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LAND USE COMMISSION
STATE OF HAWAII

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2014 OCT 22 P 3:44

Attorneys for Successor Petitioner (To Parcel 52)
HO'OHANA SOLAR 1, LLC

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of

HALEKUA DEVELOPMENT
CORPORATION, a Hawai'i corporation

To Amend the Agricultural Land Use District
Boundary into the Urban Land Use District for
Approximately 503.886 Acres at Waikele and
Ho'ae'ae, 'Ewa, O'ahu, City and County of
Honolulu, State of Hawai'i, Tax Map Key No.
9-4-02: 1, portion of 52, 70 and 71

DOCKET NO. A92-683

SUCCESSOR PETITIONER (TO PARCEL
52), HO'OHANA SOLAR 1, LLC'S
EXHIBIT 4 (ERRATA); SUCCESSOR
PETITIONER'S SECOND LIST OF
EXHIBITS; SUCCESSOR PETITIONER'S
SECOND LIST OF WITNESSES;
SUCCESSOR PETITIONER'S FIRST LIST
OF REBUTTAL WITNESSES;
SUCCESSOR PETITIONER'S EXHIBITS
13D, 23-33; CERTIFICATE OF SERVICE

**SUCCESSOR PETITIONER (TO PARCEL 52), HO'OHANA SOLAR 1, LLC'S EXHIBIT
4 (ERRATA); SUCCESSOR PETITIONER'S SECOND LIST OF EXHIBITS;
SUCCESSOR PETITIONER'S SECOND LIST OF WITNESSES;
SUCCESSOR PETITIONER'S FIRST LIST OF REBUTTAL WITNESSES;
SUCCESSOR PETITIONER'S EXHIBITS 13D, 23-33**

Successor Petitioner to the portion of the Petition Area identified as Tax Map Key No. (1)

9-4-02: 052 ("Parcel 52"), HO'OHANA SOLAR 1, LLC, by and through its legal counsel,

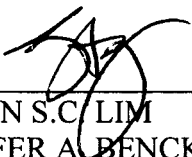
CARLSMITH BALL LLP, hereby respectfully submits to the State of Hawai'i Land Use

Commission, *Successor Petitioner's Exhibit 4 (Errata)*; *Successor Petitioner's Second List of Exhibits*; *Successor Petitioner's Exhibits 13D, 23 – 33*; *Successor Petitioner's First List of Rebuttal Witnesses*; *Certificate of Service*.

Page 5 of Successor Petitioner's *Memorandum in Support of Motion for Order Amending the Findings of Fact, Conclusions of Law, and Decision and Order filed on October 1, 1996*, filed with the Land Use Commission on August 11, 2014, inadvertently noted that approximately **850** of the 2,000 residential units planned for the Royal Kunia Phase II project are planned to be developed on Parcel 52. As correctly noted on page 26 of Successor Petitioner's *Memorandum in Support*, the number of residential units that are planned to be developed on Parcel 52 is approximately **580**. See Development Plan Land Use Amendment Application and Final Environmental Assessment for Royal Kunia, Phase II, Increment 3 (May 1996), at 9, 12, attached hereto as **Successor Petitioner's Exhibit 4 (Errata)**.

Successor Petitioner incorporates the exhibits filed by the parties to the Motion to Amend, and reserves the right to call the witnesses listed by the parties to the Motion to Amend.

DATED: Honolulu, Hawai'i, October 22, 2014.



STEVEN S.C. LIM
JENNIFER A. BENCK
PUANANIONAONA P. THOENE

Attorneys for Successor Petitioner to Parcel 52
HO'OHANA SOLAR 1, LLC

**SUCCESSOR PETITIONER HO'OHANA SOLAR 1, LLC'S FIRST LIST OF EXHIBITS
LAND USE COMMISSION DOCKET NO. A92-683**

Successor Petitioner's Exhibits 1-16 were filed with the Commission on August 11, 2014 as a part of Ho'ohana's *Motion for Order Amending the Findings of Fact, Conclusions of Law, and Decision and Order filed on October 1, 1996* in Docket No. A92-683.

Successor Petitioner's Exhibits 17-22 were filed with the Commission on October 8, 2014 as part of Ho'ohana's *Motion for Order Amending the Findings of Fact, Conclusions of Law, and Decision and Order filed on October 1, 1996* in Docket No. A92-683.

Successor Petitioner's Exhibits 13D, 23-33 were filed with the Commission on October 22, 2014 as part of Ho'ohana's *Motion for Order Amending the Findings of Fact, Conclusions of Law, and Decision and Order filed on October 1, 1996* in Docket No. A92-683.

EX. NO.	DESCRIPTION	PARTY OBJECTIONS	ADMIT
1.	Map of the Petition Area in Docket No. A92-683, TMK Nos. (1) 9-4-002: 001 (por.), 052, 070, 071, 078 and 079 superimposed of the current tax map; GIS map showing the existing development southeast of and adjacent to the Petition Area		
2A.	Graphic showing the State Land Use District classifications of the Petition Area and surrounding properties		
2B.	Map of the Petition Area with an overlay of the current zoning		
2C.	Map of the regions covered by the Central O'ahu Sustainable Communities Plan		
2D.	Portions of the City and County of Honolulu Land Use Ordinances Master Use Table 21-3		
3.	Excerpts from the Findings of Fact, Conclusions of Law, and Decision and Order filed on October 1, 1996 in Docket No. A92-683 (" 1996 Order ")		
4.	Excerpts from the Development Plan and Final Environmental Assessment for Royal Kunia, Phase II, Increment 3, dated May 1996	WITHDRAWN/ CORRECTED	

4.	Successor Petitioner's Exhibit 4 filed with Successor Petitioner's Motion to Amend on August 11, 2014 is to be replaced with the exhibit marked Successor Petitioner's Exhibit 4 (Errata), excerpts from the Development Plan and Final Environmental Assessment for Royal Kunia, Phase II, Increment 3, dated May 1996, filed on October 17, 2014		
5.	Memorandum of Option Agreement between Robinson Kunia Land, LLC and Forest City Sustainable Resources, LLC, dated August 2, 2012		
6.	Ho'ohana team fact sheet		
7.	Robinson Kunia Land, LLC's consent to the Motion to Amend		
8.	Graphic explaining the Project's interconnection to the HECO electric grid vs. residential interconnection to the grid		
9.	Electrical site plan		
10.	Photograph of the photovoltaic ("PV") modules		
11.	Schematics of the PV modules racking and tracker systems, Project substations, inverters, concrete pads, and fencing		
12.	Archaeological Inventory Survey for Parcel 52 and Plantation Road		
13A.	Letter from Senator Mike Gabbard in support of the Ho'ohana Solar Project		
13B.	Letter from Blue Planet Hawai'i in support of the Ho'ohana Solar Project		
13C.	Letter from the Royal Kunia Country Club in support of the Ho'ohana Solar Project		
13D.	Letter from Senator Michelle Kidani in support of the Ho'ohana Solar Project		
14.	View study of the Ho'ohana Solar Project from surrounding neighborhoods		
15.	Title reports for the Petition Area		

16.	Letter from Steven S.C. Lim to Daniel Orodenker, dated July 31, 2014		
17.	Revised Preliminary Solar Farm Layout		
18.	Natural Resources Survey for the Ho'ohana Solar Farm site in Kunia, O'ahu		
19.	Construction Traffic Assessment for the Proposed Ho'ohana Solar Farm		
20A.	Letter from Clifford Smith, Meridian 158, LLC, to Larry Greene, Director of Public Policy and Business Development, Hanwha Solar Energy America, dated October 8, 2014		
20B.	Federal Aviation Administration ("FAA") Determination of No Hazard to Air Navigation, dated October 8, 2014 (Because the FAA Determinations for each of the 20 points studied are identical in substance, only one determination is filed herein.)		
20C.	FAA Project Submission Success sheet, submitted August 10, 2014		
20D.	Summary Solar Glare Hazard Analysis Report Table for Honolulu International Airport; Project Coordinate Summary Table ("Exhibit A")		
21.	Letter from Sanford S.C. Yuen, P.E., Department of the Navy, to Mr. Clarence K. Tanonaka, Assistant to the President ParEn. Inc. dba Park Engineering, dated January 11, 1996		
22.	Sample lighting cut-off standards		
23.	Resume of Jeffrey H. Overton, AICP, LEED AP, Principal, Group 70 International, Inc.		
24.	Resume of Laurence Greene, Director of Public Policy and Business Development, Hanwha Solar Energy America		
25.	Resume of Robert L. Spear, Ph.D., Principal Investigator, Scientific Consultant Services, Inc.		
26.	Resume of Jon Wallenstrom, President, Forest City Hawaii		

27.	Curriculum Vitae of Ann Bouslog, Development Manager, Forest City Hawaii		
28.	Resume of Clifford Smith, Principal, Meridian 158, LLC		
29.	Resume of Sohrab Rashid T.E., Principal, Fehr & Peers		
30.	Resume of Eric B. Guinther, Senior Ecologist, AECOS Inc.		
31.	Resume of Joanne (Nonie) Toledo Hamm, President & CEO, Nonie Toledo & Associates, Inc.		
32.	Royal Kunia – Phase II Drainage Master Plan		
33.	Royal Kunia Phase II: Increment III Engineering Study		

**SUCCESSOR PETITIONER HO‘OHANA SOLAR 1, LLC'S
SECOND LIST OF WITNESSES
LAND USE COMMISSION DOCKET NO. A92-683**

Name, Position, Organization (in order of appearance)	To be qualified as a witness in:	Subject Matter	Exhibit Nos.	Written Testimony	Length of Direct
Jeffrey H. Overton, AICP, LEED AP, Principal, Group 70 International, Inc.	Land use and environmental planning	Land use and environmental planning	1-4,8-12-15, 17, 23, 32	Reserved	30
Laurence Greene, Director of Public Policy and Business Development, Hanwha Solar Energy America	Utility scale solar development projects	Overall project analysis	5, 6, 8-11, 17, 22, 24	Reserved	30
Ann Bouslog, Development Manager, Forest City Hawaii	N/A	Project development and renewable energy sector	16	Reserved	15

**SUCCESSOR PETITIONER HO‘OHANA SOLAR 1, LLC'S
FIRST LIST OF REBUTTAL WITNESSES
LAND USE COMMISSION DOCKET NO. A92-683**

Name, Position, Organization (in order of appearance)	To be qualified as a witness in:	Subject Matter	Exhibit Nos.	Written Testimony	Length of Direct
Allan Zawtocky, Co-Trustee under the Will and of the Estate of Mark Alexander Robinson, and Co-Trustee under that Certain Deed of Trust executed by Mark Alexander Robinson and Mary Kapuahaulani Hart Robinson, Members, Robinson Kunia Land LLC	N/A	Landowner representative	7	No	10
Robert L. Spear, Ph.D., Principal Investigator, Scientific Consultant Services, Inc.	Archaeology	Archaeological, cultural and historic resources	12	Reserved	15

Jon Wallenstrom, President, Forest City Hawaii	N/A	Project development	TBD	Reserved	15
Clifford Smith, Principal, Meridian 158, LLC	Development Consultant	Project management	20A-20D	Reserved	20
Sohrab Rashid T.E., Principal, Fehr & Peers, or, Anjuli Bakhr, Transportation Engineer, Fehr & Peers	Traffic engineer	Traffic management	19	Reserved	TBD
Eric B. Guinther, Senior Ecologist, AECOS Inc.	Ecologist	Natural resources	18	Reserved	15
Joanne (Nonie) Toledo Hamm, President & CEO, Nonie Toledo & Associates, Inc.	N/A	Community outreach	13A-13D	Reserved	10

1996-06-08-0A-*FEA- Royal Kunia Phase II* JUN 8 1996
INCREMENT 3

FILE COPY

DEVELOPMENT PLAN LAND USE
AMENDMENT APPLICATION
AND
FINAL ENVIRONMENTAL ASSESSMENT
FOR
ROYAL KUNIA, PHASE II
INCREMENT 3
Hoaeae and Waikele, Oahu

MAY 1996

**DEVELOPMENT PLAN LAND USE
AMENDMENT APPLICATION
AND
FINAL ENVIRONMENTAL ASSESSMENT
FOR
ROYAL KUNIA, PHASE II
INCREMENT 3**

Hoaeae and Waikele, Oahu

May 1996

Prepared For: Halekua Development Corporation
2024 North King Street
Honolulu, Hawaii 96819

Prepared By: William E. Wanket, Inc.
Kapolei Building, Suite 320
1001 Kamokila Boulevard
Kapolei, Hawaii 96707

SECTION 1.0 INTRODUCTION

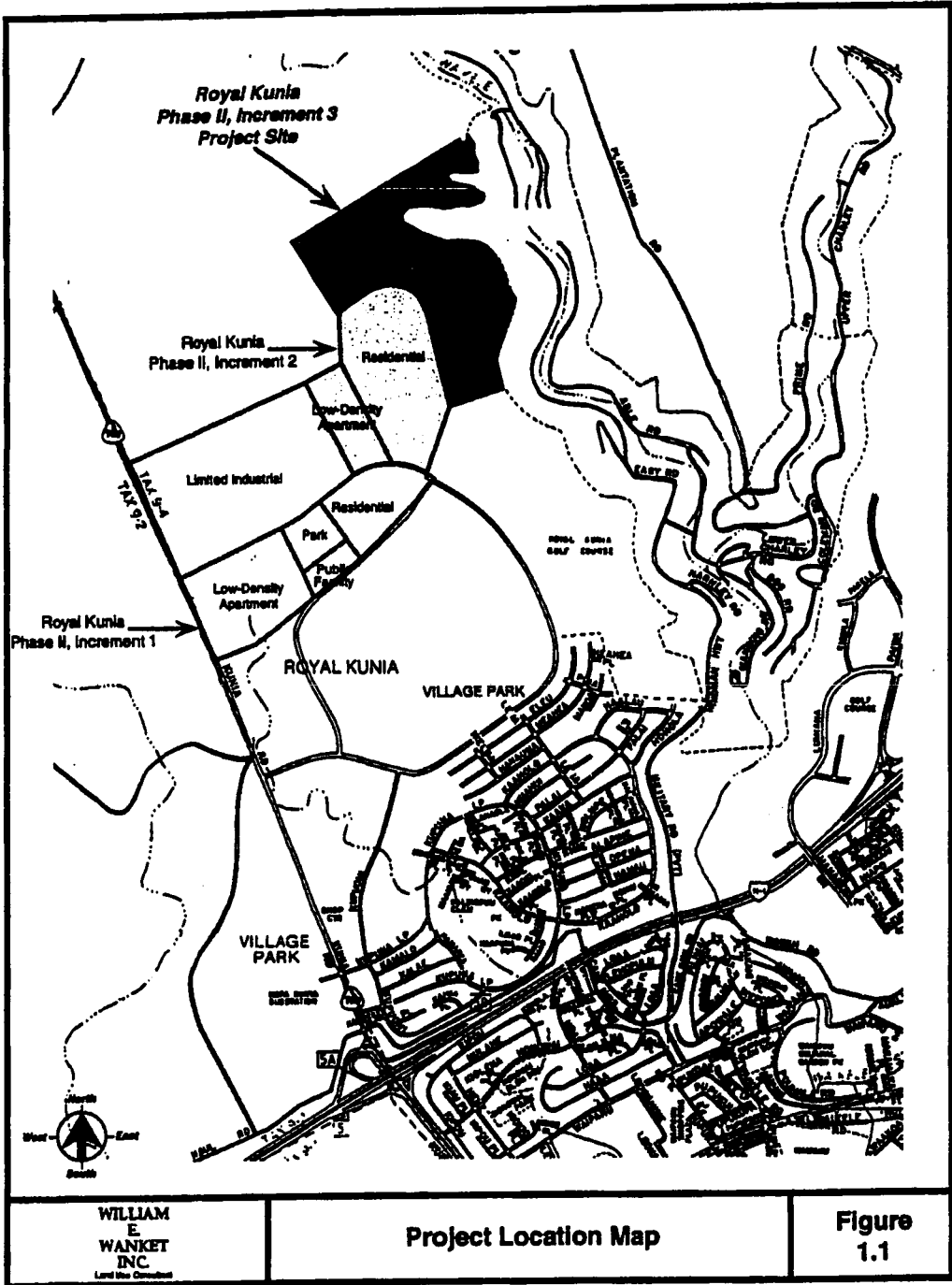
1.1 PURPOSE FOR AMENDMENT APPLICATION AND REPORT

This document was prepared for the Halekua Development Corporation (applicant) to serve as the Development Plan Land Use Amendment (DP Amendment) application and Final Environmental Assessment (Final EA) for the proposed Royal Kunia, Phase II, Increment 3 residential development in Hoaeae and Waikele, Oahu. The applicant is seeking a DP Amendment from Preservation to Residential for the Increment 3 project site. As a result, this application is being filed with the City and County of Honolulu (City) Planning Department for processing to implement the continuing development of Royal Kunia.

This Final EA was prepared under Chapter 343 of the Hawaii Revised Statutes, and in accordance with the content requirements of the State Department of Health's (DOH) Administrative Rules, Title 11, Chapter 200 Environmental Impact Statement Rules (referred to as EIS Rules). This document was also intended to satisfy the informational requirements for the City Planning Department's DP Amendment application. A Draft EA, dated January 1996, was previously prepared and first published in the February 23, 1996 issue of the Office of Environmental Quality Control's *Environmental Notice*. The 30-day comment period on this Draft EA ended March 26, 1996.

The proposed Royal Kunia, Phase II, Increment 3 residential project would involve about 156.8± acres of land situated in Hoaeae and Waikele of Central Oahu. Figure 1.1 shows the project's location and surrounding vicinity. The purpose of this project and DP Amendment request is to allow the applicant to refine the residential portion of the Phase II master plan. Under this refinement, the unit mix associated with the 2,000 residential units already approved for the entire Phase II area will be changed to better meet changing market demands. As a result, a greater percentage of the 2,000 units would consist of single-family homes compared to multi-family townhomes previously planned, and would be spread over a larger area which includes the Increment 3 site.

Under this refinement to the Phase II master plan, about 1,250 single-family homes and 750 multi-family homes would be developed. The increased area provided for residential development by the Increment 3 site will allow for larger single-family lots (up to 6,000 square feet) to better meet consumer needs and create a unique and less dense residential community. This Increment 3 site is currently designated Preservation on the Central Oahu DP Land Use Map and was planned for a third golf course within the entire Royal Kunia development.



Project Location Map

Figure 1.1

Of the total 2,000 units approved under earlier DP Amendments for Phase II, only about 1,420 units would be constructed within the Increments 1 and 2 sites under the proposed project after completion of further detailed site planning and engineering. Consequently, the remaining approximately 580 units permitted under Phase II are proposed to be developed as single-family residential homes on the Increment 3 project site. Hence, this project entails spreading out already approved residential units over a larger area within Royal Kunia which would allow the applicant to better meet the changing market conditions and buyer preferences. Table 1.1 provides a summary of pertinent information associated with this project site.

1.2 BACKGROUND

This DP Amendment request for the proposed Royal Kunia Phase II, Increment 3 project represents the continuing phased development of Royal Kunia by the applicant. This section briefly discusses prior land use approvals which have been received.

1.2.1 Royal Kunia Phase I Development

The Phase I development of Royal Kunia received a Development Plan amendment in 1989 under Ordinance 89-18, and rezoning approval in 1991 under Ordinance 91-11 from the City Council. These approvals allowed for the development of various uses which include parks, golf course, commercial space, low-density apartments, and single-family residences.

Approvals for Phase I allowed for the development of a total of 2,000 residential units. Thus far, the Halekua Gardens I (152 units) and Halekua Gardens II (100 units) developments have been completed and occupied along with the 15.7-acre commercial area. Another 482 units consisting of both townhomes and single-family homes have also been completed and occupied as of May 1996 with a few remaining units projected to be closed by the end of this year.

Of the remaining 1,264 units, about 592 are scheduled to be completed between now and before the year 2000 while the remaining 672 units projected to be completed between the years 2000 and 2002. Required affordable housing units would be developed concurrently with this schedule. Infrastructure improvements for the area is about 90 percent complete. A 10.3-acre park site is projected to be completed sometime in 1997 and the 12.1-acre recreation center/park site completed in the year 2000.

