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LAND USE COM.
STATE OF HI.
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May 18, 2022

Mr. Daniel E. Orodener
Executive Officer
State of Hawaii
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804-2359

**Royal Kunia Phase II
Compliance with Conditions of Amended Decision
and Order Docket No. A92-683/Annual Status Report**

Dear Mr. Orodener:

Regarding the above-referenced matter, the Status Report submitted last week on behalf of the owner of the parcel identified by TMK No. (1) 9-4-002:001 in Royal Kunia contained an error in the identification of the fee owner.

On November 4, 2021, **RK II Partners LLC**, not Jupiter Holding Investors II, LLC purchased TMK No. (1) 9-4-002:001 from HRT Realty, LLC. **RK II Partners LLC** is an affiliate of Jupiter Holding Investors II, LLC. Any references made to "Jupiter Holding Investors II, LLC" or "Jupiter" in the Annual Status Report submitted should be **RK II Partners LLC** instead.

We apologize for any confusion or inconvenience resulting from our mistake.

If you have any questions or require further information, please feel free to call me at (808) 842-1133.

Very truly yours,

David K. Tanoue, Esq.
Vice President

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May 12, 2022

Mr. Daniel E. Orodener
Executive Officer
State of Hawaii
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804-2359



Dear Mr. Orodener:

**Royal Kunia Phase II
Compliance with Conditions of Amended Decision and
Order Docket No. A92-683/Annual Status Report**

On behalf of ^{RK II Partners LLC} ~~Jupiter Holding Investors II, LLC~~, we are submitting its initial Status Report on its Compliance with Conditions of Amended Decision and Order (Docket No. A92-683, as amended). On November 4, 2021, Jupiter Holding Investors II, LLC purchased approximately 124 acres of commercially zoned land at Royal Kunia II identified by TMK No. (1) 9-4-002:001 from HRT Realty, LLC. As you will see from our report, most of the conditions relate to the residential development of the petition area and thus, will be satisfied by the residential developer Haseko Royal Kunia LLC as it continues with its master plan and residential development of the petition area. As a new fee owner of a portion of land that comprises the Royal Kunia Phase II area, Jupiter Holding Investors II, LLC will continue working with the adjoining land owners in compliance of the Amended Decision and Order.

If you have any questions or require further information, please feel free to call me at (808) 842-1133.

Very truly yours,

David K. Tanoue, Esq.
Vice President

Enclosure

**Status Report on Royal Kunia Phase II Development Compliance with Conditions
State of Hawaii Land Use Commission Amended Decision and Order (Docket No. A92-683, October 1, 1996) (D&O)
Submitted by Jupiter Investors II, LLC, March 2022**

BACKGROUND. Jupiter Investors II, LLC (“JUPITER”) is the owner of approximately 124 acres of land which it acquired on November 4, 2021 (the “Lands”).¹ The Lands constitutes a portion of the original planned development that is often times referred to as Royal Kunia Phase II (“RKII”) located on Oahu, Hawaii.

RKII has had a long and difficult history. As originally envisioned, RKII comprised approximately 655 acres² with plans for single-family, two-family, and multi-family residences, an agricultural park, industrial area, public park, and a public-school site. Its original developer went bankrupt and, just as it was emerging from bankruptcy, the development was buffeted by the 2007/2008 financial crisis. This caused RKII to proceed over time with different developers and, ultimately, to stall for decades leaving the lands of RKII mostly vacant, overgrown, and undeveloped.

Despite this history, in 2008 the Honolulu City Council took the unusual step of overlooking the RKII’s technical non-compliance with its two underlying Unilateral Agreements for Conditional Zoning (“Unilateral Agreement”) because the City Council decided that the housing and regional infrastructure benefits of the project outweighed strict compliance with the Unilateral Agreement conditions³. In adopting Resolution 08-198, CD1, the City Council provided the Department of Planning and Permitting (“DPP”) with discretion to allow the developer to proceed with the project despite the passing of deadlines for several of the UA conditions, as long as, the developer continues to make reasonable progress in complying with the remaining conditions. Similarly, in approving an update to the Central Oahu Sustainable Communities Plan just last year, the City Council confirmed that RKII, especially its residential and regional infrastructure components, remain a Central Oahu development priority⁴.

