

		PHASE A (TOD INCREMENT)			PHASE B (TOD INCREMENT)		
	Proposed Planning Area	Approx. Land Area (acre)	Proposed Residential Unit	Proposed Commercial Floor Area (sqft)	Approx. Land Area (acre)	Proposed Residential Unit	Proposed Commercial Floor Area (sqft)
<div></div>	Mixed-Use Development	56.7	975	324,326	8.6	123	56,445
<div></div>	Residential	42.9	1,049		172.3	2,215	
<div></div>	Agricultural Farm Lots	44.2	20		17.5	8	
<div></div>	Schools	12.3			31.2		
<div></div>	Parks	14.5			12.1		
<div></div>	Open Space (Drainage, Agricultural Field)	193.8			99.5		
<div></div>	Water Contribution Zone	0.0			243.0		
<div></div>	Major Roadway	42.5			32.2		
<div></div>	Water Tank	3.5			1.0		
	<b>TOTAL:</b>	<b>410</b>	<b>2,044</b>	<b>324,326</b>	<b>617</b>	<b>2,346</b>	<b>56,445</b>
<div></div>	Land Need to Be Reclassified from Agcultural District to Urban District	<b>71</b>			<b>0</b>		
<div></div>	Proposed Access Points						

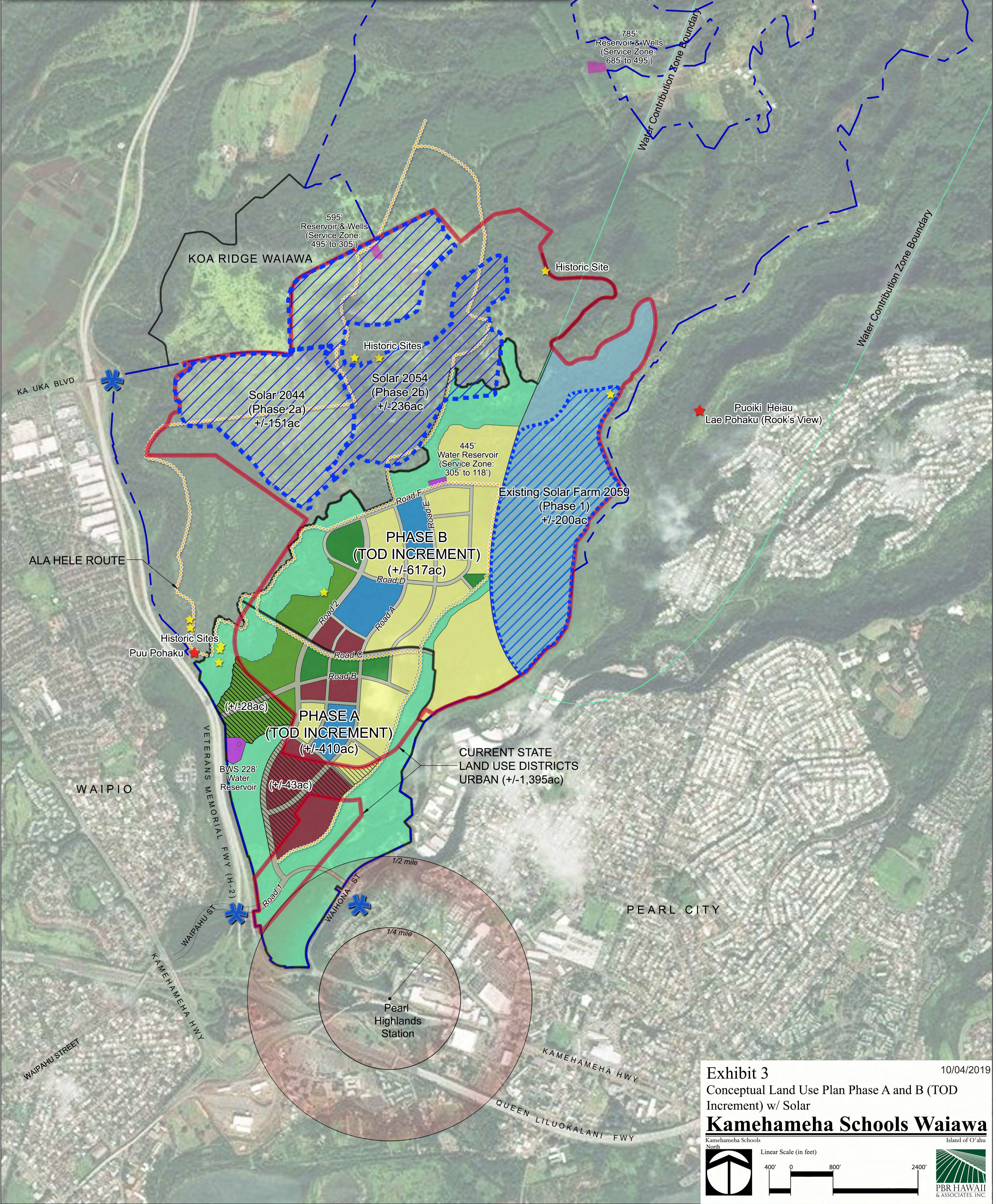


Exhibit 3

Conceptual Land Use Plan Phase A and B (TOD Increment) w/ Solar

**Kamehameha Schools Waiawa**

Kamehameha Schools North

Island of O'ahu

Linear Scale (in feet)

400' 0 800' 2400'

PBR HAWAII & ASSOCIATES, INC.

10/04/2019

EXHIBIT "38"