Table 1.1 Summary Information

Project Name:	Royal Kunia Phase II, Increment 3
Applicant:	Halekua Development Corporation 2024 North King Street Honolulu, Hawaii 96819
Agent:	William E. Wanket, Inc. Kapolei Building, Suite 320 1001 Kamokila Boulevard Kapolei, Hawaii 96707
Accepting Agency:	Planning Department, City and County of Honolulu
Existing DP Land Use:	Preservation
Proposed DP Land Use:	To obtain an amendment to the City's Central Oahu Development Plan Land Use Map from Preservation to Residential.
Project Description:	The land use amendment is to permit the development of about 580 single-family residential units on the Royal Kunia, Phase II, Increment 3 project site. These units are part of the total 2,000 units previously approved for entire Phase II development. The remaining 1,420 units would be built on the Increments 1 and 2 sites after further detailed planning and engineering with the project. These 580 single-family units are proposed to be developed on the Increment 3 site which was previously planned for a golf course.
Land Area:	156.8± acres
Tax Map Key:	9-4-02: Portion of 1
Land Ownership:	Halekua Development Corporation
State Land Use:	Urban
City Zoning:	AG-1, Restricted Agricultural District
SMA District:	Not Within District
Existing Use:	Fallow agricultural land (sugar cane)
Neighborhood Board:	Waipahu Neighborhood Board, No. 22

1.2.2 Royal Kunia Phase II, Increment 1 Development

In 1989, a Final Environmental Impact Statement (FEIS) was completed which addressed the environmental impacts associated with the entire 655-acre Royal Kunia Phase II development (WEW 1989). This FEIS was prepared as part of processing requirements associated with the City's Development Plan Amendment process, and was accepted by the City Planning Department in September 1989.

Development Plan Amendment

Subsequently, the Honolulu City Council only amended portions of the entire 655-acre Phase II development. Under Ordinance 92-05, approximately 399 acres of land was amended on the Central Oahu Development Plan Land Use Map. This development was subsequently referred to as Phase II, Increment 1, and consisted of the following land use designations and acreage based upon existing zoning and Development Plan approvals.

Preservation	160	acres
Industrial	123	acres
Park	10	acres
Public Facility	6	acres
Residential	40	acres
Low Density Apartment	<u>60</u>	acres
Total Acreage	399	acres

Zone Change

A zone change application was prepared in 1993 for the Increment 1 development and involved of all the previously approved DP Amendment land uses except for the Preservation site (WEW 1993). This application incorporated study results from the 1989 FEIS for Phase II along with five updated technical reports which addressed noise, traffic, air quality, engineering, and economics. Subsequently, the rezoning was approved for approximately 240.8 acres in 1995 under Ordinance 95-08 which included a *Unilateral Agreement and Declaration for Conditional Zoning* (City 1995). The resulting zoning districts with acreage for Increment 1 are provided below.

I-1, Limited Industrial District	123.0	acres
P-2, General Preservation District (Park)	11.1	acres
R-5, Residential District	46.2	acres
A-1, Low Density Apartment District	<u>60.5</u>	acres
Total Acreage	240.8	acres

Under this unilateral agreement, 150 acres of the Phase II development was designated for use as an Agricultural Park under the direction of the State Department of Agriculture. This 150-acre site did not include areas associated with Increment 1. In addition, a land survey was conducted in 1995 for the entire Phase II development area as part of the Increment 1 zone change. Subsequently, the surveyed acreage for each of the Increment 1 sites are provided below and reflect minor changes to school and park acreages based upon ongoing coordination with agencies. In addition, the Increment 3 and agricultural park sites are included. Thus, the total acreage for these uses amounts to 548.7 with 106.3 acres remaining of the total 655 acres for Phase II.

Land Use Description	DP Designation	Zoning District	Acreage
Increment 1 Development			
1. Industrial	Industrial	I-1	123.7 acres
2. Park	Park	P-2	11.1 acres
3. School	Public Facility	R-5	8.0 acres
4. Single-Family	Residential	R-5	44.8 acres
5. Multi-Family	Low Density Apartment	A-1	<u>53.2</u> acres
Total Acreage			240.8 acres
Increment 3 Project Site			
1. Golf Course (Former Use)	Preservation	AG-1	156.8 acres
Agricultural Park Site			
1. Agricultural Park	Agriculture	AG-1	151.1 acres

The 123-acre parcel planned for an industrial park within Increment 1 has been sold to HRT, Inc. The Land Use Commission has been informed and approved the change in ownership interest by issuing an Order Granting Motion To Change Ownership Interest In The Petition Area on September 19, 1995. The development schedule for this parcel is not known, however, it is expected that all existing permit conditions applicable to the site would be met by the new owner.

1.2.3 State Land Use District Boundary Amendment

Upon acceptance of the FEIS for Phase II and Development Plan approval for Increment 1, a petition for a State Land Use District Boundary Amendment was filed with the State Land Use Commission in 1992 (Takeyama and Sullivan 1992). This petition included updated studies on agriculture impacts, market assessment, engineering, traffic, air quality, social impacts, and economic impacts in addition to incorporating technical studies conducted for the FEIS. Subsequently, 504.9 acres of the Royal Kunia Phase II development was reclassified from the Agricultural to Urban district by the Land Use Commission under Docket No. A92-683 (LUC 1993). This reclassification excludes the approximately 150-acre site in Phase II designated for the agricultural park.

1.2.4 Phase II, Increment 2 Development Plan Amendment

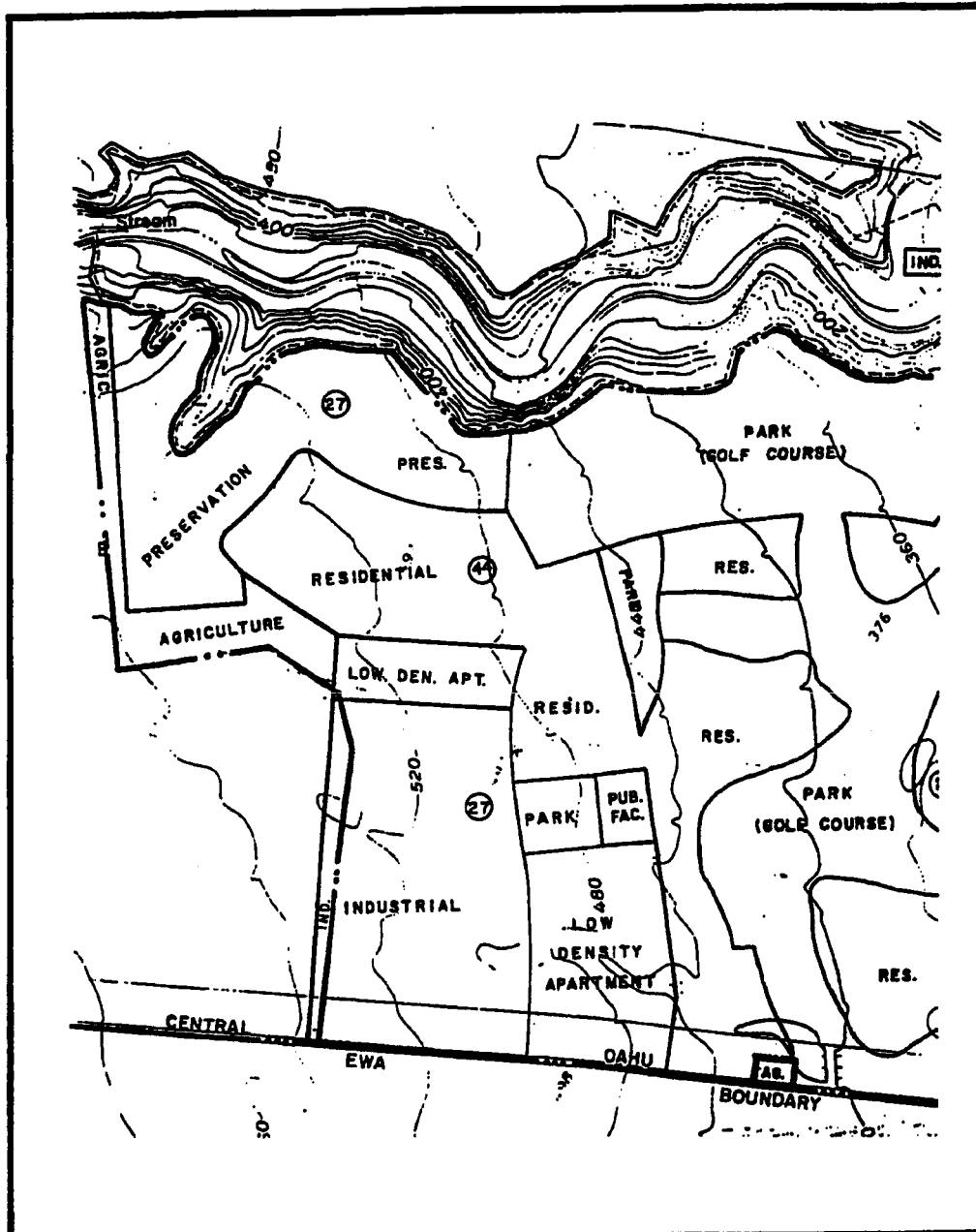
In 1993, an application for a DP Amendment for Phase II, Increment 2 was submitted to the Planning Department and approved by the City Council under Ordinance 94-71. This land use amendment involved a total of about 114 acres of land. Of this total, 89 acres were designated Residential, 23 acres Low-Density Apartment, and 2 acres Preservation. This amendment also included adjustments to the boundary of the Residential designated site which essentially reduced the Preservation site (Increment 1 amendment) from about 160 acres to about 154 acres. A total of 1,000 residential units were approved under this amendment consisting of 600 single-family homes and 400 multi-family townhomes.

It should be noted that although 23 acres were designated Low-Density Apartment, only 17 acres should have been available for redesignation. As previously discussed under Section 1.2.2, the entire Phase II development encompassed a total of 655 acres. Of this total, about 150 acres were designated for the Agricultural Park and 399 acres redesignated under the Increment 1 amendment (Ordinance 92-05). Therefore, only about 106 acres were available for redesignation under Increment 2.

Specific acreages for both Increments 1 and 2 were determined by a survey conducted as part of the Increment 1 zone change (Ordinance 95-08). Consequently, the correct acreage for this Increment 2 development should be as follows.

Residential	89	acres
Low Density Apartment	<u>17</u>	acres
Total Acreage	106	acres

Figure 1.2 shows the present Development Plan land use boundaries for the Royal Kuria Phase II property. It should be noted that the actual boundaries of parcels rezoned under Ordinance 95-08 are slightly different from that shown on this figure since they reflect the surveyed boundaries which have received rezoning from the City Council. The applicant is currently seeking rezoning for the 106-acre Increment 2 project to continue their phased development of Royal Kuria because the area is currently zoned AG-1, Restricted Agricultural District.



WILLIAM
E.
WANKET
INC.
Land Use Consultant

Source:
Planning Department,
Central Oahu Development
Plan Land Use Map

Existing Development Plan Land Uses

**Figure
1.2**

SECTION 2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION AND VICINITY

The project site is located in Kunia of the Ewa District on the island of Oahu. The Phase II, Increment 3 property represents a continuing phase of the entire Royal Kunia development which begins north of the Village Park subdivision and extends north inland. Figure 1.1 previously showed the general location of the site and the surrounding vicinity. As shown on that figure, the Waikele Stream and Navy property are generally located to the east. The western portion of the site is bounded by the planned Increment 2 residential site and a future agricultural park. North of the property is agricultural land while the Royal Kunia golf course is to the south.

The Increment 3 project site consists of approximately 156.8 acres which encompasses portions of both the Waikele and Hooeae areas identified under Tax Map Key 9-4-02: portion of 1. The landowner of the Increment 3 project site is Halekua Development Corporation.

2.2 DESCRIPTION OF PROJECT AND MASTER PLAN REFINEMENT

Under the approved Development Plan amendment for Royal Kunia, Phase II, a total of 2,000 residential units is permitted which allows for both single-family and multi-family homes. Due to changing market conditions, discussed in greater detail under Section 2.3, the residential portion of the Phase II master plan is being refined to better meet consumer demands. The Increment 3 project would therefore allow for a refinement in the unit mix of these 2,000 residential units due to the additional acreage added for development.

Consequently, with the Increment 3 project site, a total of about 1,250 single-family home and 750 multi-family townhomes would now be constructed within the entire Phase II area. The Increment 3 site would allow for about 580 single-family residential homes to be constructed on the 156.8-acre parcel with the remaining 1,420 units (750 multi-family and 670 single-family) developed within the Increments 1 and 2 sites. This Increment 3 site is also planned to include a 10-acre park subject to the requirements of other agencies, a detention area to address surface runoff and serve as open space area, and open space buffers along portions of the Increment 3 site.

Figure 2.1 shows a preliminary conceptual plan for this Increment 3 project site as it relates to the entire Phase II development. Based upon this refinement to the Phase II master plan, the resulting acreage for each land use within Phase II is provided which includes major roads and open space buffers. It should be noted that a possible church site may be included within the a portion of the Increment 2 low density apartment site, however, no acreage is provided at this time.

Revised Phase II Master Plan Land Uses		
Land Use Description	Acreage	Units
Agricultural Park	150 acres	
Light Industrial	123 acres	
Park / Open Space	40 acres	
School	8 acres	
Major Roads	10 acres	
Residential	257 acres	1,250
Low Density Apartment	<u>62</u> acres	<u>750</u>
Totals	655 acres	2,000

The follow information provides a breakdown of revised land uses for Phase II by increments along with existing DP designations and zoning districts. These refined acreage are based upon the land survey conducted for the Increment 1 zone change.

Land Use Description	DP Designation	Zoning District	Acreage
Increment 1 Development			
1. Industrial	Industrial	I-1	123.7 acres
2. Park	Park	P-2	11.1 acres
3. School	Public Facility	R-5	8.0 acres
4. Single-Family (219 units)	Residential	R-5	44.8 acres
5. Multi-Family (630 units)	Low Density Apartment	A-1	<u>53.2</u> acres
Total Acreage			240.8 acres
Increment 2 Development			
1. Single-Family (450 units)	Residential	R-5	89.2 acres
2. Multi-Family (120 units)	Low Density Apartment	A-1	<u>11.1</u> acres
Total Acreage			106.3 acres
Agricultural Park Site			
1. Agricultural Park	Agriculture	AG-1	151.1 acres
Increment 3 Project Site (With Proposed Land Use Designations)			
1. Single-Family (581 units)	Residential	R-5	156.8 acres
Total Acreage			655.0 acres

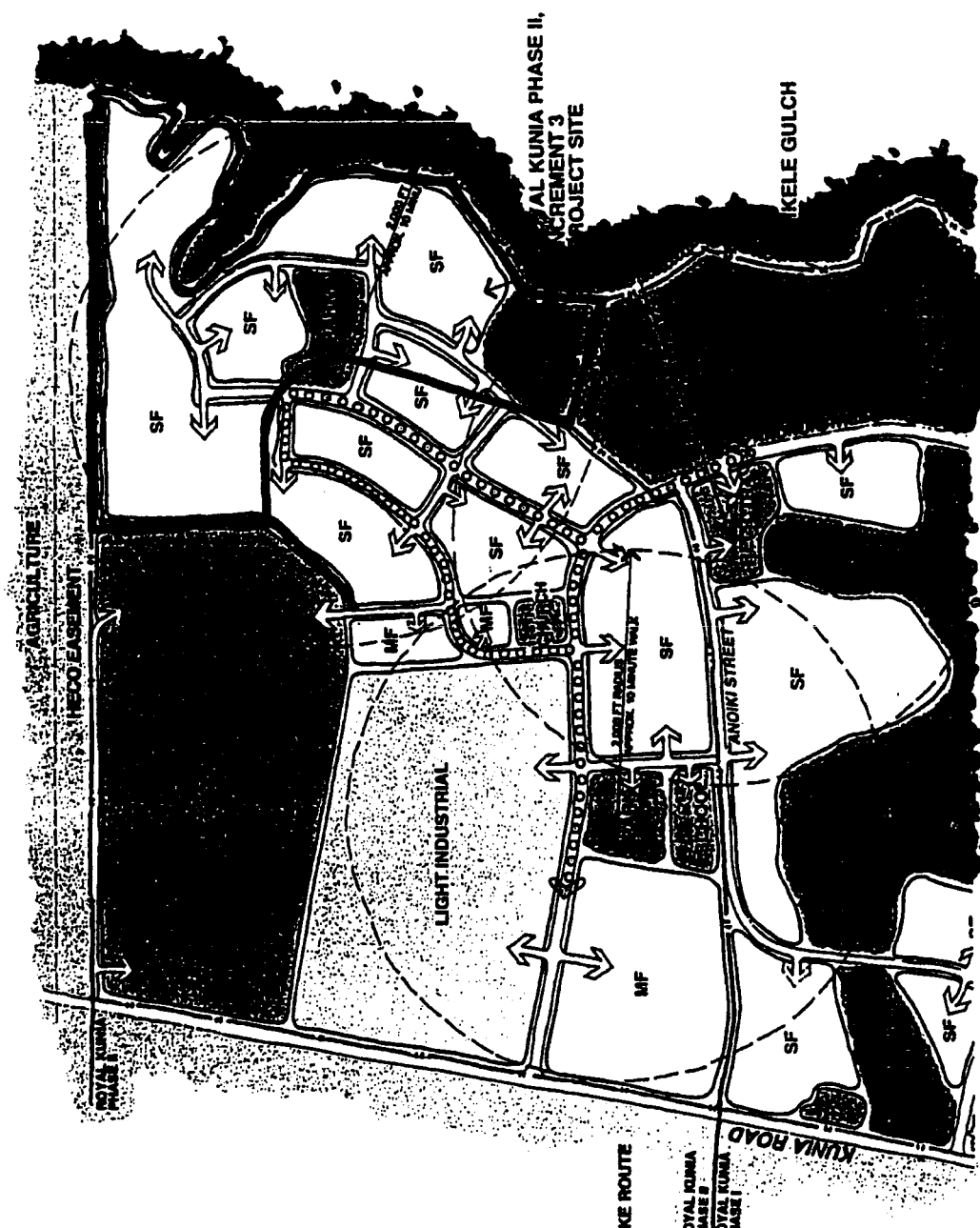


Figure 2.1
Royal Kunia, Phase II Refined Master Plan

As shown on Figure 2.1, the 10-acre park would actually involve portions of both Increment 3 and the Increment 2 single-family residential site. A retention basin of approximately 15 acres would be situated near the southeastern (makai) end of the Increment 3 site to address surface runoff and serve as open space. A buffer between the agricultural park and northwestern border of the Increment 3 site would be provided consisting of appropriate vegetative landscaping. In addition, a vegetative buffer from the Hawaiian Electric Company, Inc.'s transmission line easement would also be located along the northern boundary of this Increment 3 site.

2.2.1 Description Of Residential Units

Under this revised master plan for Phase II residential units, Increment 1 would develop about 849 units, Increment 2 would develop 570 units, and Increment 3 would develop 581 units. A more detailed breakdown of these units within each increment is provided below.

Increment 1 Development	849 units
1. Single-Family (Market)	219 units
2. Multi-Family	
a. Affordable	480 units
b. Market	150 units
Increment 2 Development	570 units
1. Single-Family (Market)	450 units
2. Multi-Family (Affordable)	120 units
Increment 3 Development	
1. Single-Family (Market)	581 units

Affordable housing requirements associated with the 2,000 unit Phase II development would be met as shown above in accordance with the City's affordable housing requirements. A total of 600 multi-family affordable housing units would be provided within the Increments 1 and 2 portions of the Phase II development. Of these affordable units, 200 would be provided for households earning 80 percent or less of the median income with the remaining 400 units available for households earning 81 to 120 percent of the median income. Estimated sales prices for these affordable units would range from \$95,000 to \$134,000 for households earning 80 percent or less of the median income, and \$100,000 to \$196,000 for the other category.

The additional acreage provided by Increment 3 would allow the single-family homes built within Phase II to be spread over a larger area creating an unique community. These single-family homes developed will thus have larger lot sizes to meet the growing market demand, and be sold as market-priced units. These residences would have minimum lot sizes of about 5,000 square feet to meet the

planned R-5 zoning requirements. However, many of these lots would be considerably larger than the 5,000 square feet minimum and may possibly encompass about 6,000 square feet. These larger lots are intended to provide the proposed Increment 3 development with a better marketing position and to take advantage of changing consumer demands.

