadlecan  
Notary Public, State of Hawaii

My commission expires: 3/22/98

Co



ORDER

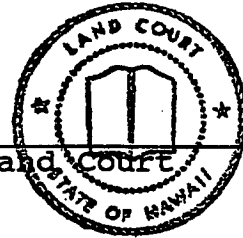
The foregoing Petitioner having duly come before me and good cause appearing therefore, the prayer of this petition is granted and the Assistant Registrar of this Court is so ordered.

DEC 22 1953

DATED: Honolulu, Hawaii \_\_\_\_\_, 19\_\_.

KATHLEEN HANAWAHINE

Acting Registrar For Judge of the Land Court





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

BUREAU OF CONVEYANCES

DATE DEC 20 1995 FILE 308  
DOCUMENT NO. 45-164933

LAND COURT SYSTEM

REGULAR SYSTEM

AFTER RECORDATION, RETURN BY MAIL ( ) PICK-UP (X):

CASTLE & COOKE LAND COMPANY, INC.  
P. O. Box 2990  
Honolulu, Hawaii 96802

①

ARTICLES OF AMENDMENT TO CHANGE CORPORATE NAME

FROM

CASTLE & COOKE HAWAII, INC.

TO

CASTLE & COOKE HOMES HAWAII, INC.

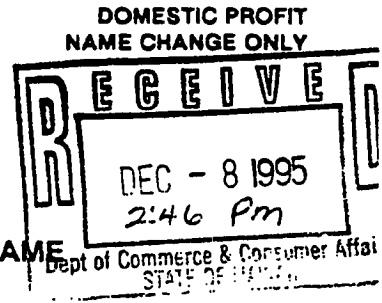
STATE OF HAWAII  
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS



THE DIRECTOR'S OFFICIAL CERTIFICATION  
APPEARS ON THE BACK OF THE FIRST PAGE OF THE  
ATTACHED DOCUMENT.

Nonrefundable Filing Fee: \$25.00  
Submit Original and One True Copy

STATE OF HAWAII  
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS  
Business Registration Division  
1010 Richards Street  
Mailing Address: P. O. Box 40, Honolulu, Hawaii 96810



**ARTICLES OF AMENDMENT TO CHANGE CORPORATE NAME**  
(Section 415-61, Hawaii Revised Statutes)

The undersigned, duly authorized officers of the corporation submitting these Articles of Amendment, certify as follows:

- 1. The present name of the corporation is:  
CASTLE & COOKE HAWAII, INC.
- 2. The name of the corporation is changed to:  
CASTLE & COOKE HOMES HAWAII, INC.
- 3. Total number of shares outstanding is: 1,000

4. If adoption of the amendment to change the corporate name was at a meeting, complete the following:  
The meeting of the shareholders was held on \_\_\_\_\_  
(Month Day Year)

Class/Series	Number of Shares Voting For Amendment	Number of Shares Voting Against Amendment

5. If adoption of the amendment to change the corporate name was by unanimous written consent of the shareholders, complete the following:

By written consent dated December 4, 1995  
(Month Day Year)  
the shareholders unanimously adopted the amendment to change the corporate name.

We certify under the penalties of Section 415-136, Hawaii Revised Statutes, that we have read the above statements, and that the same are true and correct

Witness our hands this 4th day of December, 19 95.

Kevin R. Shaney, Secretary

(Type/Print Name & Title)

(Signature of Officer)

Bert T. Kido, Vice President

(Type/Print Name & Title)

(Signature of Officer)

(See Reverse Side For Instructions)

I HEREBY CERTIFY that this is a true and correct copy of the original recorded in this office.