As a new fee owner of a portion of the original RKII project area, Jupiter Investors II, LLC is submitting its first annual report to the Land Use Commission (“LUC”) since acquiring the Land and addresses the conditions imposed under the LUC’s Amended Decision and Order (Docket No. A92-683, October 1, 1996), and as further amended.⁴

PROJECT STATUS: Since acquiring the Lands on November 4, 2021, Jupiter has retained numerous project consultants for the development of its conceptual masterplan for its industrial project. Jupiter and/or its consultants have had numerous discussions with various City and State agencies including the State Department of Transportation (“DOT”) and the DPP. Additionally, Jupiter and/or its consultants have regular meetings with adjoining landowners Haseko Royal Kunia LLC (“Haseko”); Robinson Kunia Land LLC (“RKL”) and its lessee Ho’ohana Solar I, LLC (“Ho’ohana Solar”); and the State Department of Agriculture (“DOA”) to coordinate the development of RKII and also to discuss the various agreements relating to the development of its Lands.

¹ Oahu TMs 9-4-002: 001 (123.712 acres).

² “Total Phase II Development Area” reflected in Land Use Commission’s Amended Findings of Fact, Conclusions of Law, and Decision and Order filed on October 1, 1996 in Docket No. A92-683.

³ Central Oahu Sustainable Communities Plan, approved March 30, 2021 (Ordinance 21-6), Table 2.1 and Section 2.2.10.

⁴ The LUC D&O was further amended by a First Amendment issued on 10/7/2013. Some conditions were also impacted by LUC Order Granting Successor Petitioner (As to Parcel 52) Ho’Ohana Solar I, LLC’s Motion for Modification and Time Extension dated September 29, 2021, and as further amended on November 1, 2021.

**Status Report on Royal Kunia Phase II Development Compliance with Conditions
State of Hawaii Land Use Commission Amended Decision and Order (Docket No. A92-683, October 1, 1996) (D&O)
Submitted by Jupiter Investors II, LLC, March 2022**

Type of Condition	Description of Requirements	Compliance Status	Action Plan for Achieving Full Compliance
1. Affordable Housing	<p>Petitioner shall provide affordable housing opportunities for low to moderate income residents of the State of Hawai'i to the satisfaction of the City and County of Honolulu (City). Details as to the location, distribution and other provisions for affordable housing shall be as mutually agreed between Petitioner and City. [The basic affordable housing program requirement is to provide: (a) 10% of the project housing units affordable to households with incomes not exceeding 80% of the City's median income, and (b) an additional 20% of the project's housing units affordable to families with incomes between 81% and 120% of the City's median income.]</p>	<p>Future compliance by Haseko as the residential developer of the RKII lands.</p>	<p>The affordable housing requirements are set forth in greater detail in the Unilateral Agreements (UAs) that rezoned the RKII lands (Ordinances 95-08 and 97-12). Haseko's predecessor-in-interest, Halekua-Kunia, LLC (HK) submitted a Draft Affordable Housing Agreement as Attachment 1 in the May 2009 UA Project Status submittal. Comments were received from DPP in June 2009 and an updated version of the Agreement was included as Attachment 1 in the June 2010 UA Project Status submittal.</p> <p>Haseko continues to work with DPP regarding the terms of a binding affordable housing agreement. Such agreement between Haseko and DPP will provide details on the general location of the affordable housing units, anticipated construction schedule, size and distribution, and any required buy back or shared appreciation conditions.</p>
2. Transportation Improvements	<p>Amended Condition per LUC 10/7/2013 First Amendment to the D&O:</p> <p>Petitioner shall fund, design, and construct the local transportation improvements necessitated by the proposed development, north of the Cane Haul Road intersection with Kunia Road, as determined and approved by the State Department of Transportation (DOT) and the City and County of Honolulu Department of Transportation Services (DTS), including without limitation the dedication of any rights-of-way to the State or County. Petitioner shall provide its fair share contribution toward regional transportation mitigation improvements, including but not limited to the Interstate H-1 Kunia Interchange and Kunia Road, south of the intersection with the Cane Haul Road, as determined and approved by</p>	<p>Partial completion and future compliance by Haseko.</p> <p>Construction of a third northbound lane on Kunia Road between Kunia Interchange and the south Kupuna Loop intersection has been completed. Steps toward meeting other portions of this requirement were deferred while the adjoining Haseko property was in bankruptcy while owned by HK.</p>	<p>Haseko and/or its consultants have held numerous meetings with the DOT, DTS and DPP TRB representatives to mutually determine and reach agreement on:</p> <ol style="list-style-type: none"> a. Right-of-way acquisition, funding and construction of various roadway and traffic improvements. b. Preparation of periodic traffic monitoring reports. c. Other off-site traffic improvements that may be warranted.