A variety of floor plans would be provided for residents to select from consisting of 3 bedroom/2 baths models to 4 bedroom/2.5 bath models. The sales price for market units would be dependent upon and reflect current market conditions at the time of sale which is estimated to range from anywhere between \$290,000 to \$350,000.

2.2.2 Increment 3 Project Relationship With Royal Kunia

In order to create a sense of place and neighborhood identity for the Increment 3 project, the Royal Kunia Master Plan is provided on Figure 2.2 to demonstrate how this master-planned community incorporates community planning principles suggested by the Planning Department. As shown, the physical definition of neighborhoods is established by clustering neighborhood facilities at centralized locations and by providing well-defined edges or boundaries at the perimeter of the community along Kunia Road and Waialele Gulch. The overall circulation network has been designed to provide for existing and future transit service, bike paths, and pedestrian walkways. The Increment 3 project represents one residential component of this master-planned community.

Royal Kunia has been designed to concentrate higher density uses (multi-family units) and public facilities (schools, parks, commercial, and industrial uses) together to create a focus for neighborhood activities, and to promote a sense of identity and physical definition for the community. As shown on Figure 2.2, these uses are strategically located to create a public focus or a mini-civic node for the various neighborhoods. The clustering of these uses also promote synergistic relationships between the civic activities, (church, park and ride, and parks), and helps to emphasize the use of alternative modes of transportation by providing a concentrated destination area.

Alternative transportation modes are promoted under this planned community by locating civic uses and parks within walking distance for most residents within the community. As shown on land uses proposed under Phase II in Figure 2.1, a 10 minute walking radius is shown from park sites which essentially encompasses all residential areas. In addition, the plan promotes an integrated pedestrian/bus/bike circulation system along major roadways which connect residential areas within the community to civic and park facilities.

4.4 INFRASTRUCTURE

This section describes the project's probable effect on infrastructure serving the site and surrounding area which include: 1) water supply, 2) wastewater treatment, 3) drainage, 4) solid waste, and 5) transportation facilities.

With the exception of transportation, these facilities were addressed using the results of an engineering study prepared by ParEn, Inc. and included in Appendix G of this document. A traffic impact report was conducted by Julian Ng, Inc. for the Increment 3 project and is included in Appendix E of this application.

4.4.1 Water Supply

The Village Park Subdivision and a portion of the Royal Kunia Phase I development are presently serviced by the Board of Water Supply's (BWS) Kunia Wells No. 1, 2, and 3. Two water reservoirs in the area include the 440' Reservoir Site located along Kunia Road about 0.8 miles north of Village Park and the 665' Reservoir Site also along Kunia Road about 0.8 miles north of the Royal Kunia Phase I/Phase II border. The 440' Reservoir Site includes booster pumps with two reservoirs of 1.0 million gallons (mg) and 1.5 mg. The 665' Reservoir Site has a 1.5 mg reservoir. A 24-inch transmission main is routed along Kunia Road which reduces to a 16-inch main near the Phase II, Increment 1 site before increasing to 20 inches near the Phase I development.

Using the BWS's domestic consumption guidelines, the Increment 3 project would require an average daily demand of approximately 0.29 million gallons per day of potable water. This estimate was based upon a flow requirement of 500 gallons per unit per day for single-family dwellings.

To meet the increased demand for potable water from the Royal Kunia, Phase IB and Phase II developments which includes Increment 3, new well sources would be developed. Two wells, Well No. 4 and Well No. 5, would be developed along with a Granular Activated Carbon Treatment System for contaminant removal and booster pumps at the 440' Reservoir Site. In addition, a 2.0 mg storage tank constructed at the 665' Reservoir Site. Thus, the project should not result in a significant impact to water supply facilities serving the area. A Water Master Plan encompassing both Phase I and II was approved by the BWS in October 1992, and construction drawings for improvements associated with the project would be submitted for the BWS's review and approval.

4.4.2 Wastewater Treatment

The sewer system constructed for the Royal Kunia Phase I development along with a 24" sewer trunk line are existing facilities serving the surrounding area. Using the City's design standards for wastewater management, the Increment 3 project would generate an average wastewater flow of approximately 0.19 mgd. This estimate was based upon a flow requirement of 320 gallons per unit per day for single-family dwelling.

Wastewater generated by the project would be collected by a network of pipes constructed on the site which would then carry wastewater through the existing Phase I system to the Waipahu Pump Station on Depot Road. Wastewater would then be pumped from this pump station to the Honouliuli Wastewater Treatment Facility. This sewage is expected to be accommodated at the treatment facility after its expansion is completed in 1997. Thus, the project should not result in a significant impact to wastewater facilities serving the area. In addition, a Sewer Master Plan encompassing both Phase I and II was approved by the City in November 1993, and the project's sewer connection schedule would be coordinated with the Department of Wastewater Management's expansion of the treatment plant.

4.4.3 Drainage

The areas encompassing both the Royal Kunia Phase I and Phase II developments consist of six drainage basins. Of the runoff occurring within this region, 70 percent of the total drainage areas flow toward the Village Park Subdivision while the remaining 30 percent flow into Waikele Stream.

As previously discussed, the project site does not require special flood regulation since the property is designated Zone D under the FIRM. However, development of the project would increase surface runoff due to the construction of impervious surfaces such as roads and buildings. A September 1995 Drainage Master Plan for the entire Phase II development was approved by the City Department of Public Works, and a revised Master Plan was recently submitted to the department reflecting modifications to accommodate the Increment 3 project. In addition, improvements would be designed subject to City approval and constructed in accordance with their *Storm Drainage Standards* (DPW 1988).

Under proposed drainage improvements, about 50 percent of the runoff generated by with Increment 3 would flow into the Village Park drainage facilities. Another 10 percent of runoff, consisting mainly of agricultural runoff, would discharge into a gully and eventually into Waikele Stream.

The final 40 percent of runoff generated would be detained and diverted into a detention basin within the Phase II development. This runoff would then flow into a detention basin planned within the Increment 3 site which would eventually discharge into Waikele Stream. This planned drainage improvements have been approved by the Navy as part of the Royal Kunia Golf Course II Drainage Master Plan.

4.4.4 Solid Waste

Refuse collection is provided by the City for the Village Park Subdivision and for portions of the Royal Kunia Phase I development. Refuse from the Royal Kunia development is being taken to H-Power for disposal. Solid waste generated by the Increment 3 residential project is estimated to amount to about 4.6 tons per day. Upon completion and occupancy of the project, refuse collection for single-family units are expected to be provided by the City. To further reduce the amount refuse generated by the residential project, the development of a solid waste management plan would be coordinated with the City Division of Refuse and the State Department of Health. A recycling program may be one of the components of this plan.

4.4.5 Transportation Facilities

A traffic impact report was conducted by Julian Ng, Inc. for the Increment 3 project and is included in Appendix E of this application. This traffic report addresses the impact of the project on roadway conditions with and without the project. A separate Roadway Master Plan is being prepared to guide development of the roadway system within the residential area of Phase II. Regional roadway improvements have been addressed under a separate report prepared by the Ewa Region Highway Master Plan Working Group of which Halekua Development Corporation is a member.

Access to the Increment 3 site and entire Phase II development from Kunia Road would be from a major collector road. The results of the traffic study indicate that the major intersections along this Phase II Collector Road would operate at acceptable levels of service during peak hours with the project. Roadway right-of-ways planned to be provided would be suitable to accommodate the peak hour traffic from the entire Phase II development including the Increment 3 project. Other unsignalized intersections should adequately serve peak hour traffic demands. Thus, mitigative measures planned associated with Increments 1 and 2 should allow traffic conditions to operate at acceptable levels and thus not result in a significant impact.

4.5 PUBLIC FACILITIES AND UTILITIES

This section addresses the project's probable impact on public facilities and utilities serving the site which include: 1) school facilities, 2) recreational facilities, 3) medical and day care facilities, 4) electrical and communication, 5) police protection, and 6) fire protection.

4.5.1 School Facilities

Public schools serving the Royal Kunia Phase II development consist of Kaleiopuu Elementary School, Waipahu Intermediate School, and Waipahu High School. In addition, a new elementary school (Royal Kunia Elementary School) located within the Phase II, Increment 1 development is being planned for and projected to open in 1999 (DOE 1995). This new school would be situated on an 8-acre site, and is planned to accommodate a peak enrollment of about 880 students.

Using previous student projections provided by staff from the State Department of Education (DOE) for Royal Kunia, Phase II, it is estimated that the Increment 3 residential project would generate an estimated total of 341 students. Of this total, 221 students would attend elementary school (K - 6), 46 would attend intermediate school (7 and 8), and 74 would attend high school (9 - 12).

Impacts to school facilities for the entire Phase II development were addressed in the FEIS for Phase II (Wanket 1989) which initially proposed a total of 2,400 residential units. Previous approvals for Increments 1 and 2 allowed for a total of 2,000 units of which only 1,419 units are now planned based upon further planning and engineering. Thus, the Increment 3 project would develop the remaining allotted 581 units, and will not increase the total number of units already approved and addressed under previous environmental documents and studies.

Therefore, this Increment 3 project should not significantly increase the level of impacts on school facilities already addressed under documents prepared for Increments 1 and 2. Minor changes to the total projected students for the entire Phase II development may occur due to the refined composition of unit mix (single versus multi-family units), however, this change should have minimal if any impact on school facilities and mitigative measures already planned and being implemented.

Prior consultation with the DOE on Increments 1 and 2 determined that existing public schools serving Royal Kunia would become overcrowded with the completion of the Royal Kunia Phase I development, and surrounding elementary schools do not have room to accommodate the overflow of students. The coordination of measures needed to address improvements to school facilities have been occurring throughout the refinement of the various Phase II increments with the DOE. Consequently, the applicant has been and will continue to coordinate development plans and facility requirements with the DOE.

Recently, a joint field survey with DOE staff was organized to inspect the future Royal Kunia Elementary School site. This new elementary school should adequately accommodate students from all increments of the Royal Kunia Phase II development with space to accommodate overflow from Kaleiopuu Elementary School. Two new permanent buildings are also scheduled to be added to Kaleiopuu Elementary School by 1997 to accommodate the Phase I development. To address impacts on secondary schools, the applicant has been meeting and would continue to work with the DOE to determine acceptable fair-share contributions for facility improvements as indicated under the Unilateral Agreement for Increment 1 (Ordinance 95-08).

4.5.2 Recreational Facilities

Several park sites are being provided within the entire Royal Kunia development to meet the recreational needs of residents. Within the Phase I development, there are three park sites which include a 5.5- and 9.0-acre park site along with a 12.1-acre park and recreation center for Royal Kunia residents. In addition, there is a golf course included within the entire Royal Kunia development which provides additional recreational activities for residents along with considerable open space.

Within the Royal Kunia Phase II, Increment 1 development, a 10-acre public park is planned next to the elementary school site to serve residents of both the Increment 1 and 2 developments. This park is intended to meet the City's park dedication regulations which require about 9.5-acres for the entire Phase II development. As part of the Increment 3 project, another 10-acre park is planned along with considerable open space area which could be utilized for passive park use. Consequently, the project should not have a significant impact on parks and recreational facilities since sufficient park sites would be provided to serve area residents.

4.5.3 Medical And Day Care Facilities

In recognition of the population growth occurring in Central Oahu and Ewa, medical service providers have begun to move several of their services to these regions. The Saint Francis Medical Center-West and Kahi Mohala, a psychiatric treatment facility, are the nearest medical facilities to the project site. Kahi Mohala is a general community hospital which contains 136 acute care beds and has 130 resident physicians. This hospital offers X-ray, laboratory, obstetrics and emergency services. Saint Francis Medical Center-West has received State and City and County approvals to increase the land area and further develop the center according to its five-year master plan (WEW 1993). This master plan calls for a research and wellness/conference facility, office building, day care, skilled nursing facilities, and support facilities.

Other medical facilities in the surrounding region include the Pali Momi Medical Center which contains 116 beds, an ambulatory services center and a medical office building. Members of Kaiser Permanente Medical Care Program can obtain services from the Punawai Clinic in Waipahu, and the Wahiawa General Hospital serves residents of Central Oahu. Given these existing and expanding medical facilities, the Increment 3 residential project should not have a significant impact on these medical facilities serving the site and surrounding region. There are a number of facilities available for residents which presently provide a wide array of medical services.

A 30,000 square foot site for a child care facility (Ordinance 88-02) along with a large cash contribution (Ordinance 95-08) were committed to the City in compliance with previous Unilateral Agreements for Royal Kunia Phase I and Phase II, Increment 1, respectively. A Development Plan Amendment was also approved (Ordinance 88-114) for this facility. Thus, these child care facilities are intended for use by residents of the Increment 3 project along with residents from other phases of Royal Kunia. Consequently, the project should have minimal impact on this day care facility.

4.5.4 Electrical And Communication Facilities

Hawaiian Electric Company, Inc.'s (HECO) existing Kunia Makai Substation, located along Kunia Road, may be inadequate to provide sufficient electrical power to the Increment 3 project. Consequently, improvements would need to be constructed to serve the project. These improvements would include a new substation, a single overhead steel pole to extend two 46 kilovolt (kV) circuits, and a new 12 kV distribution circuit system from the new substation to the project site. With these planned improvements, there should be no significant impact to HECO's electrical facilities or ability to provide power.

Hawaiian Telephone Company (HTC) presently provides communication facilities for residents in the area and would continue to provide services to the Increment 3 project. Their existing substation is adequate to serve the entire Royal Kuria development (Phase I and II), thus, improvements would only involve extending communication lines to the units in the project site from a HTC remote office in Royal Kuria Phase I. As a result, the project should not have a significant impact on communication facilities.

4.5.5 Police Protection

The Pearl City Police Station presently serves the Waipahu, Ewa and Waianae areas of which the Increment 3 project site is situated within the Waipahu District, Beat 328. This "Beat" has one officer per watch, and assistance is provided by other officers assigned to the district. Recently an additional Beat was added due to the growing population in the area.

To improve supervision of beat officers and reduce travel times between patrol areas, a new regional police station is planned to be located in the City of Kapolei. A site for this facility was determined and placed on the City's Development Plan Public Facilities Map for Ewa in 1992 under Ordinance 92-28. The general area for this site is designated for either land acquisition or construction within six years, and located near the intersection of Farrington Highway with Fort Barrette Road.

The Increment 3 project would not increase the total number of units approved for Phase II, and thus would not increase the resident population over that already allowed. As a result, impacts to police protection would be similar to those already addressed under prior environmental studies including the FEIS for Phase II and the zone change application for Increment 1. To help deter crime, Village Park residents participate in a Neighborhood Security Watch Program which has been very effective (WEW 1993). The applicant would similarly encourage such programs for the Increment 3 project through the community association established for Royal Kuria, Phase II.

4.5.6 Fire Protection

Fire protection at the Increment 3 site would be provided by the Waipahu and Pearl City Fire Stations. The Waipahu Fire Station has an engine and a ladder company, and 12 people staff these companies in one 24-hour shift. The Pearl City Fire Station has an engine company and six fire fighters available in a 24-hour shift. In addition, backup protection would be provided by the Waiau, Aiea and Moanalua Fire Stations, and possibly from the recently opened Kapolei Fire Station.

The project would not increase the total number of units approved for Phase II, and thus not increase the resident population over that already allowed. As a result, impacts to fire protection would be similar to those already addressed under prior environmental studies including the FEIS for Phase II and the zone change application for Increment 1. Therefore, the Increment 3 project is expected to have a minimal impact or change in the level of fire protection. Existing fire stations serving the site and surrounding area should not be adversely impacted, and should continue to provide adequate protection. Furthermore, the project would be developed in compliance with Article 10 of the Uniform Fire Code, and construction plans would be reviewed by the Fire Department for approval.

Senator Michelle Kidani
Assistant Majority Leader



Vice-Chairmanships

Ways and Means
Education

Member

Hawaiian Affairs
Higher Education
Human Services

The Senate

STATE CAPITOL
HONOLULU, HAWAII 96813

October 7, 2014

Mr. Daniel E. Orodener, Executive Office
State of Hawai'i Land Use Commission
Leiopapa A Kamehameha Building
235 South Beretania Street, Room 406
Honolulu, Hawai'i 96813

Subject: Letter of Support for Ho'ohana Solar Project

Mr. Orodener,

As the Senator who represents Senate District 18, which includes Kunia, I urge the Land Use Commission to approve this Project

The Project will be located in Kunia, 'Ewa, O'ahu. The land is classified as Urban, and this solar project solar is an appropriate interim use for this land.

The proposed utility-scale solar development will generate 20 MW of clean, renewable energy which is a viable alternative energy resource. I am in full support of Hawai'i taking advantage of the many natural resources around us. This project will demonstrates that, while reducing pollution and greenhouse gases.

With Aloha,

A handwritten signature in black ink that reads "Michelle Kidani".

Michelle Kidani,
Senator, 18th District

Jeffrey H. Overton, AICP, LEED AP
 PRINCIPAL, CHIEF ENVIRONMENTAL PLANNER



group70ins.com



As Group 70's Chief Environmental Planner, Mr. Overton leads the preparation of Master Plans, sustainable development plans, environmental impact documents, land use permitting and community involvement for private developments, renewable energy projects, and government projects. He has prepared over 100 environmental impact documents for residential communities, infrastructure expansion, coastal structures, agricultural developments, scientific installations, schools, resorts, retail/commercial centers, and recreational facilities. Mr. Overton directs community and area-wide Master Plans, site selection studies and urban design plans, and provides expert testimony before State and County land use authorities. He has extensive experience in watershed analysis and coastal environmental planning.

