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TRANSMITTAL

TO: Riley K. Hakoda
Land Use Commission
State of Hawaii
P.O. Box 2359
Honolulu, Hawaii 96804

DATED: December 24, 2020

Re: LUC Docket No. A17-804; Hawaiian Memorial Life Plan, Ltd.

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COPIES	DATE	DESCRIPTION OF DOCUMENTS
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1	12/07/20 Recorded	Declaration of Conditions (CERTIFIED)
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LAND USE COMMISSION
 STATE OF HAWAII
 2020 DEC 28 PM 12:36

TRANSMITTED FOR:

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| <input type="checkbox"/> YOUR INFORMATION AND RECORDS | <input type="checkbox"/> YOUR REVIEW AND COMMENTS |
| <input type="checkbox"/> YOUR SIGNATURE AND RETURN | <input type="checkbox"/> FOR FURTHER ACTION |
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| <input type="checkbox"/> NOTED BELOW | <input checked="" type="checkbox"/> PER YOUR REQUEST |
| <input type="checkbox"/> PER OUR CONVERSATION | <input type="checkbox"/> SEE REMARKS BELOW |

REMARKS:

Per the LUC rules, please find attached the CERTIFIED Declaration of Conditions. We previously provided an electronic version of the Declaration of Conditions which was received by the Land Use Commission on December 7, 2020.

By 
Paralegal to Curtis T. Tabata

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I hereby certify that this is a true copy from the records of the Bureau of Conveyances,

Registrar of Conveyances
Assistant Registrar, Land Court
State of Hawaii



STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED

December 07, 2020 8:02 AM

Doc No(s) A-76460491



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/s/ LESLIE T. KOBATA
REGISTRAR

LAND COURT SYSTEM

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REGULAR SYSTEM

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

Matsubara, Kotake & Tabata
Attention: Curtis T. Tabata, Esq.
888 Mililani Street, Suite 308
Honolulu, Hawai'i 96813
Telephone: (808) 526-9566

2020 DEC 28 P 12:36
LAND USE COMMISSION
STATE OF HAWAII

TITLE OF DOCUMENT: DECLARATION OF CONDITIONS; EXHIBIT "1"

Total Pages: 16

Tax Map Key No. (1) 4-5-033: portion of 001

DECLARATION OF CONDITIONS

HAWAIIAN MEMORIAL LIFE PLAN, LTD. (as Petitioner), the business address of which is 1330 Maunakea Street, Honolulu, Hawai'i 96817, in that certain Petition for District Boundary Amendment in Docket No. A17-804 of the Land Use Commission of the State of Hawai'i, affecting those certain lands, approximately 53.449 acres of land, situated at Kāne'ohe, Island of O'ahu, State of Hawai'i, Tax Map Key No. (1) 4-5-033: portion of 001 ("Petition Area"), as shown on map marked Exhibit "1"

attached hereto and incorporated herein by reference, do hereby certify pursuant to § 15-15-92, Hawai'i Administrative Rules, as follows:

THAT by Findings of Fact, Conclusions of Law, and Decision and Order, entered October 13, 2020, in Docket No. A17-804, the Land Use Commission reclassified approximately 53.449 acres of land, situated at Kāne'ohe, Island of O'ahu, State of Hawai'i, Tax Map Key No. (1) 4-5-033: portion of 001 from the State Land Use Conservation District to the State Land Use Urban District, as shown on Exhibit "1" to the State Land Use Urban District.

AND THAT by Findings of Fact, Conclusions of Law, and Decision and Order, entered October 13, 2020, it was further ordered that the reclassification from State Land Use Conservation District to the State Land Use Urban District shall be subject to the following conditions that are subject to HAR § 15-15-91:

1. Representations Made. Petitioner shall take and complete the actions described, including but not limited to, those described in Findings of Fact Nos. 324-370 as represented to the Commission.

2. Buffer Areas. Petitioner shall establish a buffer between the proposed cemetery expansion, Pohai Nani project, and other adjacent residential properties in substantial compliance with representations made to the commission and contained in the Ko'olau Poko Sustainable Communities Plan.

