Hanohano Hale
Wastewater Treatment System Replacement
Special Management Area Permit Application

Tax Map Key: (1) 5-3-008:001
53-549 Kamehameha Highway
Windward District, Oahu, Hawaii

Prepared by
Environmental Science International
May 8, 2020
Written Information and Application Narrative
I. PROJECT SUMMARY

APPLICANT: Hanohano Hale Association of
Apartment Owners
Touchstone Properties, Ltd.
680 Iwilei Road, Suite 777
Honolulu, Hawaii 96817

AGENT: Environmental Science International
354 Uluniu Street, Suite 304
Kailua, Hawaii 96734

CONTACT PERSON: Lillian McCarthy
808-566-4113

PROJECT NAME: Hanohano Hale Condominium
Wastewater Treatment System Replacement

PROJECT LOCATION: 53-549 Kamehameha Highway
Hauula, Hawaii

TAX MAP KEY: (1) 5-3-008:001

OWNERSHIP: Parcel 001
Hanohano Hale Association of
Apartment Owners
53-549 Kamehameha Highway
Hauula, Hawaii 96717

LOT AREA: 2.637 acres

ZONING: A-2 Medium Density Apartment

STATE LAND USE: Urban

SPECIAL DISTRICT: Special Management Area

FLOOD HAZARD: Zones AE & VE, areas subject to
inundation by the 1% annual chance flood.
NATURE OF DEVELOPMENT: The proposed project consists of removing the existing wastewater treatment and effluent disposal system and construction of a new wastewater treatment plant (WWTP) with new deep-injection wells to replace the existing injection wells disposal system.

PROJECT COSTS: Approximately $2-2.5 million
II. PROJECT DESCRIPTION

The following description is a direct excerpt from the Final Environmental Assessment (FEA) prepared for the project. A Finding of No Significant Impact (FONSI) determination was made and is attached as required for the Assessment exhibit item of the SMA Permit Application.

General Project Description
The proposed WWTP will consist of:

- A preloader system (installed subsurface)
  - 5,000 gallon preloader tank
  - 1,700 gallon Wet-well Sewage Lift Station

- 25,840 gallons per day (gpd) Aquarius Multi-Stage Fixed Biofilm System (installed aboveground), and
- Gravity-feed Injection Wells (installed subsurface).

The new WWTP system components will all be constructed in the southern parking lot area of Hanohano Hale (Figure 1). The system was designed based on the total amount of wastewater generated by Hanohano Hale. The new WWTP is designed to treat 25,840 gpd. The new effluent disposal system will be designed to accommodate a design maximum daily flow of 34,000 gallons.

New sewer piping will direct flow from the existing onsite gravity sewer system to the preloader tank to remove settleable solids and inorganics. Discharge effluent will then flow by gravity into the wet-well sewage lift station, which will also serve to equalize flow. Flow from the lift station will be pumped to the Aquarius Multi-Stage Fixed Biofilm System (MSFBS) for secondary treatment using a 2.7 horsepower grinder pump.

The prefabricated, 5,000-gallon preloader tank (with baffle wall) will be installed subsurface and is accessed using traffic rated covers. The primary function of the preloader is to separate settleable solids and inorganics (plastics, sanitary napkins, rags, etc.) from the wastewater flow. It will also function to produce some anaerobic digestion of the collected solids/sludge. Solids and sludge buildup from the preloader tank will be pumped out of the preloader basin through the access risers and hauled by a licensed hauler to an approved sludge disposal facility. The preloader tank has approximately one-sixth day of flow storage.

The wet-well vertical sewage lift station will be a prefabricated cylindrical design. The lift station will use two stainless steel (one primary and one standby) solids handling/grinder wastewater pumps to pump incoming flow into the MSFBS treatment unit. The discharge side of the lift station will contain a magnetic flow meter to monitor daily flows. A pressure transducer and standby mechanical float switches will monitor the wet well levels. The pump controls will be located in the WWTP fence area.
event of a high level alarm, the lift station control panel will send a phone message to the WWTP operator and site management personnel.

The secondary treatment component of the WWTP will be an Aquarius brand MSFBS, which is an attached growth process that incorporates textile media to grow biofilm that is fixed in the biological treatment basins. Bacteria are attached to the media making the system robust to handle shock loading, and solids are allowed to settle towards the bottom of the tank. The treatment basin is divided into stages to create a series of specific living environments for various microbial populations. The beginning treatment stages perform the majority of the biochemical oxygen demand (BOD) and ammonia removal in the process and the remaining stages operate to minimize sludge production. A food chain is created by growing higher life forms in the later stages that consume the lower life forms grown in the initial stages resulting in biological sludge minimization. The textile media is arranged vertically on stainless steel media racks. These racks are custom designed for each application. Fine bubble diffused aeration grids are attached to the bottom of the media racks for ease of installation in a package system. The diffused aeration system is critical to the performance of the Fixed Biofilm System as it provides oxygen to the biomass, mixing within the treatment stages, and scouring of the biofilm for controlling growth.

There will be one secondary treatment tank, Aquarius brand. The secondary treatment system will and will be enclosed by a fence to prevent unauthorized access. Two (one primary and one standby) blowers will be installed on the system to provide oxygen for the biological activity required by the process. The blowers will be installed in a weatherproof housing inside be installed above ground on an approximately 27 feet by 15 feet concrete slab on grade the existing WWTP fence area. The initial required start-up time for the biological activity is approximately two weeks. The WWTP system features two 18-inch diameter observation ports and two, 6-inch diameter access ports to pump out sludge. The blowers will run continuously, but use variable speed drives to ensure efficient use of energy. The variable speed drives will power the blowers based on the level of dissolved oxygen in the treatment system. A dissolved oxygen sensor will be installed in the system to provide the readings. Dissolved oxygen levels of at least 2 milligrams per liter (mg/L) will be maintained regardless of the flow or strength of the wastewater. All the controls will be located inside the existing WWTP fence area.

**Electrical Supply**

Electrical service will be provided by Hawaiian Electric Company (HECO). A new 480 volt transformer will be installed on the Property to supply power for the electrical components of the new WWTP. Emergency power will be provided by a new diesel backup generator inside the existing WWTP fence area. The new generator will provide backup power to the
sewage lift station pumps and the WWTP blowers. The new generator will be installed on an approximately 10 feet by 6 feet concrete slab on grade.

Wastewater Disposal and Sampling
The existing injection wells will be backfilled and abandoned according to the Underground Injection Control (UIC) program Hawaii Administrative Rules (HAR) Chapter 11-23. A total of four new injection wells will be installed to provide a redundant effluent disposal system. The new injection wells will be located in the parking lot south of the residential complex, adjacent to the WWTP. There will be two (2) primary injection wells, and two (2) back up wells. All four wells will be connected to the wastewater package plant and all can be controlled using plug valves. Treated effluent flow from the new WWTP will be split between two of the four deep injection wells using control valves. The WWTP operator can also take treated effluent samples from this effluent box feeding the effluent pumps.