*Anthony J. Puetz*  
DIRECTOR OF COMMERCE AND  
CONSUMER AFFAIRS

By: *Amy Oka*  
BUSINESS REGISTRATION ASSISTANT

Date: DEC - 8 1995

**CASTLE & COOKE HOMES HAWAII**  
**As of December 31, 2006**  
**Unaudited Financial Statements**

12/31/06

ASSETS:

Cash	250,009.36
Marketable and Other Securities	-
Accounts Receivable, net	33,175.58
Other Receivables	2,109,779.76
Inventory, net	-
Other Current Assets	306,244.19
Total Current Assets	<u>2,699,208.89</u>
Property, Plant & Equip	17,039,232.60
Accumulated Depreciation	4,755,449.39
Net Property, Plant & Equip	<u>12,283,783.21</u>
Notes Receivable	-
Assets Held For Sale (Indianola DG)-MEMO	-
Real Estate Developments	175,689,195.10
Investment in Consolidated Subs	(2.00)
Investment in Non-consolidated Subs	-
Other R/E & Assets Held for Investment	-
Other Noncurrent Assets	2,148,210.56
TOTAL ASSETS	<u><u>192,820,395.76</u></u>

LIABILITES & EQUITY:

Accounts Payable	24,453,799.62
Accrued Liabilities	4,244,209.49
Current Portion of Long-term Debt	-
Income Taxes Payable	39,007,757.98
Total Current Liabilities	<u>67,705,767.09</u>
Accrued and Other Liabilities/Minority Interest	8,325,258.02
Liabilities Held For Sale (Indianola DG)-MEMO	-
Deferred Taxes	122,550,028.40
Intercompany Payable	(613,652,639.27)
Long-term Debt	(1.00)
Total Noncurrent Liabilities	<u>(482,777,353.85)</u>
Capital Stock	1,000.00
Other Paid-in-Capital	128,292,871.48
Retained Earnings - Beginning	422,395,728.98
- current p&l	61,012,133.49
- other	(3,809,751.43)
Retained Earnings - Ending	<u>479,598,111.04</u>
Total Equity	<u>607,891,982.52</u>
TOTAL LIABILITES & EQUITY	<u><u>192,820,395.76</u></u>

Net Sales	267,358,206.29
Cost of Sales/Operations (excludes selling cost; include selling depr/amort)	<u>156,887,327.83</u>
Gross Profit	<u>110,470,878.46</u>
Interco exp (inc) exclude intercompany interest	-
Selling, general & administrative (excludes selling depr/amort)	10,850,211.17
Operating Profit	<u>99,620,667.29</u>
Other inc (exp) - Includes 3rd Party Int. Inc.	399,225.18
Operating EBIT	<u>100,019,892.47</u>
Interest: (exp) - 3rd Party	(1.00)
Interest: inc (exp), net Interco	-
Nonoperating items inc (exp)	-
Pretax Income (Loss)	<u>100,019,891.47</u>
Income Tax Provision	<u>39,007,757.98</u>
Net Income (Loss)	<u><u>61,012,133.49</u></u>

Environmental Impact Statement Preparation Notice

**Castle & Cooke Waiawa**  
**Waipio and Waiawa, Oahu, Hawaii**

Prepared for:

Castle and Cooke Homes Hawaii, Inc.

Prepared by:

Wilson Okamoto Corporation

July 2007

**EXHIBIT** "6"

(COVER PAGE ONLY. EXHIBIT "6"  
IS BEING FILED WITH THE STATE  
LAND USE COMMISSION AS A  
SEPARATE DOCUMENT.)



BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAI'I

In the Matter of the Petition of ) DOCKET NO. A07-775  
)  
CASTLE & COOKE HOMES HAWAII, INC. ) CASTLE & COOKE HOMES  
) HAWAII, INC.  
To Amend the Agricultural Land )  
Use District Boundary into the )  
Urban District for approximately )  
191.214 acres at Waipio and Waiawa, Island )  
of Oahu, State of Hawaii, TMK: (1)9-4-06: )  
portion of 29, (1) 9-6-04: 21 and (1)9-4-06: )  
portion of 31 )  
\_\_\_\_\_ )

AFFIDAVIT OF SERVICE OF PETITION  
FOR LAND USE DISTRICT BOUNDARY AMENDMENT

BENJAMIN M. MATSUBARA, #993-0  
CURTIS T. TABATA, #5607-0  
WYETH M. MATSUBARA, #6935-0  
Matsubara, Lee & Kotake  
888 Mililani Street, 8<sup>th</sup> Floor  
Honolulu, Hawai'i 96813

Attorneys for Petitioner  
CASTLE & COOKE HOMES  
HAWAII, INC.