3. Conservation Easement and Restrictive Covenant. Petitioner shall record with the State of Hawai'i Bureau of Conveyances or the State of Hawai'i Land Court, or both, as appropriate, a conservation easement and related declaration of restrictive covenant on the entirety of the 156.5-acre undeveloped portion of its Pikoiloa Tract property (TMK No. 4-5-033: 001) that limits, in perpetuity, any other future development on the property, except for the 27.5-acre portion of the property that encompasses the proposed Hawaiian Memorial Park expansion site, and the 14.5-acre portion of the property that encompasses the proposed Kawa'ewa'e Heiau cultural preserve.

A copy of the recorded conservation easement and declaration of restrictive covenant shall be submitted to the City and County of Honolulu, Department of Planning and Permitting ("DPP"), prior to the issuance of any grading permit or any other permit which involves ground disturbance.

Should the Petitioner desire to make any major changes to the conservation easement or the declaration of restrictive covenant, a request to amend the Decision and Order shall be made to the LUC. The LUC shall be the ultimate arbiter of whether a proposed change is major.

Petitioner shall formulate the easement and stewardship of the easement with a Land Trust that is accredited and in good standing with the Land Trust Accreditation Commission for the long-term management of the area.

4. Landscape Plan and Tree Replacement. Prior to the issuance of a grading permit, the Petitioner shall submit to the DPP, a landscape plan and schedule of planting. In consideration for the potential impact of Climate Change, within the Petition Area, the loss of mature trees, defined as having a trunk diameter of six inches or greater, shall be replaced on a one-for-one basis, at a minimum, with preferably field stock trees that will have approximately similar size canopy coverage within a reasonable period of time. The locations of replacement trees are not limited to the Petition Area.

5. Detention Basin Analysis. The Petitioner shall prepare a detailed "Detention Basin Analysis", using appropriate computer modeling software, to determine the size of the detention basins to be constructed immediately upstream of each of the existing drainage inlets that will receive runoff from the project. The inflow will be calculated based on at least a 10-year, 24-hour rainfall event and the basins shall be designed so that the outflow from each basin will be limited to the capacity of the existing downstream drainage improvements. The Detention Basin Analysis shall be submitted to DPP for approval. After the Detention Basin Analysis is approved, the detention basins shall be constructed as soon as practical after the start of grading for the project.

6. Stormwater Management and Drainage Improvements. Notwithstanding other conditions related to the preservation of the habitat for the endangered Hawaiian

damselfly, to the extent possible, Petitioners shall implement applicable BMPs to minimize infiltration and runoff from construction and vehicle operations, reduce or eliminate the potential for soil erosion and ground water pollution, and formulate dust control measures to be implemented during and after the development process in accordance with State Department of Health ("DOH") guidelines and City ordinances and rules.

Petitioner, shall at the start of construction, install erosion and sediment controls and retention/detention basins prior to the clearing and grubbing of the site.

7. Air Quality Monitoring. Petitioners shall participate in an air quality monitoring program as required by the DOH.

8. Established Gathering and Access Rights Protected. Pursuant to Article XII, Section 7, of the Hawai'i State Constitution, Petitioner shall preserve any established gathering and access rights of Native Hawaiians who have customarily and traditionally used the Petition Area to exercise subsistence, cultural, gathering, and religious practice, or for access to other areas for such purposes.

9. Previously Unidentified Burials and Archaeological/Historic Sites. In the event that historic resources, including human skeletal remains, are identified during construction activities, all work shall cease in the immediate vicinity of the find, the find shall be protected from additional disturbance, and State Department of Land and Natural Resources - State Historic Preservation Division ("SHPD") shall be contacted

immediately. Without any limitation to any other condition found herein, if any burials or archaeological or historic sites are discovered during the course of construction of the Project, all construction activity in the vicinity of the discovery shall stop until the issuance of an archaeological clearance from the SHPD that mitigation measures have been implemented to its satisfaction.

10. Relocation of Rocks. Petitioner shall consult with the Cultural Preserve manager to determine whether any of the rocks that were part of the historic features should be relocated to the cultural preserve after data recovery.