SELECTED PROJECTS

'AIEA TOWN CENTER - MASTER PLAN, EA	'Aiea, O'ahu
ALOHA SOLAR ENERGY (SUNETRIC) FOUR 5 MW FACILITIES - EA, PERMITS	Ewa-Waianae, Oahu
COCONUT PLANTATION VILLAGE - SMA, PDU, ZONING	Kapa'a, Kaua'i
DILLINGHAM MOKULĒ'IA RANCH - MASTER PLAN, PERMIT STUDY	Mokulē'ia, O'ahu
HALE'IWA COMMERCIAL REDEVELOPMENT - MASTER PLAN, ZONING, EA	Hale'iwa, O'ahu
HAWAII BIOENERGY/GENERAL ATOMICS, KAUA'I ALGAE FARM - PERMITTING	Kapai'a, Kaua'i
HAWAI'I STATE JUDICIARY - STATEWIDE MASTER PLAN	State of Hawai'i
HAWEA POINT/USCG LIGHT RELOCATION - EA, SMA, CDUA	Kapalua, Maui
HILO JUDICIARY COMPLEX - SITE SELECTION STUDY/EIS	Hilo, Hawai'i
HILTON HAWAIIAN VILLAGE - EIS, SMA, & PDR	Waikiki, O'ahu
HILTON / CITY KALIA-DERUSSY 30 IN. SEWER UPGRADE - NEPA EA	Waikiki, O'ahu
KAMAKANA VILLAGES AT KEAHUOLU - ENVIRONMENTAL REPORT, LUC, PERMITS	Kona, Hawai'i
KAMAKEE STREET REALIGNMENT - EA	Kaka'ako, O'ahu
KAMEHAMEHA SCHOOLS NORTH SHORE LANDS - MASTER PLAN	North Shore, O'ahu
KANU O KA 'ĀINA SCHOOL - EA	Waimea, Hawai'i
KAPOLEI HARBORSIDE CENTER - EIS, STATE LAND USE, ZONING	Kalaeloa, O'ahu
KAPOLEI WEST COMMUNITY - MASTER PLAN STATE LAND USE, ZONING	Kapolei, O'ahu
KAUA'I TECHNOLOGY CENTER - EA FOR PHASES I & II	Waimea, Kaua'i
KAWAIHAE DEEP DRAFT HARBOR - NEPA EIS & EA	Kohala, Hawai'i
KAWAILOA BEACH PARK (CHUN'S REEF) - EA & SMA	Hale'iwa, O'ahu
KOKO HEAD DISTRICT PARK - EIS, SMA, CDUA	Hawai'i Kai, O'ahu
KO'OLAU LOA SUSTAINABLE COMMUNITIES PLAN	Windward, O'ahu
KO'OLAU LOA WATERSHEDS - BWS WATERSHED MANAGEMENT PLAN	Windward, O'ahu
KUALOA RANCH - MASTER PLAN, EA PERMITS	Kualoa, O'ahu
KUALOA REGIONAL PARK - WASTEWATER SYSTEMS EA	Kualoa, O'ahu
LAIE MASTER PLAN EIS/PERMITS & LAIE WASTEWATER EIS	Lā'ie, O'ahu

Jeffrey H. Overton, AICP, LEED AP
 PRINCIPAL, CHIEF ENVIRONMENTAL PLANNER



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LANIHAU SHOPPING CENTER/ HENRY STREET - EA	<i>Kona, Hawai'i</i>
LE JARDIN ACADEMY NEW CAMPUS - EA, DP, ZONING & SMA	<i>Kailua, O'ahu</i>
LIHI LANI AGRICULTURAL COMMUNITY - MASTER PLAN, EIS, PERMITS	<i>Pūpūkea, O'ahu</i>
MAKAIWA HILLS RESIDENTIAL COMMUNITY - EIS, STATE LAND USE, ZONING	<i>'Ewa, O'ahu</i>
MANINI'OWALI RESIDENTIAL COMMUNITY - EIS & PERMITS	<i>Kona, Hawai'i</i>
MARRIOTT COURTYARD LAI'E INN - EA, SMA, PERMITS	<i>Lā'ie, O'ahu</i>
MAUNA KEA SCIENCE RESERVE COMPLEX - MASTER PLAN, EIS, MGMT.	<i>Mauna Kea, Hawai'i</i>
NORTH SHORE BWS WATERSHED MANAGEMENT PLAN	<i>Waialua, Oahu</i>
OCEAN BAY PLANTATION AT HANAMA'ULU - MASTER PLAN, EIS, CDUA	<i>Lihu'e, Kaua'i</i>
PAN-STARRS OBSERVATORY - NEPA EIS, CDUA	<i>Mauna Kea, Hawai'i</i>
PHYCAL/DOE ALGAE BIOFUEL PILOT - EA (NEPA), CUP, ENVIRON. PERMITS	<i>Wahiawa, O'ahu</i>
PELEKANE BAY & WATERSHED - ECOSYSTEM RESTORATION PLAN (NEPA)	<i>Kohala, Hawai'i</i>
ROYAL KUNIA PHASE II - MASTER PLAN, PDH	<i>Kunia, O'ahu</i>
SOUTH KONA FLOOD HAZARD STUDY - FEMA FLOOD MAPPING	<i>South Kona, Hawai'i</i>
SUNSET BEACH RECREATION CENTER - EA, SUP, SMA	<i>Pūpūkea, O'ahu</i>
UH MĀNOA, STAN SHERIFF CENTER - SITING STUDY & EA	<i>O'ahu, Hawai'i</i>
UOP/HONEYWELL BIOMASS CONVERSION PILOT - CUP, ENVIRONMENTAL PERMITS	<i>Kapolei, O'ahu</i>
UPCOUNTRY TOWN CENTER - MASTER PLAN, EIS, PERMITS	<i>Pukalani, Maui</i>
USARHAW NORTH - END STATE DEVELOPMENT PLAN	<i>Schofield Bks, O'ahu</i>
WAIALUA TOWN MASTER PLAN - REVITALIZATION PLAN	<i>Waialua, O'ahu</i>
WAILUKU REDEVELOPMENT - AREA PLAN, DESIGN GUIDELINES	<i>Wailuku, Maui</i>

PROJECT HONORS & AWARDS

KAMAKANA VILLAGES AT KEAHOULU - APA HAWAII CHAPTER OUTSTANDING PLANNING AWARD	<i>2011</i>
KAMEHAMEHA SCHOOLS NORTH SHORE PLAN - APA NATIONAL PLANNING EXCELLENCE AWARD FOR INNOVATION IN SUSTAINING PLACES	<i>2011</i>
WAIALUA TOWN MASTER PLAN - APA HAWAII CHAPTER COMMUNITY-BASED PLANNING AWARD	<i>2005</i>
MAUNA KEA SCIENCE RESERVE MASTER PLAN - APA HAWAII CHAPTER OUTSTANDING PLANNING AWARD	<i>2000</i>

PROFESSIONAL REGISTRATIONS

ENTERPRISE HONOLULU - BOARD OF DIRECTORS	<i>2009-Present</i>
US GREEN BUILDING COUNCIL, HAWAII CHAPTER - LEED AP	<i>2007</i>
URBAN LAND INSTITUTE - HAWAII CHAPTER	<i>2004-Present</i>
AMERICAN INSTITUTE OF CERTIFIED PLANNERS (AICP) - MEMBER	<i>1989-Present</i>

EDUCATION

M.S. MARINE ENVIRONMENTAL SCIENCES - STATE UNIVERSITY OF NEW YORK, STONY BROOK, NY	<i>1983</i>
B.S. ZOOLOGY/BIOLOGICAL OCEANOGRAPHY - DUKE UNIVERSITY, DURHAM, NC	<i>1979</i>

Laurence Robert Greene, M.Sc., MBA

Executive Summary

Laurence is an energy development executive with 26 years of international energy industry experience, the last 14 of which has been exclusively in renewable energy project development (solar, wind, biomass, biodiesel). He has developed 954 MW of utility-scale wind and solar energy projects in the United States and Canada. His interpersonal communication and problem-solving skills are based on a foundation of project development, government relations, business development, and operations disciplines. He has successfully built and led multinational, multidisciplinary energy development teams. He has extensive experience in international business, risk analysis, new market entry, project permitting and regulatory matters, and balancing short-term and long-term goals.

Laurence is the Principal of Greene Renewable Energy Inc., a renewable energy development consulting firm that specializes in helping developers manage the wind energy and solar energy development process. His clients include: 1) a vertically-integrated, Korean, Fortune Global 500 solar manufacturer/developer, for whom he advises on project development, market development, power purchase, interconnection, construction contracts, scalable project pipeline risk management methods, project acquisition and development, and regulatory and public policy matters; 2) the U.S. Army, for whom he advises on renewable energy development and energy security matters on Department of Defense installations in Hawaii, California, Arizona and New York; and 3) a Midwest wind developer/operator, for whom he has successfully negotiated PPA and interconnection agreements and assisted with corporate finance matters.

Prior to mid-2011, Laurence served as the Director of Public Policy for Acciona Energy North America. There he was responsible for all governmental and industrial affairs across Acciona's U.S. and Canadian energy businesses: Acciona Wind Energy (wind development); Acciona Wind Power (wind turbine manufacturing); Acciona Solar Power (solar thermal power development); and Acciona Solar Energy (solar photovoltaic development). He was previously the Vice President of Development for the Wind Energy group and the Director of Development for the Solar Power group, where he hired and led a team of development professionals responsible for land lease, wind and solar resource assessment, interconnection, power purchase RFP bids, environmental permitting, project acquisition due diligence, and project finance. To date, his efforts have resulted in the construction of renewable energy projects totaling 774 MW in the U.S. and 180 MW in Canada. Prior to joining Acciona in 2005, Laurence served for four years as Vice President of Development at Global Renewable Energy Partners (GREP), a Vestas Company, and led the company's market expansion and project development activities across the USA and Canada.

Laurence joined Hanwha Q CELLS as a consultant in October 2011 to head the utility-scale development activities and the public policy function in the Americas. Laurence develops utility scale solar projects exclusively for Hanwha Q CELLS, and over the past 3 years has developed a 500 MW project pipeline for Q CELLS in the Western United States, including Oahu's largest Solar Project, the 6.12MWdc KREP (Kalaeloa Renewable Energy Park) that was placed into operation in November 2013. His focus has been in designing and completing complex NEPA and CEQA permitting programs for energy projects on Federal (BLM, DOE, DOD) lands, negotiating power off-take and interconnection agreements, securing equipment supply, preparing project financing packages, the identification of green field project opportunities and business development activities relating to the acquisition and sale of such projects. He advises on strategic planning, instituting scalable business processes, managing industry relations and public policy.

Laurence Robert Greene

Laurence is currently the President of the California Wind Energy Association (since 2010) and a former American Council on Renewable Energy (ACORE) Leadership Council member. Laurence holds a Master of Science Degree (Geology) from the University of California, Davis, and an MBA from UCLA's Anderson School of Management, where he specialized in international market development strategy and business management. Laurence also holds a Certificate in Environmental Engineering.

Key Renewable Energy Projects

U. S. Projects: 2125 MW; 774 MW now in construction or operation

- U.S. Army, multiple projects in CA, HI, and other states—610 MW—under development
- HI—Q CELLS' Kalaeloa Renewable Energy Park, solar, Oahu—6.12 MWdc—COD 2013
- California—55.5 MW wind farm—under development
- California—16 MW solar park—sold to buyer who continues development
- Nevada —64.5 MW solar thermal plant (world's largest in 18 years at time of completion)—COD 2006; expansion COD 2009
- Nevada—150 MW solar farm—sold to buyer who completed project in 2012
- Nevada—80 MW wind farm—sold to buyer who continues development
- North Dakota—107.5 MW wind farm—pre-construction
- North Dakota—11.5 MW wind farm—COD 2006
- North / South Dakota—180 MW wind farm—COD 2007
- North Dakota—300 MW wind farm project portfolio—under development
- Kansas—140 MW wind farm—under development
- Oklahoma—123 MW wind farm—COD 2008
- Oklahoma—132 MW wind farm—COD 2011
- Oklahoma—150 MW wind farm—under development

Canadian Projects: 424 MW; 180 MW now in operation

- Ontario, Canada—80 MW wind farm project portfolio—under development
- Manitoba—103 MW wind farm, 1st in Manitoba and largest in Canada at time of completion—COD 2005
- Manitoba—100 MW wind farm—sold to buyer who continues development
- New Brunswick—64.5 MW wind farm—sold to buyer who continues development
- New Brunswick—45 MW wind farm—COD 2011
- Nova Scotia—31.5 MW wind farm—sold to buyer in 2011 who completed project in 2012

Experience

July 2011 to Present

Greene Renewable Energy Inc.

Carlsbad, CA

Principal

Consultant for wind energy and solar energy developers who seek his expertise in strategic planning, the design and execution of the renewable energy development process, and public policy. Laurence advises clients on new market development, project risk management, environmental permitting, electrical interconnection, power marketing, equipment procurement, and related project development activities. His clients include a Fortune 500 solar manufacturer and developer, a publicly-traded wind energy development and operating company with projects in North America and Europe, a large, privately-held energy development group that focuses on U.S. government energy and construction infrastructure projects, and the U.S. Army.

Laurence Robert Greene

September 2010—June 2011

Acciona Energy North America

Solana Beach, CA

Director of Public Policy, North America

Responsible for leading the company's external affairs efforts (regulatory, legislative, political, and industry relations) across all Acciona's renewable energy and turbine manufacturing businesses in the United States and Canada. Interfaced with politicians and government regulators and advised Acciona's U.S. and Spain leadership on policy drivers affecting these markets and industries. Served the business development and financial arms of Acciona's Wind, Wind Turbine Manufacturing, Solar Thermal, and Solar Photovoltaic businesses, providing key information and strategic direction regarding regulatory and legislative policies that impact current and future planned operations.

Key Initiatives

- Led successful industry response opposing proposals by the Oklahoma legislature to eliminate the Oklahoma State Production Tax Credit.
- Led successful company effort to support the American Wind Energy Association's fight to extend the Section 1603 tax benefits through year 2011.
- Worked with California Wind Energy Association members and political consultants to shape provisions of the since adopted 33% Renewable Portfolio Standard.

January 2009—March 2011

Acciona Solar Power, Inc.

Las Vegas, NV

Aug 2005—December 2008

Acciona Wind Energy

Solana Beach, CA

Director of Development, Acciona Solar Power, Inc.

Vice President of Development, Acciona Wind Energy

Responsible for coordinating development operations for a 3100-MW portfolio of utility-scale wind farms and solar plants in the U.S. and Canada. Focus markets: CAISO, WECC and SPP. Advised senior management on integration and transfer pricing issues facing the development and manufacturing subsidiaries. Developed rigorous project development risk-management process. Hired and led the development team. Coordinated efforts of the U.S. team and their interface with the extensive pool of resource assessment, engineering, operations, and finance professionals in the Spanish HQ offices. Responsible for successful bid for the Department of Defense's largest solar energy development program, an innovative combined Solar Thermal / Solar PV development--managed the development team and interfaced directly with senior California and federal regulators, politicians and the Pentagon.

October 2001—July 2005

Global Renewable Energy Partners,
a Vestas Company

La Jolla, CA

Vice President of Development

Responsible for coordinating the development of a 1000-plus-MW portfolio of U.S. and Canada wind farms. In response to deteriorating U.S. market conditions, designed the company's strategic road-map that shifted focus from U.S. federal lands to the rapidly expanding Canadian market. These pioneering activities in British Columbia (1st PPA and permitted wind project), Manitoba (1st constructed wind farm), and New Brunswick and Nova Scotia (two of the first utility scale wind developments) were key to Vestas' channel expansion strategy whose downstream move into project development increased placement of their wind turbine equipment. This enabled Vestas to secure a dominant global position in wind energy manufacturing despite GE's competitive threat. Coordinated work with London- and Copenhagen-based senior management and technicians,

Laurence Robert Greene

resulting in an efficient 24-hours-per-day development cycle. Coordinated the team of developer, legal, permitting, meteorology, construction and financial analyst professionals. Negotiated contracts with partners, land owners, utilities, and permitting authorities. Developed largest single-site wind farm in Canada (at the time) and secured first (NEPA) permits for wind farms on DOE and BLM U.S. federal lands.

January 1999—August 2000

Unocal Indonesia Company
(a Chevron Company)

Balikpapan, Island of
Borneo, Indonesia

Senior Project Manager

Responsible for operations and planning for Unocal Corporation's single largest asset worldwide. Led team of 10 expatriate and Indonesian national professionals to manage asset development. Acted as liaison for Indonesian and Japanese business partners. Designed and implemented operational strategy that increased drilling success rate. Advanced technological frontier by designing and directing operations for two of the most challenging wells drilled to date while delivering these difficult projects on-time and within strict budget.

October 1993—Dec 1998

Unocal Thailand, Ltd.
(a Chevron Company)

Bangkok, Thailand

Special Projects Operations Manager

Held increasingly responsible positions culminating in appointment to Special Projects. Jointly reported to Exploration VP of Unocal's largest operating unit worldwide and to Thailand Country Manager. Defined and implemented Best Practices; managed annual Security and Exchange Commission's financial and petroleum resource certification process. Measured project performance, reported to independent auditors and European and Asian partners. Authored Technical and Operational Capabilities document that helped secure a 20% stake in 2500 square miles of the new exploration acreage. Coordinated efforts of 40-member multinational, multidisciplinary team; developed statistical analysis tools and standards.

June 1988—September 1993

Unocal Corporation

Ventura, CA
Los Angeles, CA

Development Geologist

Led 7-member science, engineering, and permitting team responsible for Los Angeles County planning and development operations. Developed prospect portfolio, analyzed economics, and prepared development plan and budget. Advised Senior Management and landowners of environmental issues. Designed innovative development program for downtown Los Angeles. Designed and directed onshore and offshore drilling operations in Ventura County, CA.

Laurence Robert Greene

Education

2000—2002 UCLA Anderson School Los Angeles, CA

Master of Business Administration

1990—1992 University of California, Los Angeles Los Angeles, CA

Certificate in Environmental Engineering

1983—1988 University of California, Davis Davis, CA

Master of Science, Geology

1979—1982 University of California, Los Angeles Los Angeles, CA

Bachelor of Science, Geology

- *Cum Laude*, Alumni Scholar, Regents' Scholar

Honors, Publications, Professional Memberships and Licenses

- Registered California Professional Geologist (#5447), 1992-Present
 - California Wind Energy Association (CalWEA), *President*, 2010-Present
 - California Wind Energy Association (CalWEA), *Board of Directors*, 2007-2011
 - American Council on Renewable Energy (ACORE), *Leadership Council Member*, 2010-2012
 - Renewable Energy Technology Conference (RETECH2011), Washington, D.C., *Advisory Committee Member, Track Co-Chair*, 2010-2011
 - American Wind Energy Association (AWEA), *Legislative Committee Member*, 2010-2011
 - U.S. Virgin Islands Renewable Energy Forum, St. Croix, USVI, *Invited Speaker*, 2010
 - National Renewable Energy Labs (NREL) U.S. Virgin Islands Energy Conference, Boulder, Co, *Invited Participant*, 2010
 - Author / Co-Author of seven abstracts and three papers, 1988-2005
 - Coast Geological Society, *Vice President*, 1992-1993
 - Recipient of five Unocal Corporation Recognition Awards, 1992-2000
 - Recipient of five academic scholarships and one research grant, 1979-1988
-

ROBERT L. SPEAR, Ph.D.

Scientific Consultant Services, Inc., President (since 1992)

bob@scshawaii.com

EDUCATION:

- 1986 Ph.D. degree in Anthropology, University of Oregon
- 1977 M.A. degree in Anthropology, Western Washington University
- 1973 B.A. degree in Anthropology, Western Washington University

PROFESSIONAL SEMINARS/LECTURES ATTENDED

- NAGPRA and ARPA: Applications and Requirements, September 2005 from the National Preservation Institute, Honolulu, Hawai`i.
- Integrating Cultural Resources in NEPA Compliance. September 2004 from the National Preservation Institute, Honolulu, Hawai`i.
- Identification and Management of Traditional Cultural Places, September 2003 from the National Preservation Institute, Honolulu, Hawai`i.
- Section 106: Working With the Revised Regulations. April 2002 from the National Preservation Institute, Honolulu, Hawai`i
- Consultation with Indian Tribes on Cultural Resource Issues October 2001. Honolulu, Hawai`i.
- Building Consensus in the Historic Preservation Project Review Process. April 2000 from the National Preservation Institute, Honolulu, Hawai`i.
- Section 106: An Introduction. April 2000 from the National Preservation Institute, Honolulu, Hawai`i.

**PROJECT DIVERSITY AS PRINCIPAL INVESTIGATOR:
Scientific Consultant Services, Inc. (SCS)**

- Over Four Hundred Individual Inventory Level Surveys
- One Hundred Seventy Five individual Data Recovery Projects
- Over Six Hundred Monitoring Projects
- Over 100 Cultural Impact Assessments
- Dozens of Individual Archaeological Assessment Projects
- Numerous Burial Treatment Projects
- Archaeological Report Review, Preservation Planning, and Consultations

References:

Brian Steep Environet, Inc. 1286 Queen Imma St. Honolulu, HI 96813 808-833-2225	Vincent Shigekuni PBR Hawaii 1001 Bishop Street, Suite 650 Honolulu, HI 96813 808-521-5631	Armand Cote AAC & Associates 1434 Kalaniiki St Honolulu, HI 96821 808-377-5546
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Jon C. Wallenstrom

181 Kailua Road Kailua, Hawaii 96734

Business: 808.839.8772 Cellular: 808.223.9767 Email: jonwallenstrom@forestcity.net

PROFESIONAL EXPERIENCE

September 2006
to Present

President, Forest City Hawaii

- Developer of State of Hawaii's largest public private venture. The partnership with the State will consist of 6 villages, containing 2,206 homes and 200,000 square feet of commercial on 272 acres.
 - Kailua Kona, Island of Hawaii
- Developer of Kapolei Lofts, a 499 unit apartment community intended for West Oahu with a construction start of January 2014.
 - Kapolei, Oahu
- Developed approximately 5 MW of photovoltaic energy projects making Forest City the largest solar energy developer in the State of Hawaii.
 - Various locations on Oahu.
- Selected developer of 690 Pohukaina an 800 unit two phase apartment community that will be developed in a public private venture with the State of Hawaii and will be the tallest building in the State of Hawaii.
 - Downtown Honolulu

September 2006
to October 2010

Chief Operating Officer, Forest City Military Communities Hawaii – Development Complete

- Managing member for Forest City Military Communities Hawaii partnership with the Department of the Navy. Developed two billion dollars in improvements on a portfolio of 6500 homes.
- Oversaw and developed two hundred of million dollars in historic renovations.
- Rolled out a sustainability effort program that resulted in four awards from the Department of Energy and annual savings to the partnership in excess of \$2 million.

July 2003
to September 2006

Founder, A&E Real Estate, LLC

- A&E most notably led the acquisition and development of a condominium conversion for a Carr and Carlyle Group Venture. Project revenues of \$78 million more than doubled the partner's money in less than one year.