**Status Report on Royal Kunia Phase II Development Compliance with Conditions
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	<p>DOT. Petitioner shall also be required to provide the following:</p> <p>A. All of the other improvements needed (which will not be provided by the Village Park and Royal Kunia, Phase I projects) to make Kunia Road a 4-lane highway with auxiliary lanes for both left and right turning movements (between Cane Haul Road Intersection and the northernmost boundary of Royal Kunia, Phase II) and a third northbound lane between Cane Haul Road Intersection and the north Kupuna Loop intersection, provided that interim measures prior to full build out may be allowed with the approval of DOT.</p> <p>B. A report that analyzes the impact of the proposed Phase II project's traffic on the Kunia Interchange and evaluate alternatives that will mitigate the impacts.</p> <p>C. Petitioner shall submit a revised Traffic Impact Study, including the Kunia Interchange Alternatives Report, and obtain DOT's acceptance prior to preliminary subdivision application.</p> <p>D. Plans for Construction work within the State highway right-of-way must be submitted to the DOT, Highways Division for review and approval.</p> <p>Agreement by the State Department of Transportation on the level of funding and participation shall be obtained prior to the Petitioner applying for county zoning.</p>		<p>It is planned to have such an agreement executed prior to the submittal to DPP of any applications for the subdivision of individual house lots.</p> <p>Since acquiring the Lands in August 2020, Haseko has been taking steps toward confirming prior agreements and understandings previously reached by its predecessors.</p> <p>Haseko has had several meetings with the DOT to address the entire RKII and the development's impacts on the Kunia Interchange and the future widening of Kunia Road. Haseko's traffic consultant is in the process of preparing a separate Kunia Interchange regional study identifying RKII's regional impacts.</p> <p>In addition, on August 23, 2021, Haseko's traffic consultant also submitted a TIAR to DPP/DTS to identify and assess the traffic impacts related to the development of RKII, based on a traffic study technical scope approved by DOT in 2020. DPP/DTS has provided its comments and the TIAR was submitted to DOT for its review/approval in December 2021.</p> <p>At the appropriate time, plans for construction work within the State highway right-of-way will be submitted to the DOT Highways Division for review and approval.</p>

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<p>3. Regional Transportation Management Program</p>	<p>Petitioner shall appoint a permanent transportation manager whose function is the formulation, use, and continuation of alternative transportation opportunities that would optimize the use of existing and proposed transportation systems. In the alternative, Petitioner may participate in a regional program for transportation management with other developers and/or landowners. This program shall address the transportation opportunities that would optimize the use of existing and proposed transportation systems. The program for either option shall be reviewed and approved by DOT prior to implementation, and will continue to be in effect unless otherwise directed by DOT. Petitioner shall conduct a yearly evaluation of the program's effectiveness and shall make a written report of its evaluation available to DOT for program review and modification, if necessary.</p>	<p>Prior & future compliance. HDC was an active participant in Ewa Region Highway Transportation Master Plan Working Group and an active member of Leeward Oahu Transportation Management Association. (LOTMA), but this activity was suspended while the HK property was in bankruptcy.</p>	<p>To the extent applicable, Jupiter will participate with Haseko in regional highway and transportation planning, including participation with LOTMA and the Ewa Region Highway Transportation Master Plan Working Group.</p>
<p>4. Traffic Monitoring</p>	<p>Petitioner shall monitor the traffic attributable to the proposed project at on-site and off-site locations and shall undertake subsequent mitigative measures that may be required. The mitigative measures shall be coordinated with and approved by DOT and DTS.</p>	<p>Future compliance by Haseko.</p>	<p>Haseko is planning to develop a traffic monitoring program that will be submitted to DOT & DTS for review and approval no later than when home construction is initiated. Approval will be obtained prior to occupancy of any homes in this Project. In addition, on August 23, 2021, Haseko's traffic consultant also submitted a TIAR to DPP/DTS to identify and assess the traffic impacts related to the development of RKII based on a traffic study technical scope approved by DOT in 2020. DPP/DTS has provided its comments and the TIAR was submitted to DOT for its review/approval on December 2, 2021.</p>