Per HAR Chapter 11-62 requirement, each new injection well should be designed to handle the peak flow. A peaking factor of 1.3 will be applied to the design daily flow of 25,840 gpd to obtain the rounded up peak flow of 34,000 gpd; therefore each injection well field must accommodate a peak flow of 17,000 gpd.

Based on results from test borehole drilling and testing, the minimum required depth for each injection well is 96 feet below ground surface (bgs) with a 12-inch diameter. The new injection wells will be included in a permit to operate application to Hawaii Department of Health (DOH) Safe Drinking Water Branch. The two (2) primary injection wells combined are designed to accommodate the peak flow. The additional two (2) back up wells combined are designed as a 100% redundancy as required by HAR Chapter 11-62.
III. PROJECT OBJECTIVES

As stated in the Final Environmental Assessment for the project, the project objectives are stated as follows.

For wastewater treatment, Hanohano Hale currently utilizes nine (9) existing aerobic treatment unit (ATU) systems that each consist of a preloader and two cavitettes (cesspools) that were installed in the 1960s and are in need of replacement to accommodate present day flows, better wastewater treatment, and comply with current standards. Hanohano Hale initiated this project to evaluate various alternatives to upgrade its existing wastewater treatment and effluent disposal system. The recommended upgrade is to replace the existing wastewater treatment and effluent disposal system with a new WWTP and new deep-injection wells to replace the existing injection wells disposal system. As the system currently exists, it is in violation of the DOH Wastewater Branch’s regulations.
IV. DESCRIPTION OF ANTICIPATED IMPACTS OF THE PROPOSED PROJECT ON THE SMA

1. Description of the area involved including existing uses, structures, vegetation, and other features:

The Property is approximately 900 feet northeast of and below the UIC line, on the east coast of Oahu, at a surface elevation of approximately 7 feet above mean sea level (amsl). The nearest surface water body is Halehau Stream, which borders the southern boundary and is over 100 feet south of the Project site. The Pacific Ocean borders the eastern boundary of the Property. A Topographic Survey is included with this application, which shows the shoreline and the 55-foot waiver line. The Project site is more than 170 feet from the nearest shoreline (estimated based on high wash). Locally, the topographic surface gradient is relatively flat. The area in which the Project is located is zoned as A-2 Medium Density Apartment by the State Land Use Commission.

The original Plot Plan and Floor Plan (revised 1970) for the Property are provided with this application, showing the existing structures and elevations. The part of the property proposed to be occupied by the Project is currently occupied by six unauthorized guest parking spaces that are located along the west property boundary. The ground surface consists of asphalt.

2. Description of how the proposed project will affect the area involved and surrounding areas:

The proposed project will not result in any different uses from those previously performed at the condominium. The Project is incompliance with the Land Use Ordinance (LUA). The six parking spaces proposed to be removed are currently used for unauthorized guest parking. Since there were no designated guest parking spaces at the time of the original development of Hanohano Hale according to building permit records, guest parking spaces are not required and the existing guest parking spaces can be eliminated (see correspondence included with this application). Per LUA Section 21-3.80-1, the current required front yard is 10 feet, based on the site’s current zoning as A-2 Medium Density Apartment District. The Project will not encroach on the required yard, as shown on Figure 2. The aboveground structures of the proposed system (Aquarius MSFBS and diesel emergency generator) have a combined floor area of 465 sq ft. If this area is added to the existing floor area of 81,375 sq ft, the total floor area of existing and proposed structures is 81,840 sq ft, meeting the floor area requirement.

The existing and continued uses are essentially the same for the project area. While little or no impact to surrounding areas is expected, improved
operations and safety will be obtained on-site by the proposed improvements.

3. Description of impacts which cannot be avoided and mitigating measures proposed to minimize that impact:

No adverse long-term impacts will result from the proposed project. Minimal short-term improvements such as traffic disruption, construction noise and some dust may result from the construction activities. These impacts are short-term in nature and will not continue beyond the construction period. These impacts will be mitigated by adherence to State and County regulations for traffic, air, noise and safety. Hours of construction will be limited working daylight hours. Construction will be appropriately noise controlled, and fugitive dust will be controlled by frequent watering.

4. Alternatives to the proposed project:

Five alternatives to the proposed action have been considered and rejected for both environmental and socio-economic reasons.

(a) – No Action
The "no action" alternative would consist of leaving the existing wastewater treatment system as is. However, the existing injection wells associated with the system are no longer capable of draining the daily effluent flow, which could lead to a risk of future wastewater spills, and are non-compliant. Additionally, the DOH Wastewater Branch requires that the wastewater treatment system be upgraded. Impacts may include fines from the DOH, lawsuits generated by the community, and detrimental effects on environmental and public health. Considering the age of the existing wastewater treatment system and the potential for future wastewater spills, this is not a feasible option.

(b) - Postponed Action
The "postponed action" alternative would consist of postponing replacement of the existing wastewater treatment and effluent disposal system until a future date. As with the "no action" alternative, this would increase the risk of future wastewater spills and resulting environmental and public health problems. A Corrective Action Plan submitted by Hanohano Hale to the DOH Wastewater Branch stated that the system would be upgraded by November 1, 2018. Postponing construction of the project could result in not meeting this deadline; therefore, this is not a feasible option.
(c) - Alternative Wastewater Treatment Systems
The following three alternative, available wastewater treatment systems were evaluated and a comparative analysis was performed in order to select the proposed WWTP.

- Smith & Loveless FAST® fixed-film, aerobic wastewater treatment system (fixed bed biological reactor).
- International Wastewater Technologies Cyclical Biological Treatment (CBT™) aerobic wastewater treatment system.
- WSI International package stainless steel biological WWTP (above grade).

These alternative systems were not selected due to one or more of the following reasons: (1) larger footprint, (2) greater obstruction to existing coastline view, and/or (3) higher cost.

(d) - Alternative Onsite Location

Alternative onsite locations were considered for placement of the proposed WWTP, however no other locations were available due to existing site utilities, the existing greywater system and leach field located just north of the main building, the pool, and privately-owned parking spaces. The proposed location is currently used for unauthorized guest parking and all other parking spaces are privately-owned.

Locating the WWTP on the northwest portion of the site was considered; however, installation of the system on the northwest portion of the site would require removal of several large trees and removal and relocation of an aboveground storage tank containing propane for use by Hanohano Hale residents. Furthermore, the area is the location of several privately-owned parking stalls which would need to be relocated to areas that would require encroachment waivers.

(e) - Alternative Offsite Location

An alternative offsite location for the proposed WWTP has been considered, such as the adjacent property on the mauka side of Kamehameha Highway. However, Hanohano Hale does not own this property and an easement from the property owner in favor of Hanohano Hale would be required. In addition, an easement crossing Kamehameha Highway would be required from the State Department of Transportation. In addition, utilizing the existing, developed site results in a smaller footprint, lower energy use, and reduced disturbance due to construction activities offsite.
5. Any irreversible and irretrievable commitments of resources:

Implementation of the proposed project will result in the irreversible and irretrievable use of manpower and materials used for construction, repair or replacement of existing facility components. While some materials may be reusable, it is unlikely that these items will be reused.
V. DEVELOPMENT IN RELATIONSHIP TO THE OBJECTIVES AND POLICIES AS CONTAINED IN CHAPTER 205A, AND THE SMA GUIDELINES

1. Recreational Resources:

The proposed project will not have an adverse impact on current recreational activities. It will not generate additional demands on existing public parks or beaches. It will not restrict access to or adversely affect the existing coastal recreational resources or their uses by the public.