August 1997
to July 2003

Group Vice President, Archstone Communities

- Responsible for development activities from Richmond to Baltimore
- Winner Year 2000 Archstone Award for Development; offered to the developer who makes the most significant contributions to the company.
- Developments include:
 - Archstone Governor's Green - \$44 million, 468 unit apartment community
 - Bowie, Maryland.
 - Archstone Woodland Park - \$42 million, 392 unit apartment community.
 - Herndon, Virginia
 - Archstone Swift Creek - \$38 million, 432 unit apartment community.
 - Richmond, Virginia
 - Archstone Columbia Town Center - \$62 million, 531 unit apartment community.
 - Columbia, Maryland
 - Archstone Van Dorn - \$32 million, 284 unit apartment community
 - Alexandria, Virginia
 - Archstone Rockville Town Center - \$39 million, 221 apartment community
 - Rockville, Maryland
 - Archstone Dulles Greenway - \$30 million, 300 unit apartment community.
 - Herndon, Virginia

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- Archstone Kentlands - \$45 million, 307 unit apartment community
 - Gaithersburg, Maryland

October 1994
to August 1997

Development Associate, JPI Mid-Atlantic Region

- Managed development activities from land acquisition through construction oversight.
- Developments include:
 - Jefferson at College Park - \$28 million, 300-unit apartment community
 - College Park, Maryland
 - Jefferson at Westtown - \$24 million, 254-unit apartment community
 - Westtown, Pennsylvania
 - Jefferson Villa - \$31 million, 262-unit apartment community
 - Rockville, Maryland
 - Jefferson at King Farm - \$41 million, 433-unit apartment community
 - Rockville, Maryland

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Business: 808.839.8772 Cellular: 808.223.9767 Email: jonwallenstrom@forestcity.net

PROFESSIONAL AFFILIATIONS

- District Council Chair of the Honolulu Urban Land Institute District Council
- Member of Residential Neighborhood Development Urban Land Institute Product Council
- Board Member Hawaii Strategic Development Corporation, the State of Hawaii's venture fund
- Board Member Catholic Charities Hawaii Housing subcommittee
- Board Member Hawaii Business Roundtable
- Former member of the Urban Land Institute's Washington DC Council
- Formerly worked with DC Public schools to weigh proposals for privatizing underutilized school facilities
- Former Board of Directors - Landowners Economic Alliance for the Dulles Extension of Rail (LEADER)
- Former member of the Virginia and Maryland Building Industry Association Multifamily Councils

AWARDS

- **Non-military housing awards:**
 - American Planning Association, Hawaii Chapter, 2011 project of the year for Kamakana Villages
 - Suburban Maryland Building Industry Association Best Mid-Rise, 2002
 - Suburban Maryland Building Industry Association Fastest Lease-Up Pace, 2000 and 2002
 - Northern Virginia Building Industry Association Excellence in Landscaping, 2000 and 2002
 - Landmark Mid-Atlantic Apartment Sale, 1999
 - Landmark Apartment Sale, 1998
 - Landmark Apartment Sale, 1997
- **Military housing awards:**
 - Professional Housing Management Association Navy Installation Housing Team of the Year 2006 & 2007
 - 2007 "Project of the Year" merit award from Multifamily Executive,
 - Professional Housing Management Association Marine Installation Housing Team of the Year 2007
 - 2009 Historic Preservation Honor Award - Pearl City Peninsula housing
 - 2007 Department of Energy, Solar America Showcase Award used to facilitate the integration of solar thermal and solar PV systems on Navy and Marine Corps family housing on Oahu and Kauai
 - 2009 A Department of Energy Solar America Showcase Award to facilitate the implementation of smart grid technology and photovoltaic installations on the Navy portfolio of homes
 - A Department of Energy analysis of construction techniques and improvements intended to facilitate cost effective energy efficiency
 - A Department of Energy site survey and wind feasibility study for a wind turbine
 - A Department of Energy award resulting in the delivery of a met tower, technical analysis, and data collection to facilitate provision of wind turbines
 - National Defense Center for Excellence award of two 50 kW wind Turbines

EDUCATION

- 1984 – 1988 **Princeton University.** Bachelor of Arts in History
- 1987 **Oxford University,** Keble College. Certificate in Medieval History and researched Princeton senior thesis on Welsh Ecclesiastical History
- 1992 – 1994 **University of Hawaii at Manoa.** Completed Courses in Urban and Regional Planning. Courses include: Urban Economics, Negotiation and Mediation, Land Use, Environmental Planning

PERSONAL

- Struggling windsurfer but excellent chauffeur for two active kids.
- Captain of the Princeton Lacrosse team, four year varsity letter winner and recipient of the Albert F. Howard Award –most improved

CURRICULUM VITAE FOR ANN BOUSLOG

Ann Bouslog is a Development Manager at **Forest City Hawaii**, coordinating development of Kamakana Villages, a 2,330-unit master planned workforce community that Forest City is developing on the Island of Hawaii in partnership with the State of Hawaii, Housing Finance and Development Corporation. She also oversees land use entitlement efforts for Ho'ohana, a 20-megawatt solar farm proposed by Forest City and QCells USA in the Kunia area of Oahu.

Before joining Forest City, Dr. Bouslog provided economic, real estate and tourism advisory services via her own firm **Mikiko Corporation**, and prior to that, at **KPMG Peat Marwick**. Her consulting emphasis was on market and financial assessments, due diligence, economic development and strategic planning for substantial property interests.

Representative Engagements

☒ **Due diligence assistance** for complex commercial properties, resort real estate holdings, corporate entities, mortgage notes and intellectual property, for:

- Shopping centers on Oahu and Maui
- Hotels on Oahu, Hawaii and Maui
- Master-planned resorts on the islands of Hawaii, Kauai and Maui
- A condominium complex on Oahu

☒ **Valuation** of hotels, shopping centers, raw land, condominium and apartment complexes, leased fee interests, residential subdivisions and projects under development.

☒ **Market and financial assessments** for proposed developments throughout Hawaii as well as in Bali, South Korea, Vietnam, Thailand, Guam and the Republic of Belau, including:

- Retail shopping center and commercial/industrial projects
- Restaurant/entertainment venues
- Mixed use complexes, with residential, commercial, entertainment, and hotel uses
- Hotels and resorts
- Convention center
- Primary and second-home master-planned residential communities

☒ **Strategic planning** for large land holdings and other real property, with focus on disposition and/or development strategies for end-users, including:

- The U.S. Navy, Pacific Division Naval Facilities Engineering Command – Financial modeling and advisory services related to leasing portions of Ford Island and bulk disposition of other properties on Oahu. Also assisted in review of a preliminary information package, a Request For Proposals and final bid materials.

Representative Engagements, continued:

- Hawaii State Department of Hawaiian Home Lands** – Member of multidisciplinary team that prepared a development strategy and feasibility assessment for some 500 acres of land in Kalaeloa, Oahu, at the former Barbers' Point Naval Air Station.
- U.S. Army, Hawaii, Residential Communities Initiative** – Assisted the USARHAW RCI division in developing financial analyses and strategies for the privatization of 7,700 housing units on Oahu, involving annual housing payments in excess of \$100 million and developments of more than \$4 billion.
- Market and strategic planning for workforce housing** to support faculty and staff recruitment and retention at the University of Hawai'i at Manoa.
- Examination of prospective financial statements** to support a request for a \$600 million line of credit for an established Hawaii neighbor island resort.
- Economic and fiscal impact assessment** for the \$200 million, 200,000 square foot Hawai'i Convention Center on Oahu.
- Economic and fiscal impact assessments** for resort, hotel, commercial, industrial, golf course, campground-recreational complexes and residential projects on the islands of Oahu, Maui, Kauai, Hawaii and Lanai, as well as in Guam.
- New town master-planning**, including consideration of the viability of primary industries and supportive social and community infrastructure. Representative projects include:
 - Penang, Malaysia** - a 400 to 600 hectare city extension to the eastern foreshores of Penang, as proposed by the Penang Development Corporation, a governmental agency. The project was planned to include financial trading centers, light manufacturing, office, retail, hotel, residential, civic and recreational land uses.
 - Nagoya, Japan** - a 1,000 to 2,000 hectare land reclamation project proposed near to Nagoya, Japan, to accommodate hotel, convention center, theme park, marina, private islands, international airport and golf course developments.
- Economic and ecotourism planning** for a series of national parks within the People's Republic of China. The plan was developed with support from The Nature Conservancy, the World Bank, other NGO's and major Asian conglomerates. At the time of study, the protection area was home to some 1.5 million residents and included more than 30,000 square kilometers, approximately four times the size of Yellowstone National Park.

Representative Engagements, continued:

✦ Litigation support and expert witness testimony:

- SCD Ewa Development et. al. v. Unity House Incorporated, Hale Lokahi Inc. et. al. – Real estate market and financial consulting and expert witness testimony on behalf of plaintiff SCD Ewa Corporation, regarding the Trovare residential development. (Jury trial.)
- Watt Homes v. Fletcher Pacific Construction - Contract and lost sales dispute regarding the A`eloia residential community in Kapolei, Oahu. Dr. Bouslog was an expert witness and consultant for Fletcher Pacific (subsequently dck pacific), in the areas of market, economic and financial performance. (Arbitration.)
- K&S Enterprises - Real property tax appeal for the Waikiki Sand Villa hotel-condominium. Dr. Bouslog reviewed appraisal and other consulting work, and provided expert witness testimony before Judge Wendell Huddy. (Judge trial.)
- State of Hawaii (Attorney General's Office) - Defense of claims made by the Office of Hawaiian Affairs, regarding the use of ceded lands for airports, hospitals and public housing purposes. Dr. Bouslog served as the consultant coordinator, working with the AG's office on case strategy, assessing specific issues and damages, identifying potential experts or other consultants from across the U.S., and coordinating the development of exhibits and visual aids for trial.

✦ Expert witness testimony for land use petitions. Dr. Bouslog has testified before the State Land Use Commission; the Hawaii, Maui, Honolulu and Kauai County Councils; the planning commissions and planning/zoning committees of the County Councils in all four Hawaii counties; governmental planning agencies in Guam; and in numerous non-judicial public hearings and meetings. Projects of concern included:

- Makena Resort, Maui
- Haliimaile residential community, Maui
- Wailuku Parkside development, Maui
- Wailuku, Piihana and Waikapu project districts, Maui - residential, commercial and support communities
- Kahului Industrial Park, Maui
- Wailuku Industrial Park II, Maui

- Manele and Koele, Lanai - hotels and golf courses

- Mauna Lani Resort, Hawaii - hotel, condominium, single-family, retail commercial, golf
- Waikoloa Beach Resort, Hawaii - hotel, condominium, single-family, retail commercial, golf, industrial support

Representative Engagements, continued:

- Huehue Ranch (now Hualalai Resort), Hawaii - hotel, condominium, single-family, retail commercial, golf, recreational amenities
- Kukio Beach Resort, Hawaii – hotel, condominium, single-family, golf and related
- Kohala Ranch, Hawaii - agricultural lot, multifamily residential, equestrian and related support facilities
- Hawaiian Riviera Resort, Hawaii - airport, support community, hotel, condominium, single-family, estate lots, marina, commercial

- Kapalawai Resort, Kauai – hotel, restaurant and ancillary uses
- Princeville Resort, Kauai - hotel, condominium, single-family, golf, agricultural lot, airport facilities, industrial, tennis and entertainment facilities
- Kukui`ula, Kauai - master-planned community with multi- and single-family residential, golf, marina, commercial and hotel elements (for A&B)
- Kukui`Ula, Kauai – master-planned community (for DMB/Kukui`Ula Development Company (Hawaii) LLC)

- Ho`opili, Oahu – residential, commercial, and industrial land uses, transit-ready designs
- Koa Ridge, Oahu – primary residential, commercial and medical facilities
- Kapolei West, Oahu – resort and primary residential, golf, commercial and transit-related facilities
- Turtle Bay Resort – resort hotel, golf, residential, tennis and other ancillary facilities
- Lihi-Lani, Oahu - country lots and support facilities

Employment Summary

**February 2013
to present** ***Development Manager, Forest City Hawaii***, Honolulu, Hawaii.

**May 1997 to
February 2013** ***President, Mikiko Corporation***, Honolulu, Hawaii.

**January 1985
to May 1997** ***Director, Real Estate & Hospitality Consulting Group, KPMG Peat Marwick LLP*** (Honolulu office). Responsible for business development, personnel recruitment and management, and consulting engagements in the Pacific region's then-largest "Big Six" real estate consulting organization.

**July 1983 to
January 1985** ***Sole proprietor, Miki Demographics***, Honolulu, Hawaii.
Economic and demographic consulting for the visitor and real estate industries.

Education and Professional Certifications

Ph.D., Demography, Department of Sociology, Cornell University, New York.

Dissertation addressed employment structure in the Hawaii hotel industry, and was supported by a grant awarded by the East-West Center and the State of Hawaii, Department of Planning and Economic Development.

M.A., Sociology, with minor in City & Regional Planning, Cornell University, New York.

Thesis addressed the environmental and social impacts of mass tourism with fieldwork conducted in the U.S. Virgin Islands and Hawaii.

B.A., Urban Studies, Stanford University, California.

Certified General Appraiser's license number CGA-550, State of Hawaii.

This license certified Dr. Bouslog to prepare any real estate or related appraisal in Hawaii, and to be admitted as an expert in valuation issues in court. License inactivated January 2004, at Dr. Bouslog's prerogative.

On-going continuing professional education, with a focus on real estate, tourism and general business issues.

Professional/Community Involvement

- ✦ East-West Center Foundation, Board Member, July 2012 to present.
- ✦ Board Member, Community Housing Fund (at Hawaii Community Foundation) ; formerly the Community Development Corporation of Honolulu, a Hawaii 501c (4), October 2009 to present. CDCH owned a limited partnership interest in the Smith-Beretania Apartments and supported various nonprofit entities in Hawaii. Most of its assets were contributed to the Hawaii Community Foundation in 2012, as the Community Housing Fund.
- ✦ Urban Plan Coordinator for the Urban Land Institute-Hawaii Chapter, 2011 to 2012. Urban Plan is a secondary school educational program designed and implemented by ULI members (served as a volunteer Facilitator and Jurist at various highschoools and at UH, 2005 to present.)
- ✦ President, Aloha Chapter, Lambda Alpha International, an honorary land economics society (President, 2009-10, various officer positions, 2002 to 2012.) Member since 1996.

Professional/Community Involvement, continued

- ✦ Boards of Directors, Kamehameha Schools – Served as an outside director in KS's for-profit subsidiary entities during a critical period of strategic realignment to the mission of Kamehameha Schools.
 - Chairperson, Bishop Holdings Corporation, holding company for KS's income-producing companies (2003 to 2004.) Member of BHC Board of Directors, 2000 to 2004.
 - Director, KUKUI, Inc., a Houston oil and gas subsidiary of BHC via Pauahi Management Corporation (2001 to 2003.) Assisted in the merger of Kukui Inc. into Animas Energy, LLC, an entity owned by The Southern Ute Indian Tribe, in February 2003.
 - Director, Kamehameha Investment Corporation, a real estate development and management subsidiary of BHC and developer of Keauhou Resort in Kona, Hawaii (2002 to 2004.)
 - Director, Pauahi Management Corporation, a real estate and property management subsidiary of BHC, with holdings throughout the U.S. (2003 to 2004.)
- ✦ Vice President-Fundraising, HITS Booster Club, providing support services to Hawaiian Island Twisters, a 501c3 recreational and competitive gymnastics program (2007 to 2008.)
- ✦ Member and Secretary, Board of Directors, The Early School, an independent early childhood education center and preschool in Honolulu (1999 to 2001.)
- ✦ Programs Director and Member, Board of Directors, Pacific Asia Travel Association, Hawaii Chapter (1997 to 1998.)
- ✦ Guest lecturer, various programs in School of Travel Industry Management, Shidler School of Business and Department of Urban & Regional Planning, at the University of Hawaii at Manoa.
- ✦ Associate, Urban Land Institute, late 1980s to present; responsible for preparing ULI's "Market Profiles" reports on Hawaii, for national distribution (1990s.)

References available at LinkedIn.com or upon request.

Clifford Smith
Meridian 158, LLC
Principal

Through his past professional experiences, Cliff brings the unique ability to evaluate projects through the lens of a developer, landowner, and technologist. Cliff Smith has provided consulting services on utility scale developments to Hanwha Q CELLS, Forest City, Johnson Controls, Inc., Hunt Development Group, SunEdison, UTS BioEnergy, Carmel Partners and Scatec Solar. Cliff was previously the Vice President of Technology at Hawaii BioEnergy LLC, a consortium of land owners and investors committed to producing biomass for power and liquid fuels in the islands. Prior to this, he spent three years working at Maui Land & Pineapple Company Inc. in their Kapalua Resort land development division and served eight years as a Naval Officer in the Civil Engineer Corps, holding numerous positions as construction manager and officer in charge of construction units.

Cliff was a Fellow at Massachusetts Institute of Technology's prestigious Leaders for Global Operations, where he earned an M.B.A. and M.S. in Mechanical Engineering. He graduated with highest honors from Georgia Institute of Technology with a B.S. in Mechanical Engineering. He is a registered Professional Engineer in the State of California.



Sohrab Rashid, TE

PRINCIPAL

San Diego Office Leader

about

Sohrab is a registered Traffic Engineer in California with over 25 years of experience in transportation planning and traffic engineering. He has served as Principal in Charge or Project Manager for numerous high-profile transportation projects throughout California, Hawaii and internationally. Mr. Rashid has managed or directed the preparation of traffic impact analysis reports, project development studies for state facilities, circulation elements for general and specific plans, regional transportation plans, transit facilities, and traffic operations reports. His varied experience also includes travel demand forecasting, traffic micro-simulation, planning and design for non-automobile modes, travel surveys, transit station area planning, and traffic calming. He is currently the Office Leader and Operations Manager in the firm's San Diego office, oversees projects in the San Diego County area and Hawaii, and coordinates the company's efforts on international work.

education

B.S. Mechanical Engineering, San Jose State University, 1988

affiliations

- Institute of Transportation Engineers (ITE)
- South Bay Transportation Officials Association – ITE Chapter in San Jose (President 2004)
- American Planning Association (APA)
- Urban Land Institute (ULI)

registrations

Licensed Traffic Engineer, State of California (TR1845)

publications & presentations

- Sustainable Transportation and Land Use Planning in a Changing Environment, Nanning, China, December 2010
- Estimating Trip Generation for Transit-Oriented Developments (TODs), ITE Technical Conference, 2007
- Co-Instructor for Fehr & Peers Academy – Transportation Impact Analyses – On-going
- Guest Lecturer, San Jose State University – Transportation Planning Courses, 2004 to 2009
- Panelist for Transportation and Land Use Interaction – Moderated by State Senator Joe Simitian, 2006

project experience

Midway and Old Town Community Plan Updates (San Diego, California)

Fehr & Peers is conducting the transportation analysis of proposed changes to land use and the mobility network for the two community plan areas located immediately adjacent to and south of the I-5/I-8 interchange in San Diego. Sohrab is leading the effort to increase the density of the street system in an area dominated by large-scale retail development in the case of the Midway-Pacific Highway area, and maintain the character of the historic Old Town District while still enhancing regional access to the area. The study evaluated transportation facilities using multi-modal level of service analysis and involved use of SANDAG travel demand model forecasts to refine the planned street system.

Envision 2040 General Plan Update (San Jose, California)

Fehr & Peers completed the technical analysis, background report, and policy development for the Envision San José 2040 General Plan (GP) Circulation Element update with Sohrab serving as Project Manager. This process involved a comprehensive evaluation of existing transportation conditions for 100 roadway segments, validation and enhancement of the City's travel demand model, analysis

FEHR & PEERS

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Roseville | Salt Lake City | San José | San Francisco | Seattle | Santa Monica | Walnut Creek

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Sohrab Rashid, TE

PRINCIPAL | Director | Pacific Rim Markets

of five land use alternatives, and input to policies for all travel modes. A primary focus of the update was to promote a balanced policy approach to all modes and evaluating changes to the City's level of service and parking policies.

H-1 Corridor Planning Study (Oahu, Hawaii)

Fehr & Peers is assisting the prime consultant, SSFM, with a planning study of the entire H-1 freeway in Honolulu, Hawaii. The purpose of the study is to identify near-term, mid-term and long-term projects to improve corridor operations and minimize congestion through a planning horizon of 2035. Projects under consideration include capacity enhancements, safety improvements, modified/modernized interchanges, new ramp connections, Intelligent Transportation Systems (ITS) strategies, transportation demand management (TDM) strategies, and replacement of bridge/viaduct structures. In addition, the study is examining improvements to parallel and feeder facilities to appropriately distribute regional and local traffic volumes.