11. Establishment of Cultural Preserve. Petitioner shall establish the Cultural Preserve in conjunction with an appropriate Native Hawaiian group (Group). The Petitioner shall work with the community and the Ko'olaupoko Hawaiian Civic Club in order to establish a preservation and management plan for the Cultural Preserve, in perpetuity. Petitioner shall also execute the agreement with the Ko'olaupoko Hawaiian Civic Club, in the event the Ko'olaupoko Hawaiian Civic Club does not execute the agreement, then with another local Native Hawaiian Organization, to manage and steward the Cultural Preserve that supports native Hawaiian cultural practices, containing all provisions consistent with the Petitioner's representations before any work involving ground disturbance occurs.

Petitioner shall pay for or otherwise assume financial responsibility for expenses associated with capital improvements within the preserve required to fulfill the conditions set forth by the Commission for all on-going maintenance of the preserve. Petitioner shall cover reasonable expenses incurred by the Group associated with the management of the preserve, including rockfall hazard mitigation and liability.

12. Endangered Species. Petitioners shall undertake the following:
 - a. A subsurface drainage system designed utilizing a herringbone configuration shall be implemented in the cemetery expansion area planned for fill activities above the seep. The system shall be comprised of three subsurface drainage mainlines with smaller subdrains branching laterally from them. This system will help ensure water flow to the well and seep is maintained.
 - b. A well monitoring gauge shall be installed inside the wall of the well, located upslope from the seep to monitor water levels prior to, during and after the project construction.
 - c. Before earthmoving activities begin a minimum 50-meter buffer area above the seep where there will be no grading will be established, then a temporary water line shall be extended to the well from the cemetery's irrigation system. This irrigation line will serve as a short-term means of ensuring continued water flow to the seep. If the gauge indicates water

levels have declined to levels potentially affecting the seep, water from the irrigation line to the well will be provided to stabilize water levels.

- d. Once earthmoving activities conclude, a permanent water line shall be extended to the well from the expanded cemetery's irrigation system.

This irrigation line will serve as a long-term means of ensuring continued water flow to the seep. If the gauge indicates water levels have declined to levels potentially affecting the seep, water from the irrigation line to the well shall be provided to stabilize water levels.

- e. Small sticks upright and away from the edges of the waterlogged areas shall be placed along the seep to serve as molting safe zone for damselflies to avoid predation from crawling predators.

- f. Habitat boundaries currently shown in the Final Environmental Impact Statement (FEIS) shall be reviewed during project final design based upon more accurate data collected from a topographic survey, and consultation with the State Department of Land and Natural Resources, Division of Forestry and Wildlife ("DLNR-DOFAW") and U.S. Fish and Wildlife Service ("USFWS"). Habitat boundary shall be revised as appropriate. Fencing shall be constructed around the damselfly habitat boundary to protect the native damselfly from disturbance from feral

pigs. Fencing shall consist of livestock panels appropriate to exclude pigs, with lower barbed strand to resist digging.

- g. Regular inspection of the seep shall occur to ensure the present flow of water is continued.
- h. Inspection of the seep shall be conducted at monthly intervals for one year prior to construction to establish baseline water flow conditions.
- i. Monitoring shall continue during construction, with the seep area inspected on a weekly basis to evaluate water flow in coordination with BMP (erosion control) measures.
- j. Once construction concludes, monitoring shall continue for six months to ensure continued water flow to the seep. Inspections shall occur weekly for the first three months, and every two weeks for the following three months.
- k. After the six-month monitoring period elapses, HMP staff shall conduct monthly water flow inspections.
- l. At any time, if water flow is documented to be outside of the range observed in the pre-construction monitoring phase, the temporary or permanent irrigation lines shall be used to provide supplemental water to the seep. Additional mitigation measures shall be determined through

landfill commercially in operation on the island of O'ahu as a result of grading work in the Petition Area.

Clean Fill is defined as "natural materials consisting of soil, clay, sand, volcanic cinder and ash, rock, and boulders measuring twelve inches or less in diameter; or a mixture or combination of such materials, which are not suspected to contain hazardous substances or concentrations of chemical contaminants of concern above the DOH's Tier I Environmental Action Levels."

15. Community Outreach. Petitioner shall establish an ongoing construction-related community outreach program to inform area residents and businesses of construction milestones and activities occurring on the property. In addition, the Petitioner shall establish a hotline and a dedicated email address to for immediate and prompt responses to questions, concerns or comments from the community and other stakeholders.

16. Development Timetable. Petitioner shall provide the Commission with a development timetable prior to obtaining grading permits from the City.