2. Historic Resources:

The proposed project is not expected to have an adverse impact on historical, archaeological, and cultural sites since the project area is currently a parking lot and there has been extensive ground disturbance due to the existing wastewater collection system. The proposed project is not located in an area where there are man-made or natural historic resources. However, in the event that any archaeological or cultural resources, or burials, are inadvertently discovered during excavation, all construction work will cease and subsequent work shall proceed only upon an archaeological clearance from the State Historic Preservation Division.

3. Scenic and Open Space Resources:

The proposed location of the WWTP will not significantly hinder existing views of the coastline from Kamehameha Highway. To maintain the visual and aesthetic appeal of the rural area, a 6'-high screening wall (freestanding concrete masonry unit [CMU] or concrete rock masonry [CRM] wall) or fence (wood, metallic or composite) will be constructed abutting the property line, and the remaining perimeter around the WWTP will be a 6'-high chain link fence and gate. The primary nature is for physical security of the WWTP. The dimensions of the screening wall and perimeter fence are shown on Figure 2. The proposed WWTP is designed to have a height of approximately 14.5 feet above the level of the parking lot (concrete slab on grade plus tank height). The current height limitation for areas zoned as A-2 Medium Density Apartment, which includes the Property, is 40 feet (City and County of Honolulu LUO). The proposed WWTP is well within the A-2 zone height limitation.

4. Coastal Ecosystems:

The proposed project is not located in an area where there are sensitive coastal ecosystems that could be threatened. Operation of the proposed WWTP will mitigate future potential spills of wastewater that could possibly reach the adjacent coastal waters. The proposed project represents a
minor change to the topography of the site and will not increase any impacts on the coastal ecosystems.

5. Economic Uses:

The proposed project is not anticipated to result in adverse socio-economic impacts. The project will not increase the population of the Hauula area. Construction of the WWTP will generate short-term economic benefits through expenditures for construction materials and employment of workers.

6. Coastal Hazards:

The proposed project is located in an area where there are coastal hazards and it potentially could be threatened by tsunamis or by potential hazards related to climate change. The proposed WWTP is unlikely to be threatened by storm waves, flooding, erosion, subsidence, or pollution from coastal sources. The proposed WWTP is not in conflict with the State’s objective of reducing the hazards to life and property posed by tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

The proposed project site is designated as Zone AE, an area subject to the 1% annual chance flood exceeding the base flood elevation and includes velocity hazards, or wave action. The Civil Defense Tsunami Evacuation Maps identify the project site to be within the tsunami inundation evacuation zone.

The WWTP will be designed to withstand tsunami inundations as well as floods from inland. The WWTP will be designed, located, and constructed to minimize or eliminate flood damage, impairment, and/or contamination during and subsequent to flooding by the regulatory flood. The aboveground structure housing the treatment system below the base flood elevation will be constructed of concrete or polyethylene and will be watertight with walls impermeable to the passage of water. In addition, structural components will have the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy due to the regulatory flood. The pumps and blower panels will be protected from potential flooding by having them installed in a weatherproof housing and raised 8+ feet aboveground.

7. Managing Development:

The proposed project is located in an area where there is little ongoing development. The proposed WWTP is not a significant coastal development and is not in conflict with the State’s objective of
improving the development review process, communication, and public participation in the management of coastal resources and hazards.

8. Public Participation:

State and City permits and approvals required by the proposed project include provisions for public participation and ensure protection of coastal resources. The public was provided the opportunity to participate in the review of the Draft EA and provide comments. Thus, the proposed WWTP is not in conflict with the State’s objective of stimulating public awareness, education, and participation in coastal management.

9. Beach Protection:

The proposed project will not adversely impact beaches for public use and recreation. Thus, the proposed WWTP is not in conflict with the State’s objective of protecting beaches for public use and recreation.

10. Marine Resources:

The proposed project is not anticipated to affect marine resources. The long-term impacts of the proposed project will be beneficial to near shore water quality and marine habitat. Thus, the proposed WWTP is not in conflict with the State’s objective of promoting the protection, use, and development of marine and coastal resources to ensure their sustainability.

Based on communication with the DOH Clean Water Branch, a National Pollutant Discharge Elimination System (NPDES) permit will not be required for the disposal of treated wastewater via the injection wells. Construction and operation of the WWTP will be in accordance with the State’s water quality standards (HAR Chapter 11-54). The primary injection wells are located approximately 230 feet from the shoreline. Although there may be a concern that nutrients in the effluent could impact marine habitats if the groundwater potentially mixes with seawater, the wastewater treatment process is anticipated to significantly reduce nitrogen and phosphorus levels in the effluent. Due to the oxygen supplied for the biological process within the treatment system, complete nitrification is anticipated based on the system design.
Master Application
LAND USE PERMITS DIVISION MASTER APPLICATION FORM

Additional data, drawings/plans, and fee requirements are listed on a separate sheet titled "Application Instructions." PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials described in the "Instructions for Filing" and required fees must accompany this form. Incomplete applications will delay processing. You are encouraged to consult with Zoning Division staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing."

Please print legibly or type the required information.

SUBMITTED FEE: $1100 + 400

PERMIT/APPROVAL REQUESTED (Check one or more as appropriate):

Cluster:
- □ Agricultural
- □ Country
- □ Housing

Conditional Use Permit:
- □ Minor
- □ Major

Existing Use:
- □ Commercial (WSD Only)
- □ Resort (WSD Only)
- □ Interim Planned Development-Transit (IPD-T)

Environmental Document:
- □ Environmental Impact Statement
- □ Environmental Assessment
- □ Supplemental
- □ Minor Shoreline Structure
- □ Downtown Height >350 Feet

Special Management Area Use Permit:
- □ Minor
- □ Major

Plan Review Use:
- □ Temporary Use Approval

Planned Development:
- □ Variances from LUO Section(s):

Interim Planned Development:
- □ Waiver from LUO Section(s):

Shoreline Setback Variance
- □ Zoning Adjustment, LUO Section(s):

Special District Permit:
- □ HRS Section 201H-38 Project

(Tax Map Key(s): (1) 5-3-008:001
Lot Area: Parcel 2.637 acres; project site 0.5 acre
Zoning District(s): A-2 Medium Density Apartment
Street Address/Location of Property: 53-549 Kamehameha Highway, Hauula, HI 96717

TAX MAP KEY(S): (1) 5-3-008:001
Lot Area: Parcel 2.637 acres; project site 0.5 acre
Zoning District(s): A-2 Medium Density Apartment
Street Address/Location of Property: 53-549 Kamehameha Highway, Hauula, HI 96717

RECORDED FEE OWNER:
Name (family name, if any) Hanohano Hale AOAO
Mailing Address c/o Touchstone Properties
680 Iwilei Road, Suite 777, Honolulu, HI 96817
Phone Number 808-668-4113

Signature

PRESENT USE(S) OF PROPERTY/BUILDING:
Seven-story residential condominium building containing 100-131 living units and includes a parking lot and pool.

