

All funds obtained by OSP under this condition shall be applied to any one or more of the programs specified in subparagraph c. above.

Status. By the Order Granting Motion for Approval of Job Credits and Motion for Clarification and/or Modification of Condition entered in this docket on February 8, 1994, the Commission approved 2.47 job credits earned pursuant to subparagraph a. and subparagraph c.(iii) and to be counted towards satisfaction of this Condition 1. These job credits were earned for payments and disbursements made prior to 1992.

Last year, in its annual progress report in this docket (dated October 18, 1993), HASEKO reported activity during calendar year 1992 which may earn an additional 6.22 job credits.

For disbursements made during calendar year 1993, HASEKO will be seeking approval of up to 1.21 job credits. These credits sought fall within subparagraph a. of Condition 1. Exhibit V indicates in detail the number of hours paid for by HASEKO and its affiliates to the various vendors, and translates these into man-years and job credits.

The jobs upon which these job credits are based were generated by the Ewa Marina Community Development and also by several non-tourism related projects being developed by local affiliates of HASEKO. The non-tourism related projects being developed by HASEKO's local affiliates which have been included in these motions for job credits include:

a. Keeaumoku Office/Retail Project. This is a leasehold office/retail project being developed at Makaloa, Keeaumoku, and Rycroft Streets in Honolulu. It is anticipated that this project will contain at least 400,000 square feet of retail space and at least 135,000 square feet of office space. Structurally connected to the Keeaumoku Project and included, for purposes of reporting job credits earned, in the account of the Keeaumoku Project is the Sheridan Residential Condominium Project. In 1991, the land lease for the Keeaumoku Project and fee simple title for the Sheridan Project were obtained. Conceptual design work for the buildings and preliminary marketing has begun.

Under consultation with the State Department of Health (DOH), 23 underground storage tanks were removed from the site as well as approximately 2,300 cubic yards of contaminated soil surrounding those tanks. Approval of completion of soil clean-up was issued by DOH in February, 1994.

b. Beretania Condominium Project. This fee simple residential project located on South Beretania Street in Honolulu includes 34 residential units. Certificate of occupancy was issued by the City Building Department in December,

c. Pu'uhonua Project. Located in North Kona on the Island of Hawaii, 1 development project encompasses approximately 143 acres. Phase I of the project was completed and sold in 1990. In 1991, a request for zone change to facilitate Phase II of the development was approved by the Hawaii County Council. A new well for this project, Keopu Well (State well No. 3957-01) was drilled and is being maintained by the developer.

Pursuant to subparagraph d. of this Condition 1, HASEKO will file a motion for approval of these job credits, as well as job credits earned previously but not yet approved, at a later time to be mutually agreeable to HASEKO and OSP.

Condition 2³

As Petitioner has volunteered to ameliorate the anticipated social impacts of the project by the conveyance of its 9.4-acre beachfront land to the City and County of Honolulu pursuant to the terms of the Unilateral Agreement and Declaration for Conditional Zoning dated November 29, 1993, Petitioner may convey such property in lieu of the golf course play provision as set forth hereinafter.

If Petitioner does not convey its 9.4-acre beachfront land to the City and County of Honolulu pursuant to the Unilateral Agreement and Declaration for Conditional Zoning dated November 29, 1993, Petitioner shall make available adequate golf tee times (no less than 40 percent of the total tee times) at affordable rates for public play by Hawaii residents based on prevailing rates for public play at privately owned golf courses. This condition may be fully satisfied by the development by Petitioner of an 18-hole public play course within and/or outside the Petition Area acceptable to the Office of State Planning. \$

³ As amended by the May 3, 1994 Order Granting Motion for Relief From and/or Modification of Condition No. 2 of the Decision and Order Entered on October 17, 1990.

HASEKO (Ewa), Inc. - 1993 JOB CREDITS

Class	Vendor	Jan1993			Feb1993			Mar1993				Apr 1993			May1993			Jun 1993			July1993			August1993			Sept1993			Oct 1993			Nov 1993			Dec1993				TOTAL Hours
		15	28	31	10	25	28	5	9	23	31	13	29	30	11	25	31	10	25	30	9	26	31	12	31	10	25	30	12	25	31	10	24	30	9	22	28	30		
O	Project Staff	782			782	705		742		812			812	812		812	791		812	812		812	812	705	777		777	777		777	777		777				847	10,063		
C	ACA Group-Const. Mgmt																		4				13		2			5			17			14			7	62		
O	Almalani Construction																	8																	120		128			
O	Allen, Matkins, Leck, et al. - legal																		12					6			70			10			67			40	205			
O	American Fence Co.						7																														7			
C	Anderson DeBartolo Pan, Inc.									40													7		101								63				211			
A	Architectural Design Models						16																														18			
E	Austin Tsurumi & Assoc.																							14													14			
E	Baird & Associates		90																		20																110			
E	BDA Environmental Consultants					10				7				67																							64			
E	Belt Collins & Associates						58				39				28			38				45				14	74			37				14			107	454		
O	Bryan S. Yamamoto									4							2							1													7			
O	Cades Schutte Fleming & Wright			8			96				34			40			8			11			58	28			78			8			14			13	394			
C	Cades Schutte Fleming & Wright			7			29							48					11			43	30			3			13			15				18	210			
O	Cades Schutte Fleming & Wright									9			4		4														4								21			
C	Camp Dresser & McKee Int'l																				523					945										1,772	3,240			
E	Clayton Environmental: hazardous waste			20																																	20			
E	Clayton: Asbestos																							7													7			
E	Clayton: UST			13			73				103			114			29			184			126		8			97			61			31			24	663		
E	Control Point Surveying & Engineering										13																										13			
C	C. Kona Services					57										6																					63			
E	Dames & Moore																															8					19			
E	Dames & Moore: UST						21				4			3			3			5				27		33			4			8					108			
C	Decision Analysts Hawaii, Inc.																																	28			28			
C	Design Partners, Inc.																	31				22															53			
C	Douglas Miki/Retail Consulting												20							42																	62			
C	Earthplan		33			119							93				20				8											22		16			311			
C	Egan Nishimoto						28				14			11			16			19				7			27			23			22				165			
C	Event Dynamics		50			17																															67			
O	Fletcher Pacific: Preconstruction																						120				62			14			24				220			
O	Freeman Guard Services			109			233			352				308			330			390			458		443			458			458			443			458	4,410		
E	Gray Hong Bills & Associates				41			101				46					5				41						77			11			8			6	336			
O	Imagist Multimedia		1																																		12			
O	Industrial Tech: disposal																						6										14				20			
A	Jerde/Ohta/Kunimitsu						124						286																								410			
E	Johnson Johnson & Roy																216									142			58	16		20	116		54			626		
E	Johnson Tsuhima Luersen Lowe																																				22	22		
O	Kalaueo Farms					18					43				6																						67			
C	Kennon Environmental Services																																				15	15		
C	Kenneth Leventhal & Co																	35				13															48			
C	KKRC Water Source Development			685			203													47																	935			