17. Infrastructure Deadline. Petitioners shall complete construction of the proposed backbone infrastructure, which consists of the primary roadways and access points, internal roadways, on- and offsite water and electrical system improvements, and stormwater/drainage and other utility system improvements, within ten (10) years from the date of the Decision and Order approving the Petition.

18. Compliance with Representations. Petitioner shall develop the Petition Area in substantial compliance with the representations made to the Commission as reflected in the Findings of Fact, Conclusions of Law, and Decision and Order. Absent substantial commencement of use of the land in accordance with such representations, the Commission shall issue and serve upon the party bound by the condition and order to show cause why the property should not revert to its former land use classification or be changed to a more appropriate classification.

19. Notice of Change in Ownership. Petitioner shall give notice to the Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interests in the Property, prior to development of the Property.

20. Annual Reports. Petitioner shall timely provide without any prior notice, annual reports to the Commission, the Office of Planning, and the Department of Planning and Permitting in connection with the status of the subject project and Petitioner's progress in complying with the conditions imposed herein. The annual report shall be submitted in a form prescribed by the Executive Officer of the Commission.

21. Release of Conditions. The Commission may fully or partially release the

conditions provided herein as to all or any portion of the Property upon timely motion and upon the provision of adequate assurance of satisfaction of these conditions by Petitioner.

22. Notice of Imposition of Conditions. Within seven (7) days of the issuance of the Commission's Decision and Order for the subject reclassification, Petitioner shall: (a) record with the Bureau of Conveyances or the State of Hawai'i Land Court, or both, as appropriate, a statement that the Property is subject to conditions imposed herein by the Land Use Commission in the reclassification of the Property; and (b) shall file a copy of such recorded statement with the Commission.

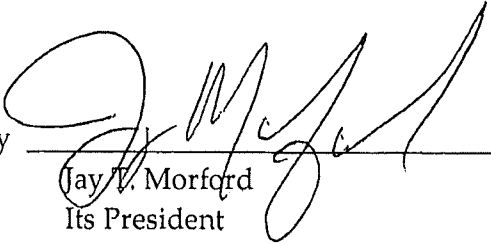
23. Recordation of Conditions. Petitioner shall record the conditions imposed herein by the Commission with the Bureau of Conveyances or the State of Hawai'i Land Court, or both, as appropriate, pursuant to section 15-15-92 Hawai'i Administrative Rules.

This Declaration of Conditions shall supersede the Notice of Imposition of Conditions by the Land Use Commission dated October 14, 2020 upon the recordation at the Bureau of Conveyances of this Declaration of Conditions.

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Dated: Honolulu, Hawai'i, 12/2/2020.

Hawaiian Memorial Life Plan, Ltd.

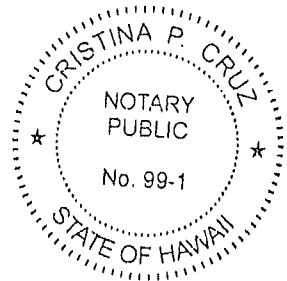
By  _____
Jay V. Morford
Its President

STATE OF HAWAI'I)
)
) ss:
CITY & COUNTY OF HONOLULU)

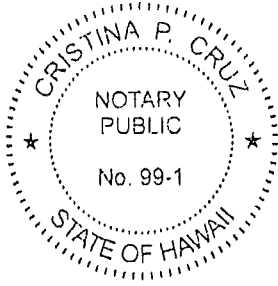
On this 2nd day of December, 2020, before me personally appeared Jay T. Morford, to me known, who, being by me duly sworn, did say that he is the President of HAWAIIAN MEMORIAL LIFE PLAN, LTD., and that said instrument was signed on behalf of said corporation by authority of its President, and said officer acknowledged said instrument to be the free act and deed of said corporation.