PROJECT NAME (if any):
Hanohano Hale Condominium
Wastewater Treatment System Replacement

APPLICANT:
Name Hanohano Hale AOAO
Mailing Address c/o Touchstone Properties
680 Iwilei Road, Suite 777, Honolulu, HI 96817
Phone Number 808-668-4113

Signature

AUTHORIZED AGENT/CONTACT PERSON:
Name Stephanie Davis
Mailing Address 354 Ulunui Street, Suite 304
Kailua, HI 96734
Phone Number 808-261-0740 ext. 142
E-mail sdcas@escience.com
Signature

REQUEST/PROPOSAL (Briefly describe the nature of the request, proposed activity or project): The project consists of replacing the existing wastewater treatment and effluent disposal system with a new WWTP and new deep-injection wells to replace the existing injection wells disposal system. The project is within the SMA and requires an SMA Use Permit.

POSSE JOB NO. ____________________________
Drawings and Plans
The accuracy of this document is limited to the quality and scale of the source information. This document is not a legal representation of an engineered survey.

NOTES

FIGURE 1
PROJECT LOCATION
SMA PERMIT
Wastewater Treatment System Replacement
53-549 Kamehameha Hwy, Hauula, Hawaii
TMK No. (1) 5-3-008:001

LEGEND

- Hanohano Hale
  TMK No. (1) 5-3-008.001
- Special Management Area Boundary
- Area of New WWTP System

SOURCES


FIGURE 2
PROJECT LAYOUT

Wastewater Treatment System Replacement
53-549 Kamehameha Hwy, Hauula, Hawaii
TMK No. (1) 5-3-008

ENVIRONMENTAL SCIENCE INTERNATIONAL

The accuracy of this document is limited to the quality and scale of the source information. This document is not a legal representation of an engineered survey.

SOURCES
©-1 General Site Plan, Hanohano Hale Condominium Wastewater System Replacement, Leavoa Engineering, LLC. 2018
Aerial Photo
Scale: 1" = 100’ (from HOLIS)

Vicinity Map
Scale: 1" = 4,000’
(from USGS 92 Kahana Quad)

TMK Map
Scale: 1" = 100’ (from TMK Map)

Topographic Survey
Scale: 1" = 20’
MEDIA ATTACHMENT DETAIL
ISOMETRIC VIEW
NOT TO SCALE

RACK ANCHORING AND COVER DETAIL
NOT TO SCALE
Triton Power is a world leader in the design, manufacture of stationary, mobile and rental generator sets and Power Modules from 10 to 2000 kW. Through our commitment to quality we manufacture with only the highest quality components from companies like Cummins, John Deere, Perkins, Marathon, and Deep Sea. All of this plus our worldwide warranty, customer service professionals, is why Triton is the

THE POWER OF QUALITY

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<th>Available Voltage</th>
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Standby: Continuous running at variable load for duration of an emergency. No overload is permitted on these ratings. In accordance with ISO 3046.

Prime: Continuous running at variable load for unlimited periods with 10% overload available for 1 hour in any 12 hour period. In accordance with ISO 8528, ISO 3046.

- High quality, reliable and complete power unit
- Compact design
- Easy start and maintenance
- Every generator set is subject to a comprehensive test program which includes full load testing and checking and providing of all control and safety shut down functions testing
- Full engineered with a wide range of options and accessories:
  - Sound Attenuated Enclosure
  - Trailer with fuel tank
  - UL Listed Fuel Tank
  - Permanent Magnet Generator
  - Electronic Governor

Manufacturer reserves the right to make changes in model, technical specifications, color, equipment and accessories without prior notice. All photos are representative and may not reflect exact model.
### ENGINE INFORMATION

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<td>Radiator Cooling Air</td>
<td>m³/min</td>
<td>70</td>
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#### Compact, Efficient Power
- 1100 Series is the result of an intensive period of customer research that has guided the development of the range.
- The new 3.3 liter cylinder block ensures bore roundness is maintained under the pressures of operation. It also ensures combustion and mechanical noise is lowered.
- A new cylinder head has re-established Perkins mastery of air control.

#### Cost Effective Power
- Compact size and low noise.
- Lower fuel consumption and oil use.
- 500 hour service intervals.
- 1 year warranty.

#### Product Support
- Total worldwide service is provided through a network of 4,000 distributors and dealers.
- TIPSS - The Integrated Parts and Support System enables customers to specify and order parts electronically as well as service engines with on-line guides and service tools.
## CONTROLLER INFORMATION
### DEEP SEA MODEL 7420

The DSE7420 is an Auto Mains (Utility) Failure Control Module suitable for a wide variety of single, diesel or gas, gen-set applications. A sophisticated module monitoring an extensive number of engine parameters, the DSE74xx will annunciate warnings, shutdown and engine status information on the back-lit LCD screen, illuminated LED, remote PC, audible alarm and via SMS text alerts. The module includes RS232, RS485 & Ethernet ports as well as dedicated terminals for system expansion.

### MAIN FEATURES:

- Configurable inputs (11)
- Configurable outputs (8)
- Voltage measurement
- Mains (utility) failure detection
- Dedicated load test button
- kW overload alarms
- Comprehensive electrical protection
- RS232, RS485 & Ethernet remote communications
- Modbus RTU/TCP
- PLC functionality
- Multi event exercise timer
- Back-lit LCD 4-line text display
- Multiple display languages
- Automatic start/Manual start
- Audible alarm
- Fixed and flexible LED indicators
- Event log (250)
- Engine protection
- Fault condition notification to a designated PC
- Font panel mounting
- Protected front panel programming
- Configurable alarms and timers
- Configurable start and stop timers
- Five key menu navigation
- Front panel editing with PIN protection
- 3 configurable maintenance alarms
- CAN and Magnetic Pick-up/Alt. sensing
- Fuel usage monitor and low fuel alarms
- Charge alternator failure alarm
- Manual speed control (on compatible CAN engines)
- Manual fuel pump control
- “Protections disabled” feature
- Reverse power protection
- Power monitoring (kW h, kW Ar, kW A h, kW Ar h)
- Load switching (load shedding and dummy load outputs)
- Automatic load transfer
- Unbalanced load protection
- Independent Earth Fault trip
- Fully configurable via DSE
- Configuration Suite PC software
- Configurable display languages
- Remote SCADA monitoring via DSE Configuration Suite PC software
- Advanced SMS messaging
- (additional external modem required)
- Start & stop capability via SMS messaging
- Additional display screens to help with modem diagnostics
- DSENet® expansion compatible
- Integral PLC editor