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of ) DOCKET NO. A07-775  
)  
CASTLE & COOKE HOMES HAWAII, INC. ) CASTLE & COOKE HOMES  
) HAWAII, INC.  
To Amend the Agricultural Land )  
Use District Boundary into the )  
Urban District for approximately )  
191.214 acres at Waipio and Waiawa, Island )  
of Oahu, State of Hawaii, TMK: (1)9-4-06: )  
portion of 29, (1) 9-6-04: 21 and (1)9-4-06: )  
portion of 31 )  
\_\_\_\_\_ )

AFFIDAVIT OF SERVICE OF PETITION  
FOR LAND USE DISTRICT BOUNDARY AMENDMENT

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

Benjamin M. Matsubara, being first duly sworn on oath, deposes and says:

A. Affiant is the attorney for Petitioner Castle & Cooke Homes Hawaii, Inc. and agent of the Petitioner for a State of Hawai'i Land Use District Boundary Amendment from Agricultural Land Use District to Urban District, identified as Docket No. A07-775, for land situated at Waipio and Waiawa, Oahu, Hawai'i and identified as Tax Map Key Nos. (1)9-4-06: portion of 29, (1)9-6-04: 21 and (1)9-4-06: portion of 31.

B. In compliance with §15-15-48(a) of the Hawai'i Administrative Rules ("HAR"), Affiant did on July 3, 2007, deposit in the United States Mail, postage prepaid,

by certified mail, a copy of the Petition for District Boundary Amendment, to the following:

MS. LAURA H. THIELEN, Director  
Office of Planning, State of Hawai`i  
235 Beretania Street, 6<sup>th</sup> Floor  
Honolulu, Hawai`i 96813

BRIAN C. YEE, ESQ.  
Deputy Attorney General  
Department of the Attorney General  
425 Queen Street  
Honolulu, Hawai`i 96813

MR. HENRY ENG, Director  
Department of Planning & Permitting  
City & County of Honolulu  
650 South King Street  
Honolulu, Hawai`i 96813

Planning Commission  
City & County of Honolulu  
650 South King Street  
Honolulu, Hawai`i 96813

CARRIE K. OKINAGA, ESQ.  
Corporation Counsel  
LORI ANN K. K. SUNAKODA, ESQ.  
Deputy Corporation Counsel  
Department of the Corporation Counsel  
530 South King Street  
Room 110, Honolulu Hale  
Honolulu, Hawai`i 96813

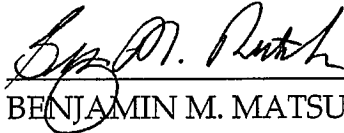
Waiawa Ridge Development LLC  
560 North Nimitz Highway, Suite 211  
Honolulu, Hawaii 96817

Hawaiian Electric Company, Inc.  
Attn Corporate Secretary  
P.O. Box 2750  
Honolulu, Hawaii 96840

Hawaiian Telcom, Inc.  
Legal Department  
P.O. Box 2200  
Honolulu, Hawaii 96841

C. This Affidavit is provided in compliance with §15-15-50(c)(5), (C), HAR.

That further Affiant sayeth naught.

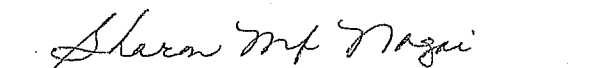


BENJAMIN M. MATSUBARA

Attorney for Petitioner

CASTLE & COOKE HOMES HAWAII, INC

Subscribed and sworn to me  
this 3<sup>rd</sup> day of July 2007

  
Name: SHARON M.F. NAGAI  
Notary Public, State of Hawai'i  
My Commission expires: 04-21-09

L.S.