Transit Station Area Plan and EIR (Milpitas, California)

Fehr & Peers assisted with the development of the specific plan and the subsequent EIR transportation section for the Transit Area Plan surrounding the future BART station. Sohrab directed the analysis of the plan area that is expected to include over 5,000 dwelling units and over 2,000,000 square feet of commercial, retail and industrial development. Impacts were analyzed based on future traffic projections from the Santa Clara Valley Transportation Authority (VTA) model. Trip internalization, impacts to bicycle, pedestrian and transit facilities, and an assessment of greenhouse gas emissions were also key elements of the study.

NASA Research Park Master Plan and EIS (Mountain View, California)

Sohrab served as the Project Manager for the preparation of the EIS transportation section for the proposed development of NASA Research Park (NRP) located at Moffett Field. The project included up to 4.5 million square feet of office, R&D, university, and museum space plus on-site housing for students and employees. The potential near-term and cumulative impacts of five alternatives were analyzed, and an aggressive and comprehensive Transportation Demand Management

(TDM) program was developed to reduce single-occupant vehicle trips and greenhouse gas (GHG) emissions.

Chenggong New Town Master Plan (Kunming, China)

In collaboration with Calthorpe Associates and the China Sustainable Transportation Center, Fehr & Peers completed the transportation analysis to justify a paradigm shift in the planned roadway system for this new town area of Kunming expected to house 240,000 residents and an equivalent number of employees. Sohrab oversaw the analysis of a much denser grid street system with several one-way couplets, exclusive transitways, and an integrated auto-free street network that would replace the typical 400-meter block spacing with six- to ten-lane arterial roadways. Intersection operations were analyzed using VISSIM software and illustrated the operational and environmental benefits of the proposed circulation system.

Ala Moana TOD Study (Honolulu, Hawaii)

Fehr & Peers is assisting RTKL with TOD planning studies for the Ala Moana Station on the rail transit corridor that is currently under construction in Honolulu. Sohrab is leading the transportation planning effort that involves a constraints and opportunities evaluation and a trip generation analysis of three land use alternatives for the surrounding community. Recommendations to enhance multi-modal access and improve overall mobility are being developed to support the preferred plan with a special focus on active transportation modes.

Jurong Lake District Sustainability Plan (Singapore)

Sohrab led Fehr & Peers' effort to prepare the transportation element of a sustainability model for a large-scale, mixed-use project in the Jurong Lake District of southwest Singapore. The project included the redevelopment of the area around three existing Mass Rapid Transit (MRT) stations, development of several resort villages, and creation of five new "edutainment" attractions with a total of 27,000,000 sq. ft. of development. This effort was unique given the already high use of non-auto travel modes, the magnitude of densities proposed, and the distinctive trip making characteristics of attractions and resorts. The transportation study culminated in a comprehensive transportation program to enhance project sustainability by reducing automobile use.

FEHR & PEERS

San Diego | Denver | Honolulu | Inland Empire | Oakland | Orange County | Reno
Roseville | Salt Lake City | San Jose | San Francisco | Seattle | Santa Monica | Walnut Creek

401 West A Street
Suite 900
San Diego, CA 92101
619.234.3190

ERIC B. GUNTHER
AECOS Inc.



Eric B. Guinther is an ecologist/botanist and aquatic biologist with over 40 years of experience conducting environmental studies throughout the central Pacific Basin. His responsibilities at AECOS include: conducting field surveys, producing environmental survey reports, and making plant and animal identifications (taxonomy). As president and chief biologist at AECOS Inc., he plays a role in corporate/project management and directs a team of seven fellow biologists with specialties in marine biological surveys (certified for SCUBA), stream and lake surveys, wetland surveys and delineations, and terrestrial biological surveys, including botanical surveys. As chief editor, he is responsible for quality control over all reports prepared by the AECOS biologists.

Mr. Guinther's educational background emphasized ecology, encompassing zoology, botany, geology, and water quality. He has worked extensively in marine, freshwater, and terrestrial environments—mostly throughout the Hawaiian Islands. However, he has conducted surveys in many parts of the western and central Pacific, including Guam, Tinian, Saipan, American Samoa, Western Samoa, Kwajalein Atoll, Canton Atoll, Fanning Atoll, Christmas Island, Yap, Palau, and Japan. He has experience in collecting field data using Trimble GNSS and processing GIS data with ArcView/ArcMap.

In the last two decades, Mr. Guinther's field work has involved mostly surveys assessing the distribution of terrestrial plants to document potentially sensitive species (rare native or listed species) for client projects, and conducting wetland inventory and delineations of jurisdictional waters. In his free time he grows native Hawaiian plants in a home nursery for out-planting at a native planting site on windward O'ahu at Nā Pōhaku o Hauwahine, a state park reserve.

Education

University of the Pacific, B.A. Biology. 1965.

University of the Pacific, graduate studies. 1965-1967.

University of Hawaii, graduate studies. 1967-1973.

Positions and Experience

1983 to present - Principal and President, AECOS, Inc.

1982 to 1983 - Principal and Corporate Treasurer, AECOS, Inc.

1974 to 1981 - Biologist and Vice President, AECOS, Inc.

1972 to 1974 - Marine Benthic Biologist, AECOS, Inc.

1970 to 1973 - Research Assistant, University of Hawaii.

1967 to 1970 - Teaching Assistant, University of Hawaii.

1964 to 1967 - Teaching Assistant, University of the Pacific.

Joanne (Nonie) Toledo Hamm, President & CEO, Nonie Toledo & Associates, Inc.

Profile

- Expertise in strategic facilitation, planning, business development, advocacy and lobbying, process improvement, customer servicing, leadership training, project planning, execution of strategic and tactical plans, community engagement and stakeholder assessments, sales, marketing and public relations
- Advisor, Go to Market strategy including pricing, organization structure, sales and channel plan, strategic partnerships, marketing, communications, public relations, customer service modeling, for venture startup in medical imaging software
- Strategist, facilitator, advocacy consultant, project director, spokesperson of a state legislative council
- Report writer highlighting accomplishments, challenges and future plans of organization
- Principal investigator, multi-island wide community stakeholder assessment
- Advisor, creator of seminars, events, presentations for nonprofits and private industry
- Project director for public policy think tank
- Strategic plan facilitator for organizations
- Professional-in-Residence for venture capital firm
- Strategist, community builder, lobbyist, cultural advisor for renewable energy firms
- Marketer, public relations, business development for non profits and private industry
- Principle Investigator for technology intermediary assessing strategic plan and future roadmap
- Project Manager for strategy planning, grant writing and implementation of multiple initiatives for Governor

Professional Experience

Nonie Toledo & Associates
Honolulu, HI

2007-Present

President and CEO

Consulting practice focusing on strategic planning, project management implementation, business development, report writing, facilitation, technology, telecommunications, business development, lobbying, advocacy, community building, marketing, sales and public relations for clients such as Kamehameha School, Girl Scouts, PacifiCap International, Hawai'i Institute for Public Affairs, Act 259 Task Force, Early Learning Council, Good Beginnings Alliance, Hicks Pension, Girl Scouts of Hawai'i, Economic Development Association of Hawai'i, Sempra Generation, Beacon Power, HydraFLX, Hanwha Q CELLS, Champlin Energy, One Med Net, Hawai'i Technology Development Venture, High Technology Development Corp, Office of Information Management, Department of Business, Economic Development & Tourism and the Governor's Office

Sprint Corporation, LLC
Honolulu, HI and San Mateo, CA

1992- 2007

General Manager/Multi-Channel Director

Unique position in national organization with management of multiple channels including consumer, small business, major accounts, national accounts and government sector.

Managed call center, direct field sales, technical engineers, retail stores, third party dealers, customer support, customer service, service and repair, advertising, marketing, public relations, community and external affairs, project management, finance, inventory warehouse and facilities. P&L responsibilities. Successfully integrated two acquisitions of major wireless carriers into technology, sales, operations and culture. Initiated the business case and advocated investment and implementation of transoceanic fiber, internet backbone service, frame relay services, local phone service, wireless licenses and wireless services, which resulted in availability of competitive services in Hawai'i and increased market share.

Array Technologies, Inc.
Oakland, CA

1991- 1992

Regional Sales Manager

Opened market and managed multiple channels for start-up company providing disruptive technology for desktop color scanning electronic imaging devices. Territory included 25 states in Midwest, Eastern and Southeastern U.S, Canada, Mexico, South America and Europe.

Xerox Corporation
Oakland, CA and Honolulu, HI

1980 – 1991

Major Account Sales Manager (1988 – 1991)

Unique position managing Sales and Systems Analyst team selling office automation products to Fortune 500 and Government accounts in the San Francisco Bay area. Garnered multiple team awards at regional and district levels.

Sales Planning Manager (1986 – 1987)

Recruited and trained new personnel in Xerox Sales Process. Created and implemented plans to launch new marketing strategies and products. Managed business forecasting, reporting and inventory planning. Certified in Xerox Quality Process (Malcolm Baldrige Quality Process) and facilitated quality team to win the National Malcolm Baldrige Award. In addition to several team awards, earned #1 Sales Planning Manager, #1 Launch in new product launch performance and managed district to become #1 in nation for profitability in 1986 and 1987.

Sales Representative (1980 – 1985)

Marketed laser printers, copiers, computers, and other office automation products and supplies to Fortune 500 companies, government agencies and vertical markets. Earned President's Club in 1981, 1982 and 1984 and 100% Club in 1983 and 1985.

Education

University of Hawai'i at Manoa, Honolulu, HI
Bachelor of Business Administration, 1979
International Marketing and Management,
Pacific Asian Management Institute Program, 1978, 1979

Maryknoll High School, Honolulu, HI
Valedictorian

Awards

2005 Pacific Business News Business Leader Top 5 Finalist
2005 Technology Woman of the Year (Inaugural year) Pacific Tech Foundation
2003 Filipino Women's Civic Club Top Ten HI Filipino Women of Year
2003 Pacific Business News Business Woman of the Year

2002 University of Hawai'i Distinguished Alumni Award
2002 DOD Joint Civilian Orientation Conference Awardee
2001 Top High Technology Leader Award (Inaugural year) Pacific Tech Foundation

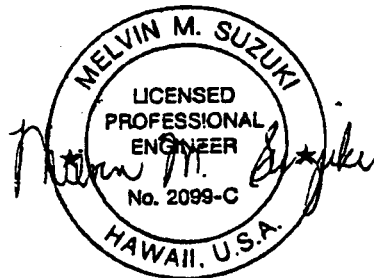
**Boards and
Committees
Past and Present**

Hawai'i Business Roundtable, Treasurer and Chair of the Education Task Force
Kapiolani Medical Center for Women and Children
Boy Scouts Aloha Council
American Red Cross
Aloha United Way
Collaborative Action for Public Education (CAPE)
Good Beginnings Alliance, Advisory Council
Be My Voice, Leadership Council
P-20 Council
Catholic Charities Hawai'i
Gear up Advisory Council

4.2.5

DRAINAGE MASTER PLAN
for the
ROYAL KUNIA DEVELOPMENT, PHASE II
Hoaeae and Waikele, Ewa, Oahu, Hawaii
T.M.K.: 9-4-02: 1 and 52; and 9-4-03: 1

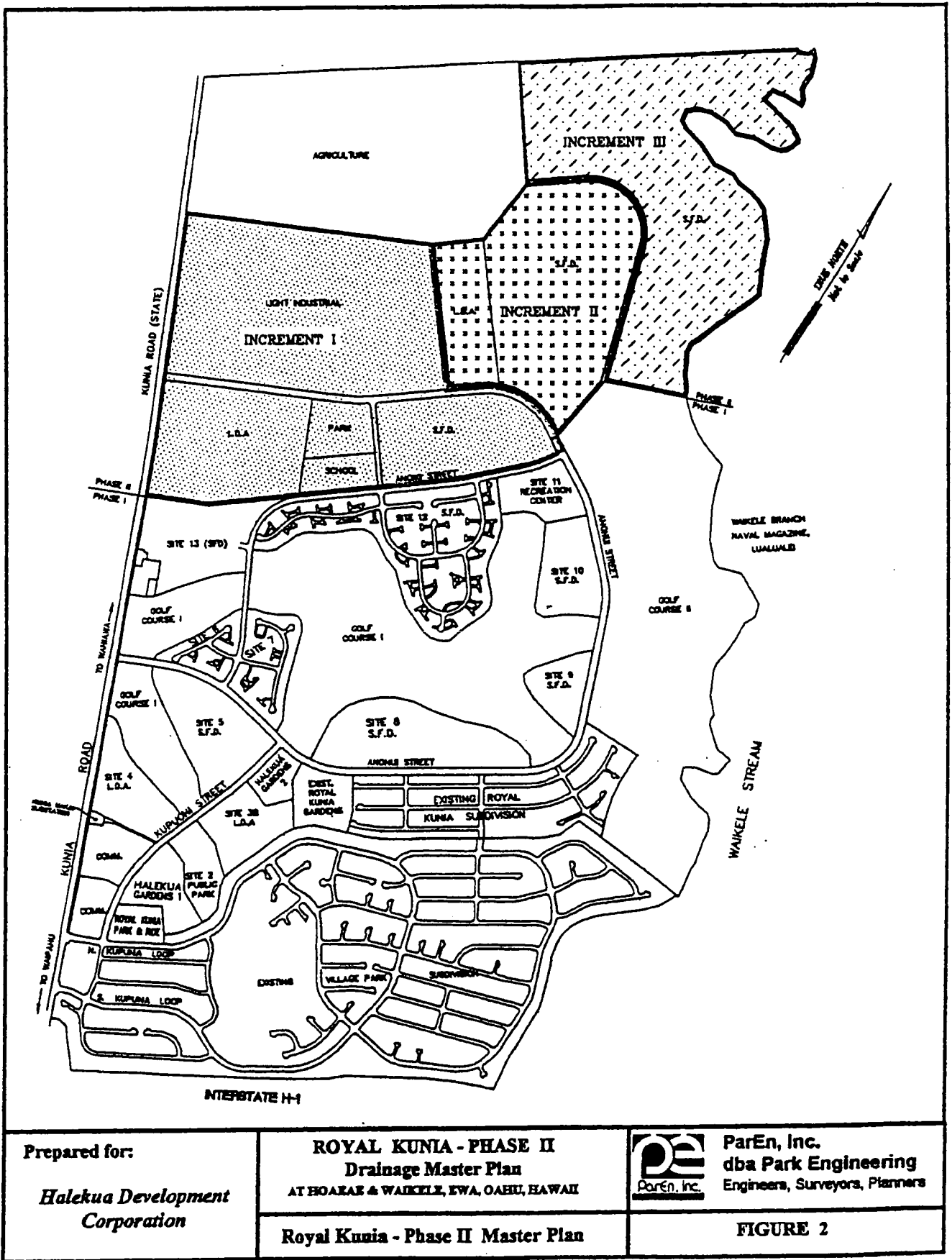
Prepared For:
Halekua Development Corporation
2024 North King Street
Honolulu, Hawaii 96819



Prepared By:
ParEn, Inc.
dba PARK ENGINEERING
567 South King Street, Suite 300
Honolulu, Hawaii 96813

September 1996

EXHIBIT 32



Prepared for:
Halekua Development Corporation

ROYAL KUNIA - PHASE II
Drainage Master Plan
AT HOARAE & WAIKELE, EWA, OAHU, HAWAII



ParEn, Inc.
dba Park Engineering
Engineers, Surveyors, Planners

Royal Kunia - Phase II Master Plan

FIGURE 2

1996-06-08-0A-*FEA-Royal Kunia Phase II* JUN 8 1996
INCREMENT 3

FILE COPY

DEVELOPMENT PLAN LAND USE
AMENDMENT APPLICATION
AND
FINAL ENVIRONMENTAL ASSESSMENT
FOR
ROYAL KUNIA, PHASE II
INCREMENT 3

Hoaeae and Waikele, Oahu

MAY 1996

**DEVELOPMENT PLAN LAND USE
AMENDMENT APPLICATION
AND
FINAL ENVIRONMENTAL ASSESSMENT
FOR
ROYAL KUNIA, PHASE II
INCREMENT 3**

Hoaeae and Waikele, Oahu

May 1996

Prepared For: Halekua Development Corporation
2024 North King Street
Honolulu, Hawaii 96819

Prepared By: William E. Wanket, Inc.
Kapolei Building, Suite 320
1001 Kamokila Boulevard
Kapolei, Hawaii 96707

APPENDIX G

**Royal Kunia Phase II - Increment III
Engineering Study**
Prepared By: ParEn, Inc.

*Royal Kunia Phase II - Increment III
Engineering Study*

SUMMARY

INTRODUCTION

The purpose of this engineering study is to present preliminary engineering information for the proposed Royal Kunia Phase II - Increment III Development. Specifically, this report will include the following:

1. Project Description
2. Physical Environment
3. Water System
4. Wastewater System
5. Solid Waste and Disposal
6. Drainage and Grading
7. Traffic
8. Electrical and Communication Systems

DEVELOPMENT SUMMARY

Applicant:	Haiakea Development Corporation 2024 North King Street Honolulu, Hawaii 96819
Consultant:	ParEn, Inc., dba Park Engineering 567 South King Street, Suite 300 Honolulu, Hawaii 96813
Project Name:	Royal Kunia Phase II - Increment III
Project Location:	Hoaeae & Waikale, Ewa, Oahu
Tax Map Key:	9-4-02 : Por 1
Project Area:	156.8 ± acres to be developed
Existing Use:	Agriculture, fallow sugarcane areas
Proposed Use:	Single Family Dwellings
State Land Use District:	Urban

*Royal Kunia Phase II - Increment III
Engineering Study*

Development
Plan Designation:

Single Family Dwellings

Zoning:

Ag-1 Restricted Agriculture

*Royal Kunia Phase II - Increment III
Engineering Study*

1.0 PROJECT DESCRIPTION

1.1 LOCATION AND SIZE

The proposed development site is located at Hoaeae & Waikale, Ewa, Oahu, Tax Map Key: 9-4-02 : Por 1. See Figure 1 - Vicinity Map. The parcel is located approximately 1.2 miles north of Kunia Interchange of Interstate Route H-1.