### BENEFITS

- RS232, RS485 & Ethernet can be used at the same time
- DSENet® connection for system expansion
- PLC functionality
- Five step dummy load support
- Five step load shedding support
- Worldwide language support
- Direct USB connection to PC
- Ethernet monitoring
- USB host
- Data logging & trending

### OPERATION

The module is operated using the front STOP/RESET, MANUAL, AUTO, TEST and START pushbuttons. An additional pushbutton next to the LCD display is used to scroll through the modules metering displays.
## ALTERNATOR INFORMATION

<table>
<thead>
<tr>
<th>Manufacturer</th>
<th>Mecc Alte - ECO32-1L/4</th>
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</thead>
<tbody>
<tr>
<td>Design</td>
<td>Brushless single bearing, revolving field</td>
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<tr>
<td>Stator</td>
<td>2/3 pitch</td>
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<tr>
<td>Rotor</td>
<td>Single bearing, flexible disc</td>
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<tr>
<td>Insulation System</td>
<td>Class H</td>
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<td>Exciter Type</td>
<td>Self Excited</td>
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<tr>
<td>Phase Rotation</td>
<td>A (U), B (V), C (W)</td>
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<tr>
<td>Alternator Cooling</td>
<td>Direct drive centrifugal blower fan</td>
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<tr>
<td>AC Waveform Total Harmonic Distortion</td>
<td>No load &lt; 1.5%. Non distorting balanced linear load &lt; 5%</td>
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<tr>
<td>Telephone Influence Factor (TIF)</td>
<td>&lt;50 per NEMA MG1-22.43</td>
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<tr>
<td>Telephone Harmonic Factor (THF)</td>
<td>&lt;2%</td>
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</tbody>
</table>

## STANDARD ITEMS

- Mainline Circuit Breaker
- Generator Set mounted on Heavy Duty Steel Base Frame
- Anti-Vibration Pads between Engine/Alternator and Frame
- 8 to 10 Hour Base Fuel Tank (up to 600 kW)
- Forklift Pockets within Base Frame (up to 400 kW)
- Battery Charging Alternator

## OPTIONAL ITEMS

### ENGINE OPTIONS

- Engine Block Heater
- Racor Fuel Water Separator
- Oil Heater

### ALTERNATOR OPTIONS

- Permanent Magnet Generator
- Anti-Condensation Heater
- Oversized Alternator (Motor Starting)

### OTHER OPTIONS

- Sound Attenuated Enclosure with Critical Silencer (70 db at 7 meters)
- Trailer (with or without fuel tank)
- UL-142 Base Mounted Fuel Tank
- Residential or Critical Grade Silencer
WEIGHT AND DIMENSIONS

**SKID MOUNTED GENERATOR**

<table>
<thead>
<tr>
<th>DIMENSIONS (LxWxH)</th>
<th>mm</th>
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<tr>
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<table>
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</tr>
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**SOUND ATTENUATED GENERATOR**

<table>
<thead>
<tr>
<th>DIMENSIONS (LxWxH)</th>
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<tr>
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<td>2338 x 1080 x 1561</td>
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</table>

<table>
<thead>
<tr>
<th>DRY WEIGHT</th>
<th>kg</th>
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<tbody>
<tr>
<td></td>
<td>1376</td>
</tr>
</tbody>
</table>

**FEATURES AND BENEFITS OF ENCLOSURE:**

- All enclosure parts are modular
- No welding to reduce corrosion
- Doors on both sides for easy maintenance
- All metal parts are powder coated
- Critical Exhaust Silencer Included
- Thermally insulated exhaust system
- Emergency stop located on exterior
- Easy Lifting and Moving

TRITON POWER CORP
8511 NW 61 STREET MIAMI, FL USA
305-592-6300 Fax: 305-592-5900 email: info@tritonpower.com
www.gopower.com
Triton Power is a subsidiary of Americas Generators, Inc.

Manufacturer reserves the right to make changes in model, technical specifications, color, equipment and accessories without prior notice.
All photos are representative and may not reflect exact model.
Correspondence Regarding Parking Spaces
November 4, 2019

Via Email: (esi@esciencei.com)

Stephanie J. Davis
Environmental Science International
354 Uluniu Street, Suite 304
Kailua, Hawaii 96734

Re: Hanohano Hale - parking

Dear Ms. Davis:

We represent the Association of Apartment Owners of Hanohano Hale (“Association”). We understand that you are assisting the Association with the SMA for the proposed wastewater treatment facility at the Hanohano Hale condominium project (“Project”). We further understand that in connection with the SMA application, the City and County of Honolulu requested information regarding “the number of required parking and provided parking spaces according to the original building permits, and the number of proposed parking spaces.”

Please be advised that the Project was originally developed with only 132 parking stalls for the 131 units plus the resident manager’s unit. This amounted to one parking stall for the exclusive use of each unit as a limited common element, and one parking stall for the exclusive use of the resident manager’s unit as a common element. The information regarding the original parking stalls is set forth in the Developer’s Final Public Report dated September 1, 1971, and in the first Amendment of Declaration of Horizontal Property recorded August 10, 1971 (a copy of each are attached hereto). Condominium File Plan No.110 (“Condo Map”) likewise depicts 132 parking stalls (a copy of Sheet 1 of the condo map is attached hereto).

There were no guest parking stalls at the time of the original development of the Project. It appears that guest parking stalls were created at some point in the distant past by a Board of Directors in the area shown on the Condo Map where the badminton courts were located. We understand that there is no evidence that the creation of the guest parking stalls was done with the Association owners’ approval (i.e., the owners did not vote to convert the badminton courts to guest parking stalls), and no amendments were made to the Association’s governing documents or Condo Map to reflect the addition of the guest parking stalls.

It is our understanding that the Project was originally developed in accordance with the applicable laws at that time, otherwise the necessary permits and approvals would not have been obtained. Therefore, the Association should be grandfathered in such that it is not required to comply with any guest parking requirements contained in the current ordinances.
Please feel free to contact us if there are any questions.

Very truly yours,

PORTER McGUIRE KIAKONA & CHOW, LLP

Christian P. Porter
Rebecca A. Szucs

Attachments
cc: Hanohano Hale Board of Directors
c/o Lillian McCarthy (via email)
REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAI'I
1050 KUHINAU STREET
P.O. BOX 3469
HONOLULU, HAWAI'I 96801

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

ON
HANOHANO HALE
53-549 Kamehameha Highway
Punalu'u, Oahu, Hawaii

REGISTRATION NO. 352

IMPORTANT — Read This Report Before Buying

This Report Is Not an Approval or Disapproval of This Condominium Project

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

1. A copy of this Report has been given to the prospective purchaser,
2. The latter has been given an opportunity to read same, and,
3. His receipt taken therefor.

Issued: September 1, 1971
Expires: October 1, 1972

SPECIAL ATTENTION

A comprehensive reading by the prospective purchaser is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:


1. HANOHANO HALE is a leasehold condominium project consisting of a reinforced concrete seven (7) story building, with 47 apartment units and 04 hotel units, all of which will be sold by the developer upon and subject to the terms and provisions of Apartment Leases to be issued by Condominium Hawaii, Inc., Sublessee. There will be one hundred thirty-two (132) parking stalls.