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Type of Condition	Description of Requirements	Compliance Status	Action Plan for Achieving Full Compliance
5. Integrated Solid Waste Management Act	<p>Petitioner shall cooperate with the State Department of Health (DOH) and the City and County of Honolulu Department of Public Works [now Department of Environmental Services (ENV)] to conform to the program goals and objectives of the Integrated Solid Waste Management Act, Chapter 342G, Hawai'i Revised Statutes, in accordance with a schedule satisfactory to the DOH and ENV.</p>	<p>No longer applicable.</p>	<p>With the City's Dept. of Environmental Services (ENV) implementation of its Automated Cart Collection program, participating residences receive a set of three carts for sorting refuse, green waste, and mixed recyclables. This program eliminates the need for the development of a waste management plan for the various residential developments to qualify for the City's Automated Cart Collection program.</p> <p>The owners of Jupiter's commercial development will utilize private waste collection service providers.</p>
6. School Facilities	<p>Petitioner shall contribute to the development, funding, and/or construction of school facilities on a pro rata basis as a result of the development on the Property, as determined by and to the satisfaction of the Department of Education (DOE). Agreement by DOE on the level of funding and participation shall be obtained prior to Petitioner applying for county zoning.</p>	<p>Partial completion and future compliance by Haseko.</p> <p>Per the March 6, 2007 School Site Agreement, the 12-acre school site has been conveyed to RKES, LLC.</p>	<p>HDC and DOE entered into a letter agreement dated September 26, 1996 that outlined the terms of HDC's contribution to the development of school facilities in satisfaction of this condition. The letter agreement was subsequently replaced with an updated "School Site Agreement" executed by HDC, RKES, LLC, and DOE on March 6, 2007.</p> <p>The School Site Agreement provides for the (a) transfer of a 12-acre elementary school site to RKES, LLC in satisfaction of the dedication component of DOE's fair share requirement, and (b) the payment to DOE of a total of \$500,000 in five installments that are due upon the</p>

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			<p>closing of: (1) the 1,000th unit, (2) the 1,250th unit, (3) the 1,500th unit, (4) the 1,750th unit, and (5) the last unit. The amounts due will be escalated over time based on the Consumer Price Index.</p> <p>The 12-acre site has been conveyed to RKES, LLC, and a copy of the March 6, 2007 School Site Agreement will be filed with DPP concurrently with the submittal of initial subdivision plans.</p> <p>The required cash contributions will be made by Haseko in accordance with the schedule of installments outlined in the March 6, 2007 School Site Agreement.</p>
7. Water Requirements	<p>Petitioner shall coordinate with the Honolulu Board of Water Supply (BWS) and the State Department of Land and Natural Resources (DLNR) to obtain water required for the project. If water is not available from existing sources due to insufficient supply, Petitioner shall fund and develop the necessary water source, storage, and transmission systems and facilities.</p>	<p>Future compliance.</p>	<p>Prior to Jupiter acquiring the industrial parcel, Haseko submitted an updated water master plan to BWS in June 2021 which reflects the projected water demand on the entire RKII project area based on BWS' system standards applied to the projected development.</p> <p>Jupiter will coordinate with BWS as necessary to obtain the required project water from the existing BWS system and continue to work with Haseko and develop additional water resources and/or supply system improvements for dedication to BWS if necessary.</p>
8. Civil Defense Measures	<p>Petitioner shall participate, on a pro rata basis, in the funding for construction and installation of appropriate civil defense measures as determined by State and City civil defense agencies.</p>	<p>Partial completion and future compliance.</p> <p>An agreement was reached between HDC and the State and City civil defense agencies prior to the property being placed in bankruptcy on what civil defense measures are needed.</p>	<p>Since acquiring the Lands in August 2020, Haseko has been working with the Hawaii Emergency Management Agency, a division of the State of Hawaii, Department of Defense, to reach an agreement for the funding, installation, and conveyance of a Civil Defense siren to be located on the RKII project area.</p> <p>Jupiter will coordinate with Haseko on the location of any Civil Defense equipment to be located on Jupiter's property.</p>
9. Chain Link Fence	<p>Petitioner shall erect a chain link fence along the eastern boundary of the Property that is common with the Waialae Branch of Naval Magazine, Luualualei.</p>	<p>Future compliance by others.</p>	<p>HDC never acquired the land on which this fence and cleared area would be located, and neither Haseko nor Jupiter plan to acquire the land which is still owned by the Robinson Estate, and zoned for agricultural use.</p>