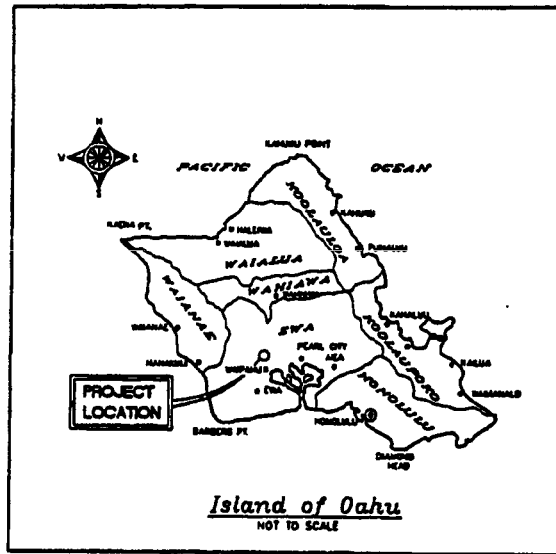
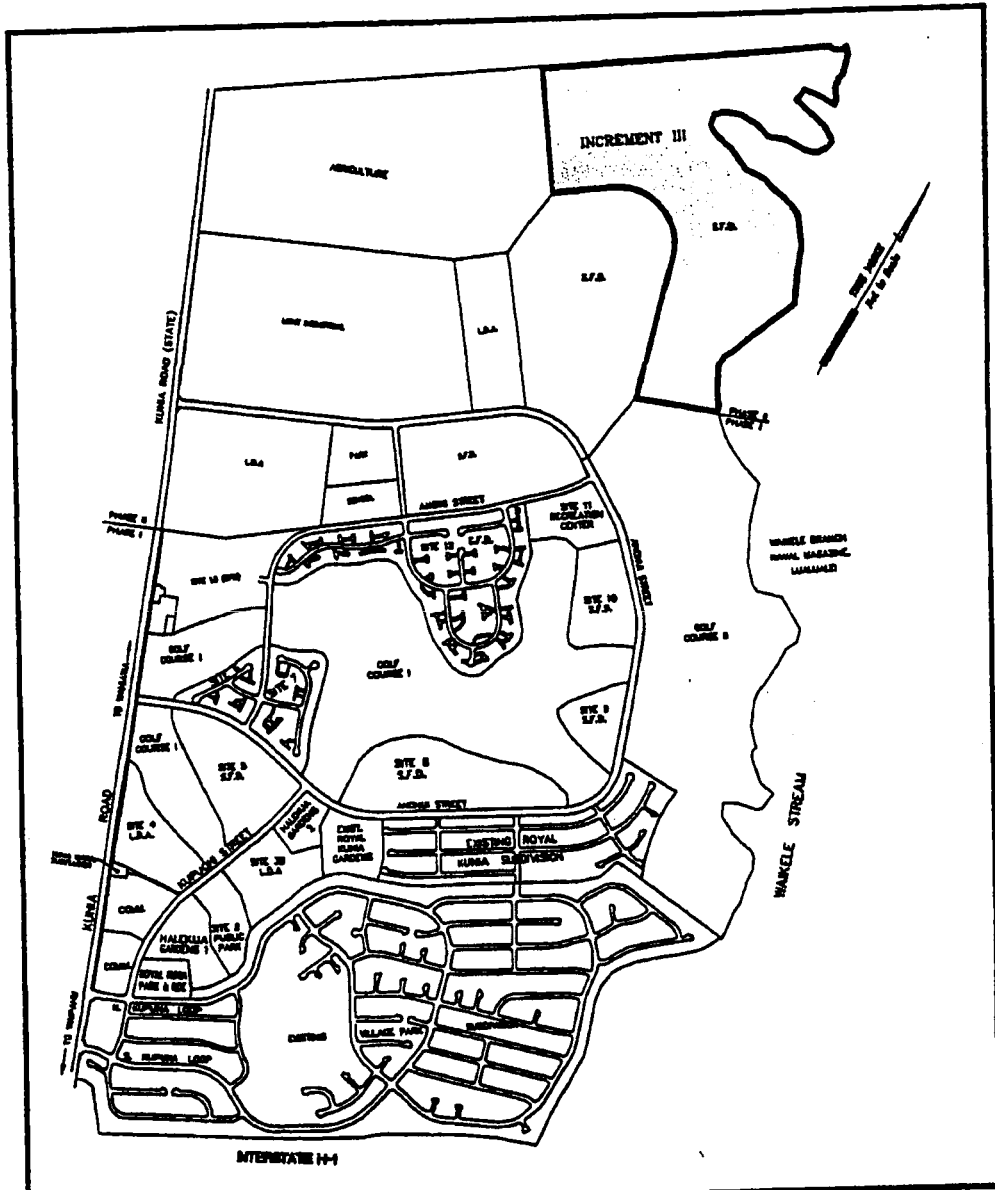


Figure 1 - Vicinity Map

The entire Royal Kunia Phase II project area is about 655± acres in size. It is rectangularly shaped, running lengthwise along the northwestern boundary of the existing Royal Kunia Phase I between Kunia Road and Waikale Gulch. Increment III is about 156.8± acres in size and is located on the right side of Royal Kunia Phase II. See Figure 2 - Location Map.



<p>Prepared for:</p> <p>Halekua Development Corporation</p>	<p>Royal Kuaia Phase II - Increment III ROAHEAE & WAIKOLE, EWA, OAHU, HAWAII</p> <p>LOCATION MAP</p>	<p>PE ParEn, Inc. dba Park Engineering Engineers, Surveyors, Planners</p> <p>FIGURE 2</p>
--	---	---

*Royal Kunia Phase II - Increment III
Engineering Study*

1.2 LAND USE PLAN

The land use plan of Royal Kunia Phase II - Increment III (See Figure 3 - Land Use Plan) would comprise of the following land use components:

LAND USE	ACRES	UNITS
Single-Family	156.8	581

1.2.1 Residential/Apartment

This project proposes 581 single-family units, which is approximately 3.7 units per residential-acre.

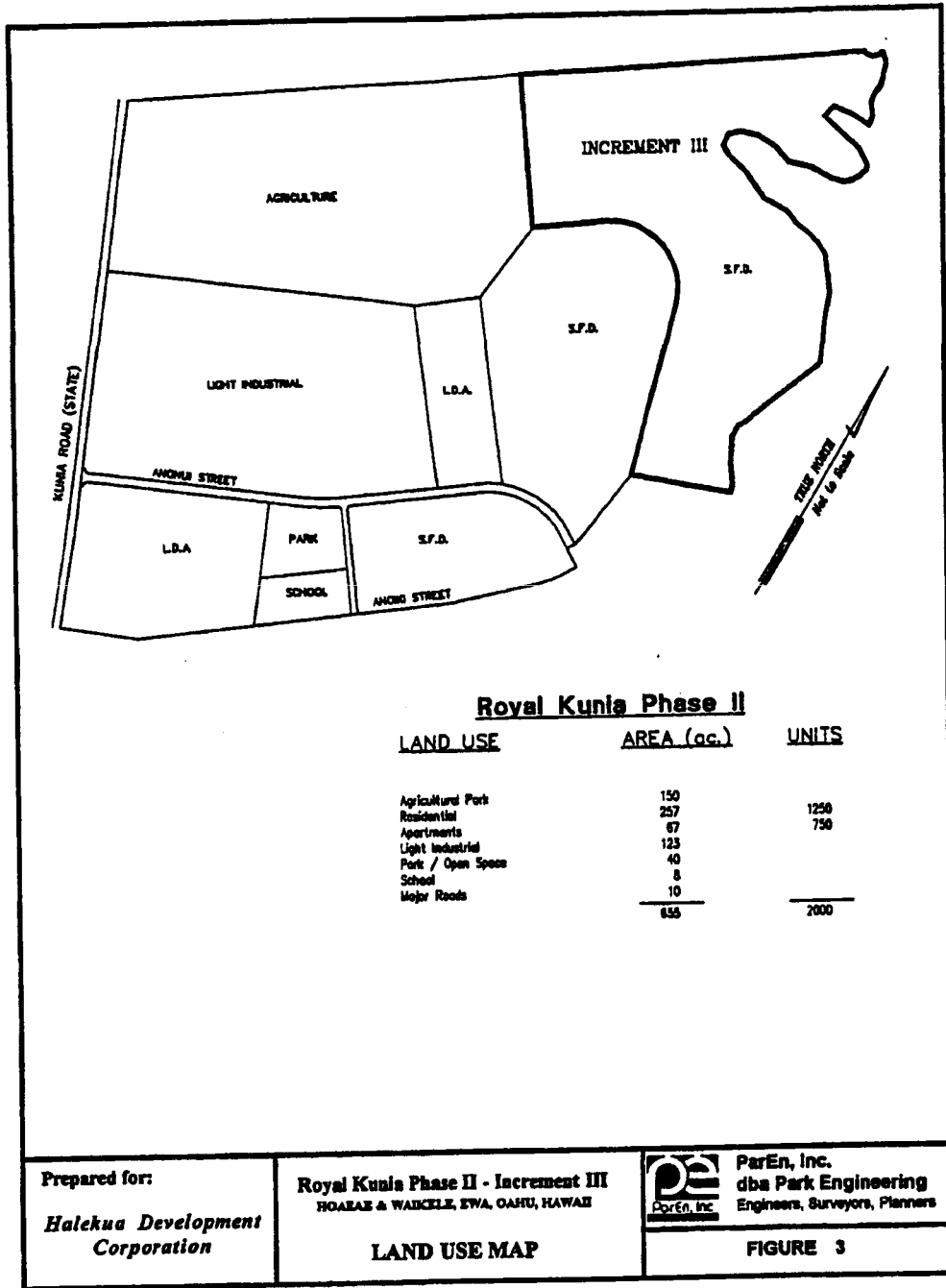
2.0 PHYSICAL ENVIRONMENT

2.1 Topography

Aerial photo contour maps of the area indicates that the site is fairly uniform with slopes in the southeasterly direction at a gradient of 2 - 6%. Two (2) drainageways traverse the middle section of the site. The ground elevations range from approximately 450 - 575 feet mean sea level. The site is comprised of fallow land.

2.2 Soils

Red to reddish brown residual soils are generally found on the site. A soils investigation conducted for Royal Kunia Phase I indicated that the subsurface soils are underlain by rocks with encounters of boulders and cobblestones.



Prepared for:
Halekua Development Corporation

Royal Kunia Phase II - Increment III
HOAIAE & WAIKELE, EWA, OAHU, HAWAII



ParEn, Inc.
dba Park Engineering
Engineers, Surveyors, Planners

LAND USE MAP

FIGURE 3

Royal Kunia Phase II - Increment III
Engineering Study

The U.S. Department of Agriculture Soil Conservation Service classifies the soils as Molokai silty clay loam (MuB, MuD) and Lahaina silty clay (LaA, LaB). The Molokai and Lahaina Series have similar characteristics - they are moderately permeable and have slight to moderate erosion hazards.

Under the Unified Soil Classification System, which is used for engineering purposes, the soils are classified as MH and ML. The "M" indicates that the soils are silt with high ("H") and low ("L") liquid limits.

The above-mentioned soil types are generally suitable for the development of the proposed land uses. A Soil Reconnaissance Report for Royal Kunia Phase II will be done in the future to assist the design and construction process of this development.

2.3 Climate

The project site is located on the leeward side of the island of Oahu. The elevations range from approximately 450 - 575 feet mean sea level. The annual rainfall of this area ranges from approximately 32 - 40 inches. The site generally receives most of this rainfall during "Kona" storms from the southwest and convective storms. These storms are characterized as having intense rainfall rates over a short duration. The site also experiences rainfall generated from the northeasterly trade winds impinging on the Koolau Mountain Range. The average annual maximum and minimum temperatures are approximately 79°F and 64°F, respectively.

2.4 Hazards

The probability for flooding and earthquakes are very low for the project site. According the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, the site is located on land designated Zone D, an area which flood hazards are undetermined. The seismic risk classification for the entire island of Oahu is Zone 2 (Uniform Building Code). Zone 2a indicates that the island is subject to minor earthquake damage.

*Royal Kunia Phase II - Increment III
Engineering Study*

3.0 WATER SYSTEM

3.1 Existing Facilities

The existing Village Park Subdivision and a portion of Royal Kunia Phase I are currently serviced by Kunia Wells #1, #2 and #3. Source and storage facilities at the site are located about 0.8 miles above Village Park along Kunia Road (440' Reservoir Site) and 0.8 miles above the Phase I / Phase II border along Kunia Road (665' Reservoir Site).

These sites include the following facilities:

440' Reservoir Site	665' Reservoir Site
<ol style="list-style-type: none"> 1. 1.0 MG Reservoir 2. 1.5 MG Reservoir 3. Deep Wells #1, #2 & #3 4. Granular Activated Carbon (GAC) Treatment System for contaminant removal 5. Booster Pumps 	<ol style="list-style-type: none"> 1. 1.5 MG Reservoir

3.2 Potable Water Requirements

The development of Royal Kunia Phase II - Increment III will require approximately an average flow of 0.29 MGD. The flow requirement was computed according to the Board of Water Supply, City and County of Honolulu, Water System Standards, Volume 1, 1985, as amended, as follows:

LAND USE	FLOW REQUIREMENT
Single Family Dwelling	500 gallons per unit per day

*Royal Kunia Phase II - Increment III
Engineering Study*

3.3 New Facilities

A Water Master Plan dated September 1992 has been approved by the Board of Water Supply on October 22, 1992 .

To satisfy Royal Kunia Phase IB and Royal Kunia Phase II potable water needs, new well sources, Well #4 and Well #5, respectively, will be developed together with GAC treatment facilities, if necessary and booster pumps at the existing 440' Reservoir Site. In addition, a 2.0 MG storage tank will be constructed at the existing 665' Reservoir Site. See Exhibit 1 - Potable Water Facilities.

4.0 WASTEWATER SYSTEM

4.1 Existing System

The sewer system in Royal Kunia Phase I and the 24" sewer trunk line are existing sewer facilities. This system will be utilized to carry the wastewater from Royal Kunia Phase II - Increment III to the existing Waipahu Pump Station on Depot Road.

4.2 Wastewater Flow Requirement

The development of Royal Kunia Phase II - Increment III will generate approximately an average wastewater flow of 0.19 MGD. The flow requirement was computed according to the City and County of Honolulu, Design Standards of the Department of Wastewater Management, Volume 1, July 1993, as amended, as follows:

LAND USE	FLOW REQUIREMENT
Single Family Dwelling	320 gallons per unit per day

*Royal Kunia Phase II - Increment III
Engineering Study*

4.3 New Facilities

A Sewer Master Plan dated October 1993 has been approved by the City and County of Honolulu on November 3, 1993.

Wastewater from the development will be collected by a network of pipes and will flow through Royal Kunia Phase I, through an existing 24" trunk line to the existing Waipahu Sewage Pump Station on Depot Road. The wastewater will then be pumped from the pump station to the Honouliuli Wastewater Treatment Facility.

The Royal Kunia Phase II sewer connection schedule will be coordinated with the Department of Wastewater Management who is in the process of expanding the existing Honouliuli Wastewater Treatment Plant.

5.0 SOLID WASTE AND DISPOSAL

5.1 Existing Conditions

The City and County of Honolulu is providing refuse collection service for the existing Village Park Subdivision and portions of Royal Kunia Phase I. Within the Ewa area, the City and County operates the Waipahu Incinerator.

5.2 Solid Waste Generation

After the Royal Kunia Phase II - Increment III is fully developed, it would generate approximately 4.6 tons of residential solid waste per day.

A solid waste management plan will be coordinated with the City and County of Honolulu, Division of Refuse and the State Department of Health. This plan will aid in the reduction of solid waste produced by this development. A recycling program may be one of the major components of this plan.

5.3 Collection and Disposal

After the project is fully developed, it is expected that collection will be provided by both government and private work forces. Infrastructure planning will permit the City and County of Honolulu, Division of Refuse and Collection Disposal to service single family dwellings.

6.0 DRAINAGE AND GRADING

6.1 Existing Conditions

Based on aerial photo contour maps, the area of the Royal Kunia Phase I & II developments are located within six drainage basins. See Exhibit 2 - Existing Drainage Conditions. 70% of the total drainage areas flows toward the existing Village Park Subdivision and 30% of the area flows into Waikele Stream.

6.2 Proposed Improvements

A Drainage Master Plan for the Royal Kunia Phase II development, dated September 1995, has been approved by the City and County of Honolulu, Department of Public Works. A revised Drainage Master Plan was submitted to the Department of Public Works to reflect the new Phase II development configuration.

Approximately 50% of the runoff generated by the new development will flow to the existing Village Park drainage facilities. Approximately 40% of the runoff generated will be detained and diverted into a detention basin within the Phase II project. This runoff will then flow into a detention basin within Golf Course II and eventually into Waikele Stream. This method of storm drainage discharge has been approved by the Navy with the Royal Kunia Golf Course II Drainage Master Plan. Approximately 10% of the total runoff which consist mainly of agricultural runoff will discharge down a gully and into Waikele Stream.

The runoff generated by the new development which discharges into Waikele Stream will not increase from existing conditions.

6.3 Grading

Grading will be performed in accordance with Chapter 14, Articles 13, 14, 15 and 16, Grading, Soil Erosion and Sediment Control, of the revised Ordinances of Honolulu, 1990, as amended. Grading is expected to encompass the entire project site. Erosion control measures will be implemented as outlined in the City and County of Honolulu Soil Erosion Standards and Guidelines, November 1975.

Royal Kunia Phase II - Increment III
Engineering Study

A Notice of Intent for the National Pollutant Discharge Elimination System (NPDES) General Permit Coverage for Discharge of Storm Water Associated with Construction Activity at Royal Kunia Phase II will be acquired from the State Department of Health (DOH). Also, site specific supplemental plans will be submitted to DOH as the individual projects receive City approval. The above-mentioned application will include best management plans (BMP) to help control and reduce the discharge of pollutants into state waters. The following BMP's may be implemented:

Non-structural	Structural
1. Temp. & Perm. Seeding and Planting	1. Earth Dikes
2. Mulching	2. Drainage Swales
3. Temp. Wind Barriers	3. Temp. & Perm. Interceptor Ditches
	4. Sediment Traps

7.0 TRAFFIC

7.1 Existing Streets and Highways

The proposed development is located in the middle of the Phase II project. Between the interchange and the development, there are two intersections on Kunia Road for access to the existing Village Park Subdivision and one intersection on Kunia Road for access to the Royal Kunia Phase I project. A fourth intersection on Kunia Road will be constructed with the Royal Kunia Phase II - Increment I project for access to the Royal Kunia Phase II development.

Further to the south, Kunia Road intersects Farrington Highway and connects directly to the realigned Fort Weaver Road. It also partially intersects Honowai Street and Waipahu Street. This network serves the project with interconnections with Waipahu and Ewa.

To the north, Kunia Road provides direct access to Schofield Barracks, Wheeler Field, Wahiawa and the North Shore.

*Royal Kunia Phase II - Increment III
Engineering Study*

7.2 Proposed Major Streets

A 90-ft. wide roadway will be constructed with the Royal Kunia Phase II - Increment II project. This roadway will be extended to provide access to Increment III.

8.0 ELECTRICAL AND COMMUNICATION SYSTEMS

8.1 Existing Systems

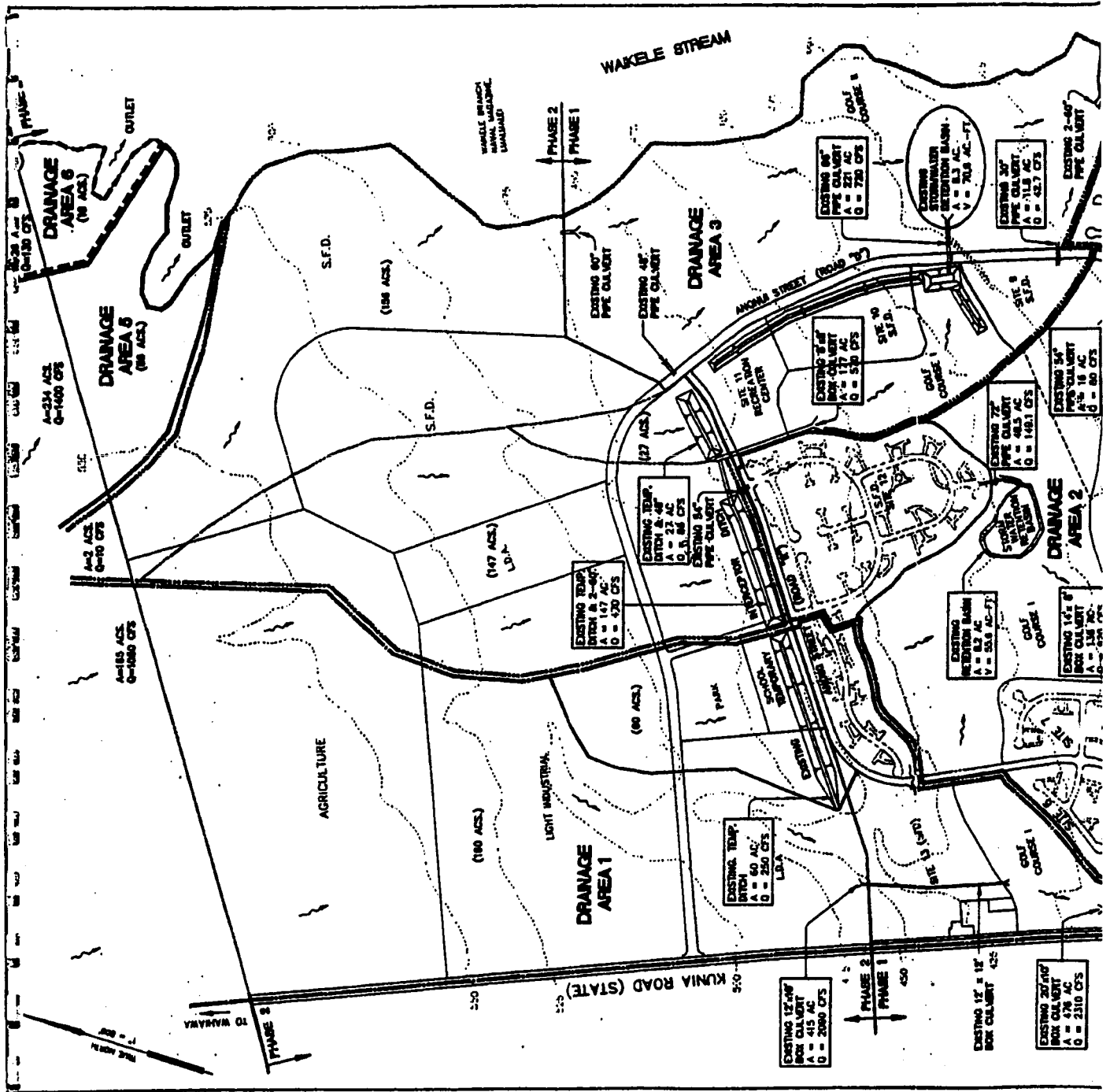
The existing Hawaiian Electric Company (HECO) substation may be inadequate to service the expansion. The existing Hawaiian Telephone Company (HTCO) substation is adequate to serve both Royal Kunia Phase I & II

8.2 Proposed Improvements

The following improvements may be installed by HECO with the development of Royal Kunia Phase II:

1. A new substation
2. A single overhead steel pole line to extend the two (2) 46 KV circuits.
3. A new 12 KV distribution circuit system originated from the new substation.