2. The Developer of the project has filed all documents and materials deemed necessary by the Commission for the registration of this condominium project and the issuance of the Final Public Report.
3. The Developer has advised that the basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of Approved Floor Plans) have been filed in the Office of the Recording Officer. The Declaration, with the By-Laws attached thereto, has been filed with the Assistant Registrar on February 10, 1971 as Land Court Document No. 520,891. An amendment of Declaration was filed August 10, 1971 as Land Court Document No. 548,163. The Registrar has designated Condominium File Plan No. 110 to the project.

4. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the rules and regulations promulgated thereunder which relate to Horizontal Property Regimes.

6. This Final Public Report is made a part of the registration of HANOHANO HALE condominium project. The Developer has the responsibility of placing a true copy of the Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt for the Final Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

7. This Final Public Report expires thirteen (13) months from the date of issuance, September 1, 1971, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information disclosed in the Commission's Preliminary Public Report with the exception of DEVELOPER, DESCRIPTION, LIMITED COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASER, PURCHASE MONEY HANDLING, and STATUS OF PROJECT has not been disturbed. The topical heading of FINANCE has been added.

NAME OF PROJECT: HANOHANO HALE

DEVELOPER: CONDOMINIUM HAWAII, INC., a Hawaii corporation, registered with the Department of Regulatory Agencies of the State of Hawaii on August 14, 1963, whose business address is 801 Kaheka Street, Honolulu, Hawaii. The Developer has advised the Commission that the officers of the corporation are:

- Hideo Tomita, President
- Abraham K. Tokioka, Vice President
- August A. Yee, Vice President
- Norman C. Pung, Vice President
- Glenda R. Rother, Secretary
- Edith M. Schick, Treasurer

DESCRIPTION: The Declaration of Horizontal Property Regime reflects that the project shall consist of a reinforced concrete and hollow tile, seven (7) story building containing two (2) two-bedroom, one-bath units; forty-five (45) one-bedroom, one-bath units; and eighty-four (84) hotel units, for a total of one hundred thirty-one (131) units, located on 114,859 square feet of land. The building will be rectangular in shape, capped with a flat roof and containing no basement, with two (2) two-bedroom apartment units, three (3) one-bedroom apartment units, twelve (12) hotel units, a resident manager's unit, a lobby and an office on the first floor; seven (7) one-bedroom apartment units, twelve (12) hotel units and one (1) laundry room on the second, fourth and sixth floors; and seven (7) one-bedroom apartment units and twelve (12) hotel units on the third, fifth and seventh floors. Said building will contain two (2) stairways, one at each end of the building and two (2) elevators. The apartments will be numbered 101 (manager's unit) through 118 on the first floor and 201 through 219 on the second floor, (third to seventh floors similar to second floor numbering except the first numeral correlates with the floor level).
Each two-bedroom unit also contains a bathroom, kitchen, living-dining room and a floor area of 713 square feet plus a lanai with floor area of 236 square feet; each one-bedroom unit also contains a bathroom, kitchen, living-dining room and a floor area of 475 square feet plus a lanai of 158 square feet; and each hotel unit contains a living-dining-sleeping room and a bathroom, with floor area of approximately 358 square feet.

The apartments will be numbered in the manner shown on the Condominium Plan. Each apartment will be deemed to include all the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, and all fixtures originally installed therein including refrigerator, gas range and garbage disposer in the one and two bedroom units and a refrigerator in the hotel units. Each apartment will have immediate access to the walkway on its floor and the stairways between the upper and ground floors of the building, and the walkways connecting the building to the street entrances and parking areas of the project. There will be parking stalls for one hundred thirty-two (132) automobiles.

LIMITED COMMON ELEMENTS: The Declaration reflects that certain parts of the common elements herein called "limited common elements" are designated and set aside for the exclusive use of certain apartments. Such apartments shall have appurtenant thereto easements for the use of such limited common elements as follows:

(a) **One parking space**, designated on said plans by the number corresponding to the number of each apartment, shall be appurtenant to and for the exclusive use of each apartment.

BONUS: **One additional parking space**, designated on said plans by number 101, shall be appurtenant to and for the exclusive use of the resident manager; the hallways and walkways on any floor of the building shall be appurtenant to and for the exclusive use of the apartments on such floor.

INTEREST TO BE CONVEYED TO PURCHASER: Apartment units shall have appurtenant to each the undivided interest in all common elements of the project as follows: All two-bedroom apartment units - 1.40 percent; all one-bedroom apartment units (except 101) - 1.0% percent; and all hotel units - 0.60 percent. The common interest, proportionate share in all common profits and expenses of the project and proportionate representation for voting purposes in the Association of Apartment Owners and all other purposes shall be in said percentage for each apartment.

PURCHASE MONEY HANDLING: An executed Escrow Agreement dated May 18, 1971 identifies Hawaii National Bank as the Escrow Agent. Upon examination of the Escrow Agreement, it is found to be in consonance with Chapter 514, Hawaii Revised Statutes, and particularly Section 514-35 through Section 514-40.

Among other provisions, the Escrow Agreement provides that Escrow Agent shall refund to Purchaser all of Purchaser's funds, without interest, if Purchaser shall in writing request refund of his funds and any one of the following shall have occurred:

(a) Escrow Agent receives a written request from Developer to return to purchaser the sum or purchaser debits under the Escrow Agreement by Escrow Agent; or

(b) if, subsequent to the execution of the Contract of Sale, there is any change in the building plans requiring the approval of a County officer having jurisdiction over the issuance of permits for construction of buildings, unless Purchaser's written approval or acceptance of the specific change is obtained; or

(c) if purchaser enters into a Contract of Sale prior to the time the Final Public Report is issued and the Final Public Report differs in any material respect from the Preliminary Report; or
(d) If the Final Public Report is not issued within one year from the date of the issuance of the Preliminary Public Report.

It is incumbent upon the purchaser and prospective purchaser to read and understand the Escrow Agreement since it prescribes the procedure for receiving and disbursing purchaser's funds and the Contract of Sale specifically provides that the purchaser approves said Escrow Agreement.

The Contract of Sale provides that the Seller expressly reserves the right to sell or lease unsold apartments free from any restrictions on such sale or lease which may under the By-Laws apply to Buyer.

FINANCING: Financing for each qualified purchaser of a unit has been arranged with Hawaii National Bank. Purchasers may secure financing from other sources provided that the schedule of downpayments as called for in the Contract of Sale is followed and the mortgage installments are paid into escrow.

STATUS OF PROJECT: A construction contract with the general contractor, Allied Construction, Inc., a Hawaii corporation, was executed May 13, 1971. Construction has commenced and the estimated completion date is March 10, 1972. A performance bond and labor and material payment bond in an amount equal to 100% of the contract price were issued on June 2, 1971 by Pacific Insurance Company, Limited, as surety. The Developer has advised the Commission that purchaser's funds in Escrow will not he used for construction costs.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted October 7, 1970, and additional information subsequently filed as late as August 31, 1971.