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10. Clearance and Maintenance of Land	Petitioner shall clear and maintain the land situated within 20 feet of the eastern boundary of the Property, free of trees and vegetation taller than eight inches high.	Future compliance by Haseko.	Jupiter's property is not adjacent to the eastern boundary. Haseko will maintain its property boundary where required to meet this condition.
11. Pollutants	Petitioner shall coordinate with the DOT and ENV to establish appropriate systems to contain spills and prevent materials, such as petroleum products, chemicals, solvents or other pollutants from leaching into the storm drainage system and adversely affecting the groundwater and coastal waters.	Future compliance.	Jupiter will ensure that it shall meet all regulatory requirements for storm water and hazardous material management prior to initiating project construction of the industrial area and such other actions as are called for in the approved plans and program.
12. Wastewater Treatment	Petitioner shall participate on a pro rata basis in the funding and construction of adequate wastewater treatment, transmission and disposal facilities, as determined by the DOH and ENV.	Future compliance.	Jupiter and/or Haseko will meet prior to initiating project construction to establish an approved program for compliance with this requirement, and will implement this program. Haseko submitted an updated wastewater master plan to ENV in June 2021 which reflects the wastewater demand estimates based on the ENV wastewater system design standards (July 2017) against the projected development of the various areas of RKII.
13. Soil Erosion and Dust Control	Petitioner shall implement effective soil erosion and dust control measures both during and after construction to the satisfaction of the DOH.	Future compliance.	Jupiter will obtain the required permits from the DOH prior to initiating project construction to establish an approved soil erosion and dust control program, and will implement this program.
14. Air Quality Monitoring	Petitioner shall participate in an air quality monitoring program as specified by the DOH.	Future compliance.	Jupiter will meet with DOH prior to initiating project construction to establish an agreement defining its participation in a DOH-specified air quality monitoring program for the area where the project site is located.
15. Agricultural District Pollution	Petitioner shall provide notification to all owners and occupants of the Property of the potential odor, noise, and dust pollution resulting from surrounding Agricultural District lands, and that the Hawai'i Right-to-Farm Act, Chapter 165 HRS, limits the circumstances under which pre-existing farming activities may be deemed a nuisance.	Future compliance.	Jupiter will provide such notification along with any sales or leases of commercial lots or other portions of the property to other parties. It will be the responsibility of these other parties to notify any new occupants of their properties that result from their resale, sub-lease and/or rental.

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16. Drainage Improvements	Petitioner shall provide drainage improvements for the subject project and shall coordinate off-site improvements with adjoining landowners and developers, and/or other Federal, State, and City agencies.	Partial completion and future compliance.	<p>HDC completed the majority of required off-site drainage improvements for the Royal Kunia Phase II property in connection with the infrastructure construction for Village Park and Royal Kunia Phase I.</p> <p>Haseko submitted updated drainage master plan to the Civil Engineering Branch of DPP in July 2021, which reflects the new master plan for Royal Kunia Phase II. Said drainage master plan was approved by DPP on August 11, 2021.</p> <p>Any drainage improvements constructed by Jupiter will be consistent with the most current drainage master plan approved by DPP for the commercial land area.</p>
17. Archaeological Resources	Should any archaeological resources such as artifacts, shell, bone or charcoal deposits, human burials, or rock or coral alignments, paving or walls of historic or prehistoric significance be encountered during the development of the Property, Petitioner shall immediately stop work on the impacted area and contact the DLNR Historic Preservation Division.	Partial completion and future compliance.	<p>Jupiter and Haseko will fully comply with all established procedures to protect any archaeological resources that might be encountered during development of its Lands. Haseko retained SWCA Environmental Consultants ("SWCA") to assist Haseko in its compliance with HRS Chapter 6E. In early September 2021, SWCA initiated a HRS 6E-42 historic preservation review for the Lands, SWCA has initiated discussions with SHPD staff on the historic preservation review, including mitigation procedures. Based on these discussions, if significant historic sites are present, SWCA will work with SHPD to devise mitigation commitments as needed.</p>
18. Development Plan Approvals	Petitioner shall obtain Development Plan approvals from the City and County of Honolulu within five (5) years from the date of this Order.	Fully met.	<p>All required Development Plan approvals have been obtained, and the RKII project is in full compliance with the current Central Oahu Sustainable Communities Plan. No further action is required.</p>