EXHIBIT # V

(Exhibit V to October 17, 1994 Annual Report)

HASEKO (Ewa), Inc. - 1993 JOB CREDITS

Class	Vendor	Jan 1993			Feb 1993			Mar 1993				Apr 1993			May 1993			Jun 1993			July 1993			August 1993		Sept 1993			Oct 1993			Nov 1993			Dec 1993				TOTAL Hours	
		15	28	31	10	25	28	5	9	23	31	13	29	30	11	25	31	10	25	30	9	26	31	12	31	10	25	30	12	25	31	10	24	30	9	22	28	30		
K	O	KMPG Post Marwick Mitchell																	45																			45		
K	O	Kunao/Kurahashi-Bill 23																	4					1															5	
E	A	Lacayo Group, Inc.												30	12			40					3																91	
E	A	Lacayo Planning				27				13																							6						48	
K	O	Landscape Maintenance, Inc.				7				7			7				16		16			14		22				20			48			40				36		240
B	C	Leneh, Bates & Assoc., Cleveland																	5																				10	
E	E	M & E Pacific		4																																			4	
E	O	McCutchen Doyle Brown & Andersen								1					4																									5
B	C	Metropolitan Management, Inc.																									9													9
E	E	Michael P. Weinstein															15						10					10												35
K	O	Myers Advertising		21			29				21		21			17			43			17		21				21			14			14						253
E	O	Na Lei Communications																						16					14			23				13				86
B	O	Nancy Von Public Relations					20				20		15			12		12			10		11			10				12			11				11		144	
B	A	Nelsen Architects Int'l			50		50				50		50			50		50		50		50		50		50		50		50			50					50		600
B	A	Nelsen Architects Int'l (Interior Design)					11				6		9								15																		41	
F	E	Ol Consultants																											16										16	
K	A	Okita-Kunimitsu MasterPlan														40						25		65						43									182	
E	O	Oshima Chun Fong & Ching							988			584			516		462		615					545	452				484			588		682		223			6,139	
K	O	Oshima Chun Fong & Chung		19			10				11		78			5		24			34		68				18			27			5			26			323	
B	C	Pacific Testing Laboratories			8		5				9		2																		2								26	
B	C	Paul S. Veneklasen & Assoc.-Acoustical			5																													10					15	
F	C	Phil Bruner						10			10																	10											40	
E	O	Philip C. Lowe				53					74			94		38		25		131				18				75				79			54	30			680	
B	O	Pillsbury Madison & Sutro-Legal											3																										3	
K	C	PRC & Associates/Retail focus groups																												46			88					67	201	
K	O	P.H. Rosendahl-Archaeological																													35								35	
K	O	P.W. Stephens-asbestos																	3																				3	
E	O	P.O.S.E. Publications																		38				12			33					60			33				176	
K	O	Retail Strategies, Inc.		78			58				62		61			62		60			61		52				52			58			52				53		709	
K	O	RZA/Agra: soil aeration					7				200																				267								474	
B	C	R.P. Scholz Consultant, Inc														38		33						50			52			52			48				42		315	
B	C	Safeguard Services														4																							4	
O	O	Safeguard Services		808			824			736			744			720		744			552			576			576		552			584			500				7,976	
E	O	Staff, Inc. (T. Farm)										4			9												6							2	11				32	
K	O	Tajiri																		91								84										175		
B	O	Takano Nakamura Landscaping																						86		72				8							143		309	
K	A	The Jerde Partnership, Inc.							7				4																										4	
E	O	Theodore Farm																																	3				3	
E	E	Tom Nance Water Resources		41			6											12								10			25			22	8				67		193	
B	A	Walters, Kimura, Motoda, Inc.			3								16						6					6			3						6				6		48	
K	E	Wilson Okamoto & Associates								3			758			1,444		1,360				1		675			1					3							4,245	
B	E	Wilson Okamoto & Associates			51						62		6					1			1		13				6			2			4						146	