Cristina P. Cruz
Name: Cristina P. Cruz
Notary Public, State of Hawai'i

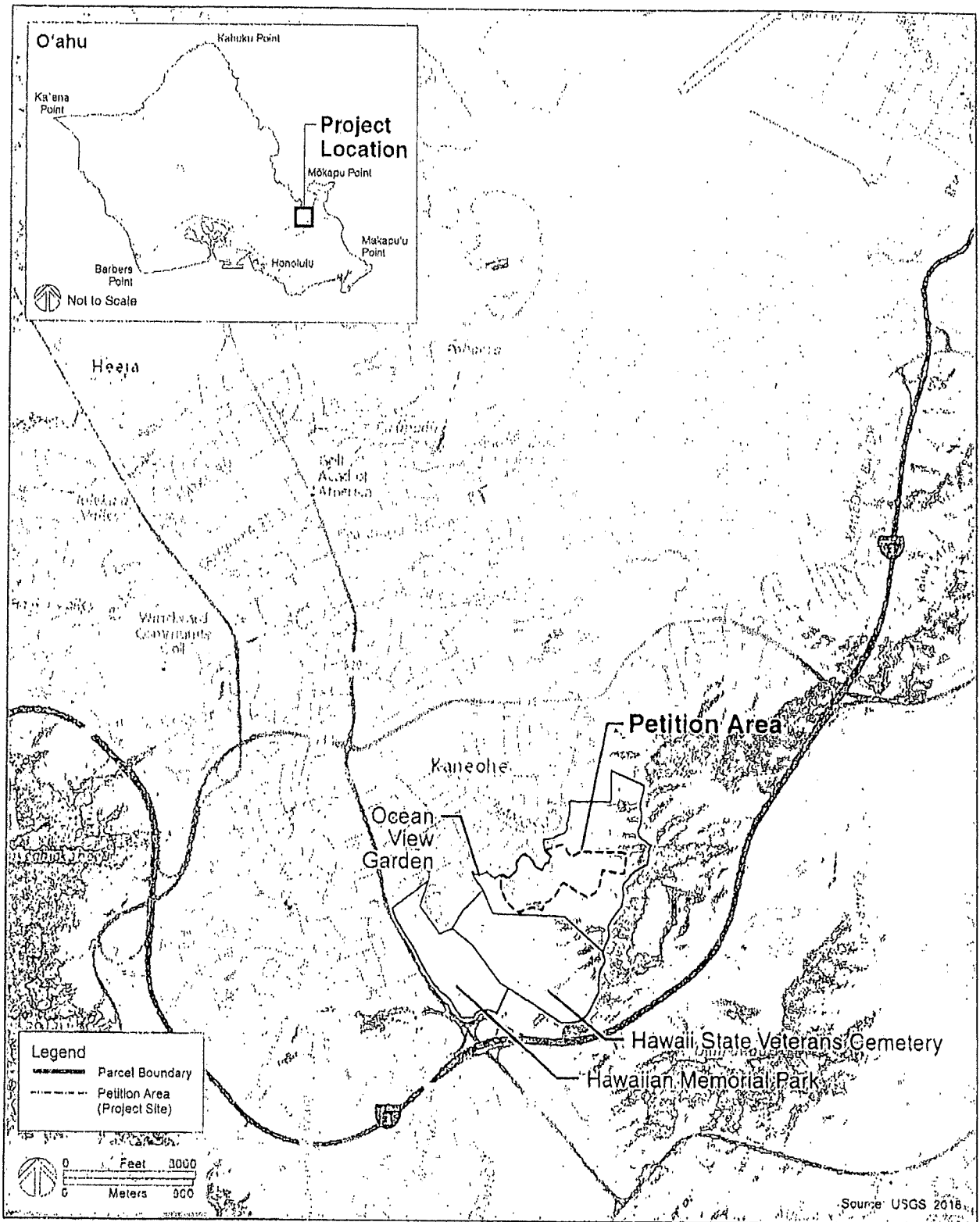
My Commission Expires: 01-03-2023



STATE OF HAWAII NOTARY CERTIFICATION	
Doc. Description:	Declaration of Conditions; Exhibit "1"
Date of Document:	<u>12-2-2020</u> # Pages: <u>16</u>
Date of Notarization:	<u>12-2-2020</u>
<u>Cristina P. Cruz</u>	
Notary Public Signature	
Print Name:	<u>CRISTINA P. CRUZ</u>
Notary Public, State of Hawai'i,	<u>First</u> Circuit
Notary Commission No.	<u>99-1</u>



(Stamp or Seal)



Project Location Map

Figure 1.1

Hawaiian Memorial Park Cemetery Expansion Project
 Kaneohe, O'ahu, Hawai'i