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of ) DOCKET NO. A07-775  
)  
CASTLE & COOKE HOMES HAWAII, INC. ) CASTLE & COOKE HOMES  
) HAWAII, INC.  
To Amend the Agricultural Land )  
Use District Boundary into the )  
Urban District for approximately )  
191.214 acres at Waipio and Waiawa, Island )  
of Oahu, State of Hawaii, TMK: (1)9-4-06: )  
portion of 29, (1) 9-6-04: 21 and (1)9-4-06: )  
portion of 31 )  
\_\_\_\_\_)

AFFIDAVIT OF SENDING OF NOTIFICATION OF PETITION FILING

BENJAMIN M. MATSUBARA, #993-0  
CURTIS T. TABATA, #5607-0  
WYETH M. MATSUBARA, #6935-0  
Matsubara, Lee & Kotake  
888 Mililani Street, 8<sup>th</sup> Floor  
Honolulu, Hawai'i 96813

Attorneys for Petitioner  
CASTLE & COOKE HOMES  
HAWAII, INC.

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of ) DOCKET NO. A07-775  
)  
CASTLE & COOKE HOMES HAWAII, INC. ) CASTLE & COOKE HOMES  
) HAWAII, INC.  
To Amend the Agricultural Land )  
Use District Boundary into the )  
Urban District for approximately )  
191.214 acres at Waipio and Waiawa, Island )  
of Oahu, State of Hawaii, TMK: (1)9-4-06: )  
portion of 29, (1) 9-6-04: 21 and (1)9-4-06: )  
portion of 31 )  
\_\_\_\_\_)

AFFIDAVIT OF SENDING OF NOTIFICATION OF PETITION FILING

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

Benjamin M. Matsubara, being first duly sworn on oath, deposes and says:

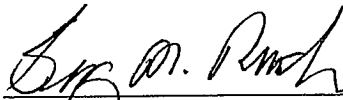
A. Affiant is the attorney for Petitioner Castle & Cooke Homes Hawaii, Inc. and agent of the Petitioner for a State of Hawaii Land Use District Boundary Amendment from Agricultural Land Use District to Urban District, identified as Docket No. A07-775, for land situated at Waipio and Waiawa, Oahu, Hawai'i and identified as Tax Map Key Nos. (1)9-4-06: portion of 29 and (1)9-6-04: 21.

B. In compliance with §15-15-50(d) of the Hawai'i Administrative Rules ("HAR"), Affiant did on July 3, 2007, deposit in the United States Mail, postage prepaid,

by regular mail, a copy of the attached Notification of Petition Filing, to the persons identified in the attached mailing list.

C. This Affidavit is provided in compliance with §15-15-50(d), HAR.

That further Affiant sayeth naught.

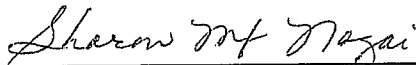


BENJAMIN M. MATSUBARA

Attorney for Petitioner

CASTLE & COOKE HOMES HAWAII, INC

Subscribed and sworn to me  
this 3<sup>rd</sup> day of July 2007



Name: SHARON M.F. NAGAI

Notary Public, State of Hawai'i

My Commission expires: 04-21-09

L-5.