The HTCO facilities will be extended to the project site from the HTCO Remote Office provided for Royal Kunia Phase I.



DRAINAGE AREA 6 (19 ACS)

DRAINAGE AREA 5 (88 ACS)

A=234 ACS
Q=1400 CFS

A=185 ACS
Q=1050 CFS

A=2 ACS
Q=100 CFS

DRAINAGE AREA 1 (180 ACS)

EXISTING TRAP INTAKEN
A = 60 AC
Q = 250 CFS
O = 250 CFS

DRAINAGE AREA 2 (137 ACS)

EXISTING TRAP INTAKEN
A = 147 AC
Q = 520 CFS
O = 430 CFS

EXISTING TRAP INTAKEN
A = 234 AC
Q = 1400 CFS
O = 1400 CFS

EXISTING 80\"/>

EXISTING 48\"/>

EXISTING 60\"/>

EXISTING 80\"/>

EXISTING 30\"/>

EXISTING 24\"/>

EXISTING 35\"/>

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EXISTING 20\"/>

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EXISTING 35\"/>

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EXISTING 12\"/>

PHASE 2

PHASE 1

PHASE 2

PHASE 1

PHASE 2

PHASE 1

PHASE 2

PHASE 1

PHASE 2

PHASE 1

WAKELE BRANCH MARSH WASTEWATER TREATMENT

WAKELE STREAM

TO WAWAWA

KUNIA ROAD (STATE)

ANONA STREET (ROAD 3)

WINDY HILL ROAD

WINDY HILL ROAD

WINDY HILL ROAD

WINDY HILL ROAD

WINDY HILL ROAD

WINDY HILL ROAD

WINDY HILL ROAD

WINDY HILL ROAD

WINDY HILL ROAD

WINDY HILL ROAD

EXISTING STORMWATER RETENTION BASIN
A = 8.3 AC
V = 70.6 AC-F

EXISTING 80\"/>

EXISTING 48\"/>

EXISTING 60\"/>

EXISTING 30\"/>

EXISTING 24\"/>

EXISTING 16\"/>

EXISTING 12\"/>

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PHASE 2

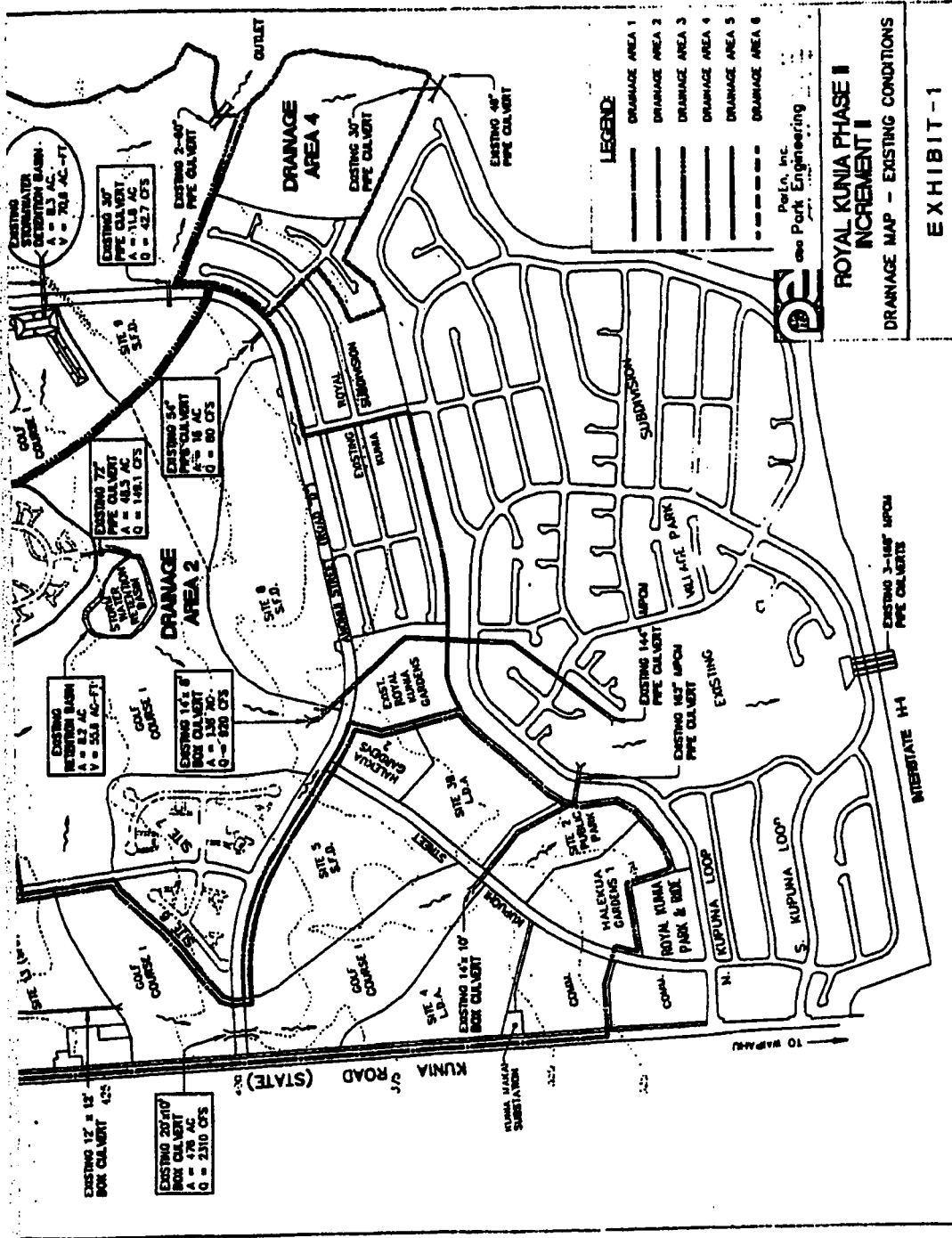
PHASE 1

PHASE 2

PHASE 1

PHASE 2

PHASE 1



LEGEND:

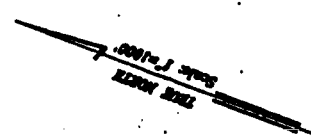
- DRAINAGE AREA 1
- DRAINAGE AREA 2
- DRAINAGE AREA 3
- DRAINAGE AREA 4
- DRAINAGE AREA 5
- DRAINAGE AREA 6

PerIn, Inc.
 Park Engineering

**ROYAL KUNIA PHASE II
 INCREMENT II**

Drainage Map - Existing Conditions

EXHIBIT - 1

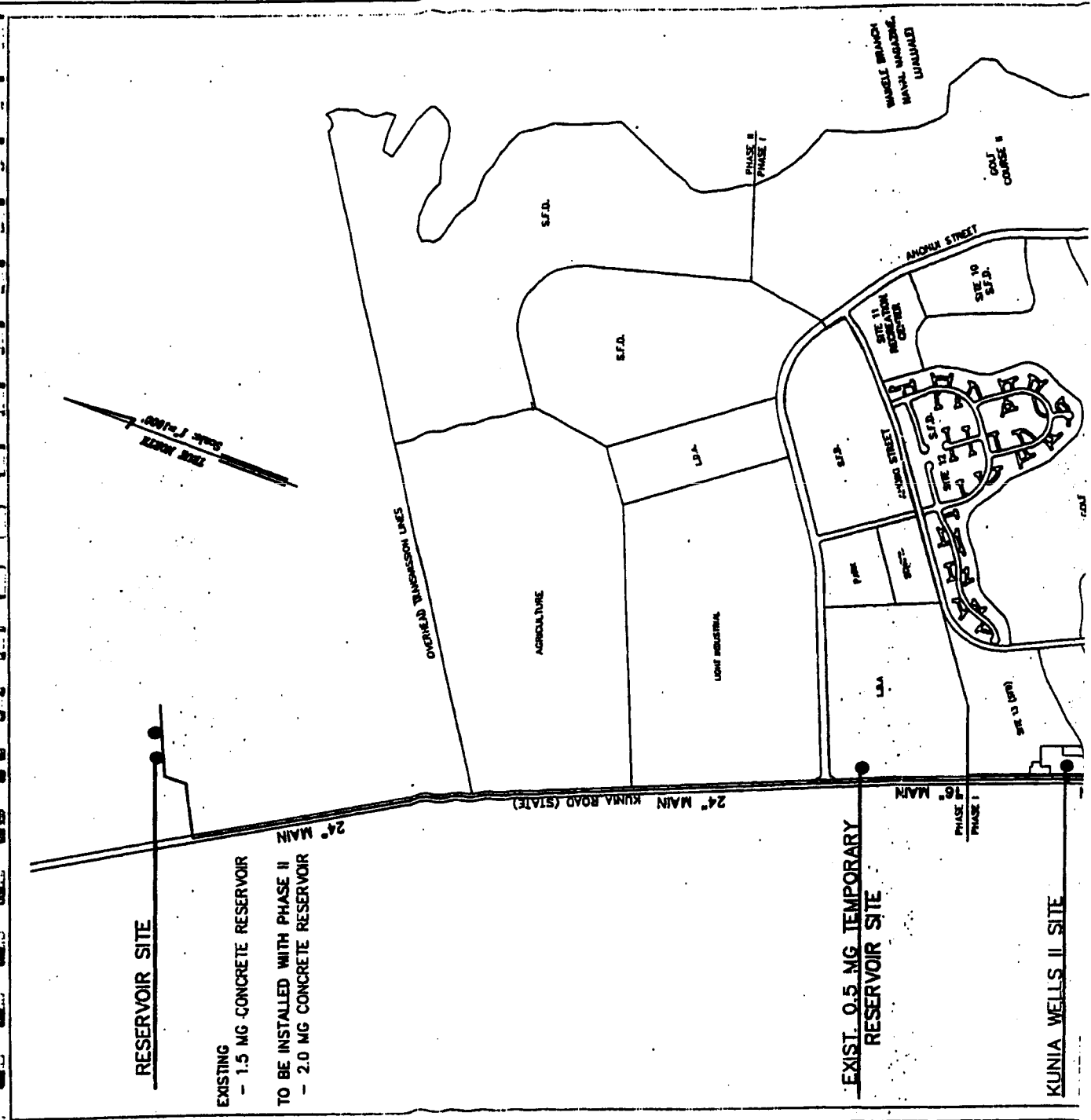


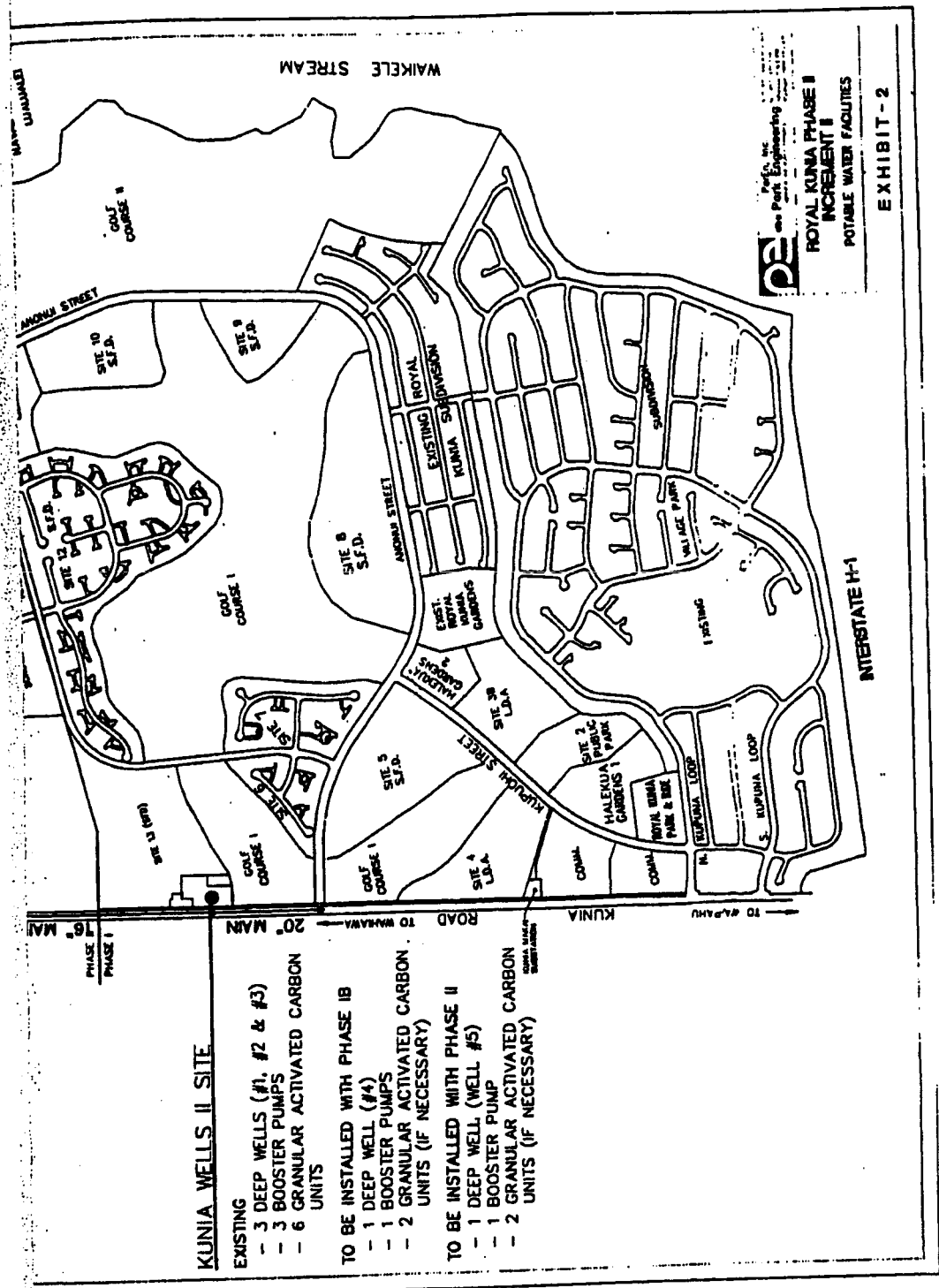
RESERVOIR SITE

EXISTING
- 1.5 MG CONCRETE RESERVOIR
TO BE INSTALLED WITH PHASE II
- 2.0 MG CONCRETE RESERVOIR

**EXIST. 0.5 MG TEMPORARY
RESERVOIR SITE**

KUNIA WELLS II SITE







 P.E. Inc.
 Professional Engineering
 1001 KUPUNA STREET
 HONOLULU, HAWAII 96813
**ROYAL KUNIA PHASE I
 INCREMENT II
 POTABLE WATER FACILITIES**

EXHIBIT - 2

KUNIA WELLS II SITE

- EXISTING**
- 3 DEEP WELLS (#1, #2 & #3)
 - 3 BOOSTER PUMPS
 - 6 GRANULAR ACTIVATED CARBON UNITS
- TO BE INSTALLED WITH PHASE IB**
- 1 DEEP WELL (#4)
 - 1 BOOSTER PUMPS
 - 2 GRANULAR ACTIVATED CARBON UNITS (IF NECESSARY)
- TO BE INSTALLED WITH PHASE II**
- 1 DEEP WELL (WELL #5)
 - 1 BOOSTER PUMP
 - 2 GRANULAR ACTIVATED CARBON UNITS (IF NECESSARY)

PHASE I
 PHASE II

20" MAIN

ROAD TO MAWANA

KUNIA

ROAD TO WAIMANU

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAI'I

In the Matter of the Petition of

HALEKUA DEVELOPMENT
CORPORATION, a Hawai'i corporation

DOCKET NO. A92-683

To Amend the Agricultural Land Use District
Boundary into the Urban Land Use District for
Approximately 503.886 Acres at Waikele and
Ho'ae'ae, 'Ewa, O'ahu, City and County of
Honolulu, State of Hawai'i, Tax Map Key No.
9-4-02: 1, portion of 52, 70 and 71

CERTIFICATE OF SERVICE

CERTIFICATE OF SERVICE

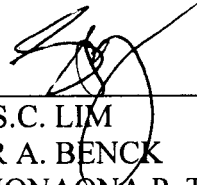
I hereby certify that due service of a copy of the foregoing was served upon the following
by hand delivery or by U.S. Mail, postage prepaid, on October 22, 2014, addressed to:

HAND DELIVERY	LEO R. ASUNCION, JR., Acting Director Office of Planning State Office Tower, 6th Floor 235 South Beretania Street Honolulu, Hawai'i 96813
HAND DELIVERY	DAVID M. LOUIE, Esq. BRYAN C. YEE, Esq. Deputy Attorney General Commerce and Economic Development Department of the Attorney General 425 Queen Street Honolulu, Hawai'i 96813
HAND DELIVERY	GEORGE I. ATTA, Director Department of Planning and Permitting City and County of Honolulu 650 South King Street, 7th Floor Honolulu, Hawai'i 96813

HAND DELIVERY	DONNA Y.L. LEONG, Esq. DON S. KITAOKA, Esq. RICHARD LEWALLEN, Esq. Deputy Corporation Counsel Department of the Corporation Counsel Honolulu Hale 530 South King Street, Room 110 Honolulu, Hawai'i 96813
U.S. MAIL	ROBINSON KUNIA LAND LLC c/o RUSH MOORE LLP ATTN: MR. STEPHEN K.C. MAU, ESQ. Pacific Guardian Center, Mauka Tower 737 Bishop Street, Suite 2400 Honolulu, HI 96813
U.S. MAIL	FOREST CITY SUSTAINABLE RESOURCES, LLC ATTN: ANN BOUSLOG 5173 Nimitz Road Honolulu, HI 96818
U.S. MAIL	HANWHA Q CELLS USA CORP. ATTN: LAURENCE GREEN 8001 Irvine Center Drive, Suite 1250 Irvine, CA 92618
U.S. MAIL	HALEKUA DEVELOPMENT CORPORATION ATTN: THE HORITA GROUP, INC. MR. JOSHUA HORITA 98-150 Kaonohi Street B128 Aiea, HI 96701
U.S. MAIL	CANPARTNERS IV ROYAL KUNIA PROPERTY LLC c/o MATSUBARA – KOTAKE ATTN: MR. WYETH M. MATSUBARA, ESQ. 888 Mililani Street, 8th Floor Honolulu, HI 96813
U.S. MAIL	HRT REALTY, LLC c/o LAW OFFICES OF REUBEN WONG ATTN: MR. DELWYN H.W. WONG 1164 Bishop Street, Suite 1006 Honolulu, HI 96813
U.S. MAIL	300 CORPORATION c/o LAW OFFICES OF REUBEN WONG ATTN: MR. DELWYN H.W. WONG 1164 Bishop Street, Suite 1006 Honolulu, HI 96813

U.S. MAIL	HONOLULU LIMITED c/o LAW OFFICES OF REUBEN WONG ATTN: MR. DELWYN H.W. WONG 1164 Bishop Street, Suite 1006 Honolulu, HI 96813
U.S. MAIL	RKES, LLC ATTN: PATRICK K. KOBAYASHI 1288 Ala Moana Boulevard, Suite 201 Honolulu, HI 96814

DATED: Honolulu, Hawai'i, October 22, 2014.



STEVEN S.C. LIM
JENNIFER A. BENCK
PUANANIONAONA P. THOENE

Attorneys for Successor Petitioner to Parcel 52
HO'OHANA SOLAR 1, LLC