This is a Final Horizontal Property Regimes (Condominium) Public Report which is made a part of Registration No. 352, filed with the Commission on October 7, 1970.

This report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be white in color.

\[Signature\]

for DOUGLAS R. SODEIAN, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

\[VH/f\]

Distribution:
Bureau of Conveyances
Department of Taxation
Planning Commission, City & County of Honolulu
Federal Housing Administration
Escrow Agent

September 1, 1971
REGISTRATION NO. 352

-4-
AMENDMENT OF DECLARATION OF HORIZONTAL PROPERTY REGIME

WHEREAS, by Declaration of Horizontal Property Regime of Hanohano Hale, filed in the Office of the Assistant Registrar of the Land Court of Hawaii as Document No. 526891, and noted on Certificates of Title Nos. 26667 and 133566, the real property therein described was submitted to the Horizontal Property Regime established by the Horizontal Property Act, Chapter 514, Hawaii Revised Statutes, as amended; and

WHEREAS, FIRST HAWAIIAN BANK, Successor Trustee under the Will and of the Estate of Grace Kahoali'i, Deceased, and HANOHANO ENTERPRISES, INCORPORATED, a Hawaii corporation, herein called the "Owners", own in fee simple said real property; and

WHEREAS, said real property was leased to EDWIN YEE, LTD., a Hawaii corporation, herein called the "Lessees", by that certain lease dated September 23, 1968, and filed in said Office as Document No. 493549; and

WHEREAS, said real property was subleased to CONDOMINIUM HAWAII, INC., a Hawaii corporation, herein called the "Sublessee", by Sublease dated September 23, 1970, and filed in said Office as Document No. 526762; and
WHEREAS, the Owners, Lessee and Sublessee have agreed to amend said Declaration as hereinafter set forth;

NOW THEREFORE, the Owners, Lessee and Sublessee hereby amend said Declaration as follows:

Pages 3, 5 and 6 of said Declaration are hereby amended to be as shown on Exhibits A-3, A-5 and A-6, respectively, attached hereto and made a part hereof for every purpose.

IN WITNESS WHEREOF the Owners, Lessee and Sublessee have executed these presents this day of July, 1971.

FIRST HAWAIIAN BANK

BY

Its VICe PRESIDENT & TRUST OFFICER

Successor Trustee under the Will and of the Estate of Grace Kahoalii, Deceased.

HANOHANO ENTERPRISES, INCORPORATED

BY

Its President

EDWIN YEE, LTD.

BY

Its Secretary

LESSEE

CONDOMINIUM HAWAII, INC.

BY

Its President

SUBLESSEE
STATE OF HAWAII
CITY & COUNTY OF HONOLULU

On this 30th day of July, 1971, before me appeared

Robert K. Hanohano and Harry B.K. Hanohano,
who being by me duly sworn did say that they are the President and Treasurer, respectively of HANOHANO ENTERPRISES, INCORPORATED, a Hawaii corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and the said Robert K. Hanohano and Harry B.K. Hanohano acknowledged said instrument to be the free act and deed of said corporation.

Notary Public, First Circuit
State of Hawaii
My commission expires: 8/15/74.
STATE OF HAWAI'I
CITY AND COUNTY OF HONOLULU

On this 22nd day of July, 1971, before me appeared GLENDIA K. ROTH, to me personally known, who being by me duly sworn did say that she is the Secretary of EDWIN YEE, LTD., a Hawaii corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and that said GLENDIA K. ROTH, acknowledged said instrument to be the free act and deed of said corporation.

Jane C. Nakanishi
Notary Public, First Circuit
State of Hawaii
My commission expires: May 27, 1977

STATE OF HAWAI'I
CITY AND COUNTY OF HONOLULU

On this 22nd day of July, 1971, before me appeared HIDEO TOMITA, to me personally known, who being by me duly sworn did say that he is the President of CONDOMINIUM HAWAII, INC., a Hawaii corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and the said HIDEO TOMITA acknowledged said instrument to be the free act and deed of said corporation.

Jane C. Nakanishi
Notary Public, First Circuit
State of Hawaii
My commission expires: May 27, 1977
A. DIVISION OF PROPERTY. The project is hereby divided into the following separate freehold estates:

1. Units: One Hundred Thirty-one (131) freehold estates are hereby designated in the spaces within the perimeter walls, floors and ceilings of each of the 84 hotel units and 47 apartment units of the project contained in one building constructed principally of reinforced concrete, containing 7 stories, with lanais for apartment units, which 131 spaces (herein called the "units") are designated on said plans and described as follows:

   a. Units 102 to 118 inclusive are located on the first floor, Units 201 to 219 inclusive are located on the second floor, Units 301 to 319 inclusive are located on the third floor, Units 401 to 419 inclusive are located on the fourth floor, Units 501 to 519 inclusive are located on the fifth floor, Units 601 to 619 inclusive are located on the sixth floor, and Units 701 to 719 inclusive are located on the seventh floor.

   b. Each unit contains the number of rooms and approximate floor area, according to its respective plan, which plans are designated (i) to (iii) as follows:

   (i) Eighty-four (84) hotel units contain 2 rooms, including the living area, 1 bathroom and a floor area of 358 square feet.

   (ii) Forty-five (45) apartment units contain 4 rooms, including 1 bedroom, 1 bathroom, 1 living room and 1 kitchen and a floor area of 475 square feet, plus a lanai of 158 square feet, for a total of 633 square feet.

   (iii) Two (2) apartment units contain 5 rooms, including 2 bedrooms, 1 bathroom, 1 living/dining room and 1 kitchen, and a floor area of 713 square feet, plus a lanai of 256 square feet, for a total of 969 square feet.
(e) All ducts, electrical equipment, wiring and other central and appurtenant installations including power, light, water, sewer and telephone;

(f) Two automatic electric passenger elevators with elevator housings and appurtenant equipment;

(g) Swimming pool and equipment;

(h) Recreation areas;

(i) Centrally located utilities including gas, water and electricity;

(j) Laundry facilities;

(k) Manager's unit and office, storage rooms and all other elements and facilities rationally in common use or necessary to the existence, upkeep and safety of the project.

3. Limited Common Elements. Certain parts of the common elements, herein called the "limited common elements", are hereby designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto elements for the use of such limited common elements as follows:

One parking space shall be assigned to each of the apartments upon the original conveyance thereof and shall be appurtenant to and for the exclusive use of such apartment.

B. COMMON INTEREST. Each apartment shall have appurtenant thereto an undivided interest in the common elements, such interest being defined and referred to herein as the "common interest", as follows:
<table>
<thead>
<tr>
<th>UNITS</th>
<th>PLAN</th>
<th>COMMON INTEREST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel</td>
<td>(i)</td>
<td>0.60 %</td>
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<tr>
<td>One bedroom</td>
<td>(ii)</td>
<td>1.04 %</td>
</tr>
<tr>
<td>Two Bedrooms</td>
<td>(iii)</td>
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The common interest, the proportionate share in the profits and common expenses of the project and the proportionate representation for voting purposes in the Association of Apartment Owners of the project, shall be in said percentage for each apartment as indicated above.