July 3, 2007

**NOTIFICATION OF PETITION FILING**

This is to advise you that a petition to amend the State Land Use District Boundaries with the following general information has been submitted to the State of Hawai'i Land Use Commission:

Docket No: A07-775  
Petitioner/Address: Castle & Cooke Homes Hawaii, Inc.  
P.O. Box 898900  
Miliiani, Hawai'i 96789-8900  
Matsubara, Lee & Kotake  
888 Miliiani Street, 8<sup>th</sup> Floor  
Honolulu, Hawai'i 96813  
Landowners and Tax Map Key Number: Castle & Cooke Homes Hawaii, Inc.  
(1) 9-4-06: por. 29 and (1) 9-6-04:21

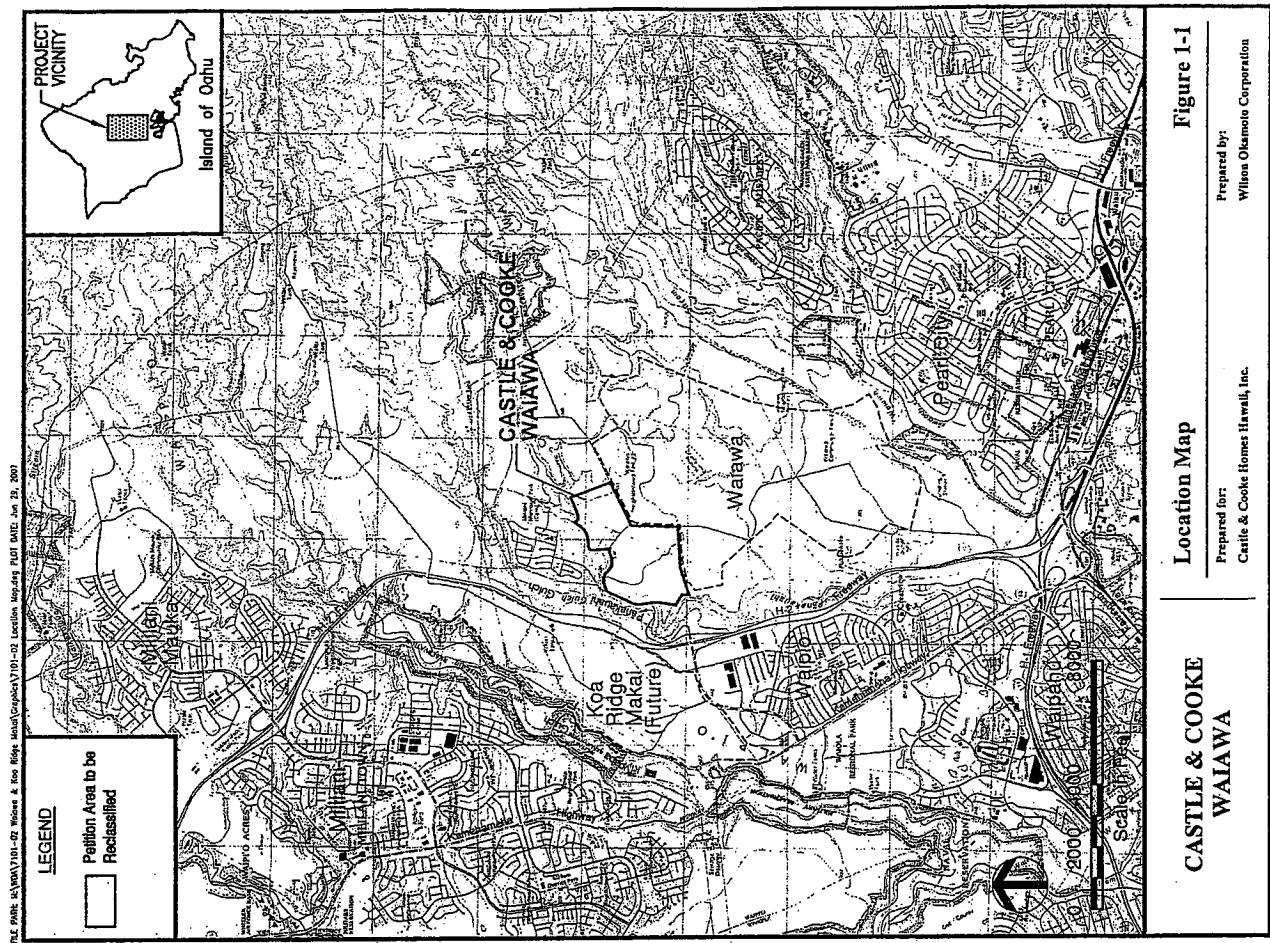
Waiawa Ridge Development LLC  
(1) 9-4-06: por. 31

Location: Waipio and Waiawa, Oahu, Hawai'i  
Requested Reclassification: Agricultural to Urban

Acreage: Approximately 191.214 acres  
Proposed Use: A single-family and multi-family housing project with a small neighborhood commercial area, open space and park areas.