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<p>19. Agricultural Park</p>	<p>Amended and new conditions per LUC 11/1/2021 Amended Order Granting Successor Petitioner (as to Parcel 52), Ho'Ohana Solar 1, LLC's Motion for Modification and Time Extension</p> <p>Royal Kunia Agricultural Park Offsite Infrastructure. Within six (6) months of the date of the Commission's Order, the landowner(s) within the Petition Area shall execute an amendment to the Memorandum of Understanding (dated 1993 and subsequent amendments in 2007, 2009, 2012, 2015 and 2020) with the Department of Agriculture, and comply with this amended Memorandum of Understanding. This Memorandum shall require that off-site infrastructure to the State of Hawai'i's Kunia Agricultural Park be completed no later than June 30, 2023. "Offsite-infrastructure" includes, but is not limited to, all utilities and appurtenant works, roadways, potable water lines, electrical utilities, sewer lines, utility connections, and the non-potable waterline appurtenances in place, complete.</p> <p><u>Revised Master Plan.</u> All landowners within the Petition Area shall submit revised master plan(s) and schedule(s) for the development of their respective Increments 1, 2, and 3, comprising the Royal Kunia Phase II project to the Commission no later than December 31, 2021.</p> <p><u>Status Report.</u> By March 31, 2021, all landowners within the Petition area shall submit to the Commission a status report on the development of their respective parcels of</p>	<p>Partial completion and future compliance by Haseko and/or others.</p> <p>Title to the 150-acre agricultural park was transferred to the State of Hawai'i in 2004.</p>	<p>HK previously met with DOA on May 9, 2007 to begin the process of establishing an agreed-upon plan and program to implement the provisions of the Amended MOU.</p> <p>HK subsequently worked with DOA regarding compliance with the MOU conditions and amending deadlines, which were set forth in the following: -1st Amendment to Amended MOA 2009 -2nd Amendment to Amended MOU 2011 -3rd Amendment to Amended MOU 2015.</p> <p>HK submitted the preliminary site plan and design of the off-site infrastructure improvements to DOA for review in October 2016.</p> <p>Since acquiring a portion of RKII, RP2 worked with DOA towards satisfying this condition. Most recently, RP2, Haseko's predecessor in interest, held status calls with DOA every two weeks and reached an agreement to extend the deadlines for RP2 to obtain DOA's approval of RP2's offsite infrastructure plans and to construct irrigation infrastructure and other offsite infrastructure. On February 20, 2020, RP2 submitted an executed 4th Amendment to the Amended MOU, which incorporated these extended deadlines (see Attachment 1).</p> <p>Since acquiring the Lands in August 2020, Haseko has had several virtual meetings with DOA to discuss the terms of a proposed 5th Amendment to the Amended</p>

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	<p>land and their construction or contribution to the construction of the off-site infrastructure.</p> <p><u>Notice to Commission.</u> Petitioner shall provide notice to the Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interests in the subject property prior to or during development of the subject property, excluding, however, sales or leases of the 53 individual lots or condominium units in a residential development, or leases in an industrial development.</p> <p><u>Compliance with Representations.</u> Failure of the landowners to construct the off-site infrastructure for the Kunia Agricultural Park will constitute good cause for the Commission to issue an Order to Show Cause to the landowners pursuant to HAR §15-15-93 of the Commission's Rules.</p> <p><u>Failure of Solar Project.</u> Should Ho'ohana fail to construct and complete the Solar Project, the easement(s), construction, maintenance and cost of the non-potable waterline described under Condition B.1. shall revert to the responsibility and expense of the landowners.</p>		<p>MOU, including Haseko's projected timelines and milestones for completing the offsite-infrastructure to the Ag Park. Haseko's infrastructure master plan includes infrastructure facilities to serve the Ag Park which will be provided in conjunction with the development of an interior roadway (Roadway Y). The utility infrastructure will be brought to the <i>makai</i> boundary of Ag Park. Based on current timelines, Haseko has indicated to DOA that completion of the Roadway Y and related infrastructure that will allow the utility infrastructure to be brought to the boundary of the Ag Park should be completed around mid-2024. In addition, Haseko is working with Ho'ohana Solar 1, LLC to construct an irrigation water line to provide irrigation water to the Ag Park at the time the Ag Park is expected to require such irrigation water.</p> <p>Jupiter and Haseko intend to fully comply with the required conditions set forth in the revised LUC Order issued on November 1, 2021.</p>
20. Compliance with Representations	<p>Petitioner shall develop the property in substantial compliance with the representations made to the Land Use Commission (LUC). Petitioner's or its successor's failure to so develop the Property may result in reversion of the property to its former classification, or change to a more appropriate classification.</p>	<p>Partial completion and future compliance.</p>	<p>Jupiter fully intends to continue to fulfill the requirement to develop the Jupiter-owned portions of RKII in substantial compliance with representations made by its predecessors in interest to the LUC.</p>