The Eighty-four (84) hotel units are Apartments 107 through 118; 208 through 219; 308 through 319; 408 through 419; 508 through 519; 608 through 619; and 708 through 719. The Forty-five (45) One Bedroom units are Apartments 102 through 104; 201 through 207; 301 through 307; 401 through 407; 501 through 507; 601 through 607; and 701 through 707. The Two (2) Two Bedroom units are Apartments 105 and 106.

C. EASEMENTS. In addition to any exclusive easements hereby established in the limited common elements, the units and common elements shall also have and be subject to the following easements:

1. Each unit shall have appurtenant thereto nonexclusive easements in the common elements designed for such purposes for ingress to, egress from, utility services for, and support, maintenance and repair of such unit; in the other common elements for use according to their respective purposes, subject always to the exclusive use of the limited common elements as provided herein; and in all other units of the building for support.

2. If any part of the common elements encroaches upon any unit or limited common element, a valid easement for such encroachment and the maintenance thereof, so long as it continues, shall and does exist. In the event the building shall be partially or totally destroyed and then rebuilt, minor encroachments of any parts of the common elements due to construction shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist.
SEND VIA EMAIL

Ms. Stephanie Davis
SDavis@escentcel.com

Dear Ms. Davis:

SUBJECT: Status of Parking Requirement
Hanohano Hale
53-549 Kamehameha Highway - Hauula
Tax Map Key 5-3-008: 001

This is in response to your email and attached documents (received November 5, 2019), requesting confirmation that guest parking spaces are not required at the Hanohano Hale. Provided the use, and number of dwelling and lodging units, as approved in 1971, have not changed, guest parking spaces are not required. Please be informed that parking on the site must comply with the approved parking plan on file at the Department of Planning and Permitting.

With regard to the location of parking spaces, please be advised that since 1969, parking was not permitted in the front and side yards of the site. While the site was zoned H-1 Resort Hotel District, the front yard requirement was 25 feet and the side yard requirement was 20 feet. Since March 1, 1964, at which time the site was rezoned to the A-2 Medium Density Apartment District (pursuant to Ordinance No. 84-16), the front and side yard requirements were reduced to 10 feet.

With regard to the number of parking spaces, our building permit records indicate that Hanohano Hale was originally permitted in 1971 as a 132-unit hotel with 126 parking spaces. At that time, the site was zoned H-1 Resort Hotel District, and the Hanohano Hale required 1.25 parking spaces per dwelling unit and 0.75 parking spaces per lodging unit. Of the 132 total units, 48 were dwelling units and 84 were lodging units, resulting in a total parking requirement of 123 spaces. The 126 approved parking spaces exceeded the minimum required parking of 123 spaces by three spaces; all parking spaces were located outside the required yards. We have attached a copy of the approved parking plan. According to the Amendment to the Declaration of Horizontal Property Regime you
provide, 132 parking spaces existed on the site on July 22, 1971; according to the 2019 Environmental Assessment for the wastewater system project, 145 parking spaces exist on the site. There are no building permit records showing additions or modifications to the original parking configuration. Therefore, the location, size, and arrangement of the 19 additional parking spaces that exist on the site were never authorized; 126 parking spaces lawfully exist on the site.

Based on the research we conducted in response to your request, we must inform you that any and all parking spaces created without approval from the City and County of Honolulu are unauthorized. Additionally, those parking spaces within the 10-foot required front and side yards must be removed. These parking spaces were never authorized and/or recognized by building permits or other certifying documents by the City and County of Honolulu. As explained above, the front and side yards of the site were always required to be landscaped, and parking was never allowed within these areas.

Notwithstanding the parking spaces in the required yards, please be informed that the proposed wastewater treatment system shall not encroach into the front or side yards. We understand that the preferred location for the system is in the front yard, however, as discussed in the Environmental Assessment, the alternative to place the system underground should be considered.

This letter is not a disclosure statement, nor is it intended to substitute for mandatory seller disclosures in real estate transactions regarding the subject parcel. The City is under no obligation to investigate, research, or participate in the preparation of disclosure statements, other than providing available public records. This letter does not create liability on the part of the City, or any officer or employee thereof, if used in or as a disclosure statement. The seller or the seller's agent, not the City, is solely responsible for the use of any public record information in the preparation of a disclosure statement.

Should you have any questions related to any land use permit, please contact Zack Stoddard, of our Land Use Approval Branch, at (808) 768-8019 or zachary.stoddard@honolulu.gov.

Very truly yours,

Kathy K. Sokugawa
Acting Director

Enclosure: Approved Parking Plan (Building Permit No. 96359)
June 20, 2019

Ms. Stephanie Davis
Environmental Science International
354 Ulunui Street, Suite 304
Kailua, Hawaii 96734

Dear Ms. Davis:

SUBJECT: Chapter 343, Hawaii Revised Statutes (HRS) Chapter 25, Revised Ordinances of Honolulu Environmental Assessment (EA) Determination
Project: Hanohano Hale Wastewater Treatment System
Applicant: Hanohano Hale Association of Apartment Owners
Agent: Environmental Science International
Location: 53-549 Kamehameha Highway - Hauula
Tax Map Key: 5-3-008: 001
Determination: Finding of No Significant Impact (FONSI)

We have reviewed the Final EA for the subject project, which was received on May 24, 2019. Based on the requirements of HRS Chapter 343, we have determined that preparation of an Environmental Impact Statement is not required, and hereby issue a FONSI. We have attached a copy of our letter to the Office of Environmental Quality Control.

Should you have any questions, please contact Zack Stoddard, of our staff, at (808) 768-8019 or zachary.stoddard@hawaii.gov.

Very truly yours,

Kathy K. Sokugawa
Acting Director
June 20, 2019

Mr. Scott Glenn, Director
State of Hawaii
Department of Health
Office of Environmental Quality Control
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Mr. Glenn:

SUBJECT: Chapter 343, Hawaii Revised Statutes
Chapter 25, Revised Ordinances of Honolulu
Final Environmental Assessment (EA)
Project: Hanohano Hale Wastewater Treatment System
Applicant: Hanohano Hale Association of Apartment Owners
Agent: Environmental Science International
Location: 53-549 Kamehameha Highway - Hauula
Tax Map Key: 5-3-008: 001

With this letter, the Department of Planning and Permitting hereby transmits the Final EA and Finding of No Significant Impact for the Hanohano Hale Wastewater Treatment System Project, at 53-549 Kamehameha Highway in Hauula (Tax Map Key 5-3-008: 001), Oahu, for publication in the July 8, 2019 edition of The Environmental Notice.

Enclosed, please find a completed publication form, a hard copy of the Final EA, and a disc with a digital copy of the Final EA. We have also emailed an electronic copy of the publication form.
Should you have any questions, please contact Zack Stoddard, of our staff, at (808) 768-8019 or zachary.stoddard@honolulu.gov.

Very truly yours,

[Signature]

Kathy K. Sokugawa
Acting Director

Enclosures