You may review detailed information regarding the petition at the Land Use Commission ("Commission") office or the City and County of Honolulu, Department of Planning and Permitting located at 650 South King Street, Ground Floor, Honolulu, Hawai'i. The Commission's office is located at 235 S. Beretania Street, Room 406, Honolulu, Hawai'i. Office hours are from 7:45 a.m. to 4:30 p.m., Mondays through Fridays.

A hearing on this petition will be scheduled at a future date. If you are interested in participating in the hearing as a public witness, please write or call the Commission office at P.O. Box 23559, Honolulu, Hawai'i 96804-2359; telephone (808)587-3822. If you intend to participate in the hearing as an intervenor, pursuant to § 15-15-52, Hawai'i Administrative Rules, you should file a Notice of Intent to Intervene with the Commission within 30 days of the date of this notice. Please contact the Commission office for further information.





UH Director of Capital Improvements  
1951 East West Road  
Honolulu, Hawaii 96822

Mr. Carroll Cox  
PO Box 89-3062  
Millilani, HI 96789

STATEWIDE LIST 2007  
Last Updated: 6/25/07

Earth Justice Legal Defense Fund  
Austin Building, Suite 400  
223 South King Street  
Honolulu HI 96813

Mr. Perry Artates  
Hawaii Operating Engineers  
95 Lono Avenue, Suite 104  
Kahului HI 96732-1610

Ashford & Wriston Library  
P. O. Box 131  
Honolulu HI 96810

Associated Press  
500 Ala Moana Boulevard, Suite 7-590  
Honolulu, Hawaii 96813

Rose Marie H. Duey  
Alu Like, Inc., Maui Island Center  
1977 Kaohu Street  
Wailuku HI 96793

Mr. Ikuto Taketa  
c/o Hawaii Irrigation & Supply  
803 Mapunapuna Street  
Honolulu HI 96819

Michael J. Belles, Esq.  
Belles Graham Proudfoot & Wilson  
4334 Rice Street, Suite 202  
Lihue HI 96766

Roddy Bilan  
P. O. Box 30602  
Honolulu HI 96820

Gary L. Blaich, M.D.  
P. O. Box 1434  
Kilauea HI 96754

Mr. Merle A.K. Kelai  
P.O. Box 3440  
Honolulu, Hawaii 96801

Mr. Kenneth Okamura  
641 Polipoli Road  
Kula, Hawaii 96790

James S. Greenwell  
Lanihau Partners L.P.  
3465 Waialae Avenue, Suite 260  
Honolulu HI 96816

Patrick Borge, Sr.  
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BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII

In the Matter of the Petition of	)	DOCKET NO. A07-775
	)	
CASTLE & COOKE HOMES HAWAII, INC.	)	CASTLE & COOKE HOMES
	)	HAWAII, INC.
To Amend the Agricultural Land	)	
Use District Boundary into the	)	
Urban District for approximately	)	
191.214 acres at Waipio and Waiawa, Island	)	
of Oahu, State of Hawaii, TMK: (1)9-4-06:	)	
portion of 29, (1) 9-6-04: 21 and (1)9-4-06:	)	
portion of 31	)	
_____	)	

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing document was duly served upon the following by depositing the same in the AS INDICATED BELOW on July 3, 2007:

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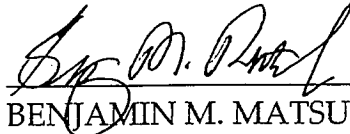
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