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21. Transfer of Petitioner's Interest in the Property	<p>Amended Condition per LUC 1/28/2015 Order Granting Successor Petitioner (to Parcel 52), Ho‘Ohana Solar 1, LLC’s Motion for Order Amending the D&O and First Amendment to the D&O:</p> <p>Petitioner shall provide notice to the Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interests in the subject property prior to or during the development of the subject property, excluding, however, sales or leases of the individual lots or condominium units in a residential development, or leases in an industrial development.</p>	Partial completion and future compliance.	Jupiter will provide notice to the Commission of any transfer or conveyance of the Lands it acquired in November 2021.
22. Annual Reports	<p>Petitioner shall promptly provide without any prior notice, annual reports to the LUC, OSP and DPP in connection with the status of the project and Petitioner’s progress in complying with the conditions imposed. The annual reports shall summarize: (1) Petitioner’s progress in complying with the conditions imposed; and (2) changes to the project as represented to the LUC. They shall also include a written statement from each State and City and County agency affected by these conditions that Petitioner’s representations in the annual report related to the respective state or county agency being affected are true and accurate.</p>	Future compliance.	Jupiter will submit future annual reports in compliance with this condition.
23. Release of Conditions	<p>The LUC may fully or partially release these conditions as to all or any portions of the property upon timely motion and upon the provision of adequate assurance of satisfaction of these conditions by Petitioner.</p> <p>Adequate assurance of satisfaction may be evidenced by execution of a certificate of satisfaction in recordable form stating that such condition has been satisfied, in whole or in part. OSP will certify for itself and all state departments and agencies, and DPP will certify for itself and all County departments and agencies. Any other party to the boundary amendment proceeding may be asked to</p>	Future compliance. No motions for a full or partial release of conditions have been filed to date.	Jupiter intends to apply to the LUC for such releases in the future, as appropriate.

**Status Report on Royal Kunia Phase II Development Compliance with Conditions
State of Hawaii Land Use Commission Amended Decision and Order (Docket No. A92-683, October 1, 1996) (D&O)
Submitted by Jupiter Investors II, LLC, March 2022**

Type of Condition	Description of Requirements	Compliance Status as of December 2021	Action Plan for Achieving Full Compliance
24. Recording of Statement Re Property Subject to Conditions	indicate whether they concur in the certification of satisfaction. Within 7 days of the issuance of the LUC's Decision and Order for the subject reclassification, Petitioner shall (1) record with the Bureau of Conveyances a statement to the effect that the property is subject to conditions imposed by the LUC in the reclassification of the property; and (2) shall file a copy of such recorded statement with the LUC.	Fully met.	No further action is required.
25. Recording of Conditions	Petitioner shall record the conditions imposed by the LUC with the Bureau of Conveyances pursuant to Section 15-15-92, Hawaii Administrative Rules.	Fully met.	No further action is required.
LIST OF ACRONYMS			
BWS	City and County of Honolulu Board of Water Supply	HDC	Halekua Development Corporation
ENV	City and County of Honolulu Department of Environmental Services	HK	Halekua-Kunia LLC
DLNR	State of Hawaii Department of Land and Natural Resources	LOTMA	Leeward Oahu Transportation Management Association
DOA	State of Hawaii Department of Agriculture	LUC	State of Hawaii Land Use Commission
DOE	State of Hawaii Department of Education	MOU	Memorandum of Understanding
DOH	State of Hawaii Department of Health	OSP	State of Hawaii Office of Planning
DOT	State of Hawaii Department of Transportation	RMTC	RM Towill Corporation
DPP	City and County of Honolulu Department of Planning and Permitting	RP2	RP2 Ventures, LLC
DTS	City and County of Honolulu Department of Transportation Services	WOA	Wilson Okamoto and Associates