'26JUN18 PM 4:14 CITY CLERK

DEPARTMENT OF HOUSING AND LAND MANAGEMENT
KA 'OIHANA HO'OLĀLĀ KŪKULU HALE A ME KA HO'OKELE 'ĀINA
CITY AND COUNTY OF HONOLULU

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PHONE: (808) 768-4277 • FAX: (808) 768-4296 • WEBSITE: www.honolulu.gov/dhlm

RICK BLANGIARDI
MAYOR
MEIA

KEVIN D. AUGER
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PO'O

CATHERINE A. TASCHNER
DEPUTY DIRECTOR
HOPE PO'O

June 18, 2026

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Clean Water and Natural Lands Fund Proposal – Pu'uhonua o Wailupe
Applicant: Pu'uhonua o Wailupe and Office of Hawaiian Affairs
TMK: (1) 3-6-023:006

In support of perpetuating O'ahu's clean water and natural lands, and in accordance with Section 9-204.8 of the Revised Charter of the City and County of Honolulu 1973 (2017 Edition) ("**RCH**"), the Conservation Office ("**CO**") within the City and County of Honolulu (the "**City**") Department of Housing and Land Management ("**DHLM**") respectfully submits the Clean Water and Natural Lands Advisory Commission's ("**Commission**") recommendation to the City Council for expenditure of moneys in the City's Clean Water and Natural Lands Fund (the "**CWNL Fund**" with moneys in the CWNL Fund being referred to hereinafter as "**CWNL Funds**") and the City Council's authorization and approval of the attached proposed Resolution as described below (the "**Resolution**").

On September 15, 2025, Pu'uhonua o Wailupe, ("**POW**") and the Office of Hawaiian Affairs ("**OHA**") (collectively, the "**Applicant**") submitted a proposal to the CO requesting the use of CWNL Funds for the City to acquire a conservation easement ("**CE**") over TMK: (1) 3-6-023:006 known as Pu'uhonua o Wailupe, located within the ahupua'a of Wailupe, moku of Kona, mokupuni of O'ahu, Hawai'i ("the **Property**") (such transaction hereinafter collectively referred to as the "**Proposal**").

In advance of the Proposal's formal submission, the City and the Commission conducted an initial site visit of the Property on January 5, 2024 in support of preliminary due diligence and Proposal qualification. The City and the Commission confirmed the conservation values of the Property, including the great cultural significance, ecological integrity, and alignment with the purposes of the CWNL Fund and broader community co-stewardship goals. Based on this assessment and following its review of the completed Proposal, DHLM qualified the Proposal for consideration and submitted it to the Commission on June 9, 2026.

OHA is the proposed long-term fee simple landowner of the Property, POW is the proposed long-term steward and caretaker of the Property, and the City will be the holder of the CE over the Property. The Property encompasses approximately 2.9078 acres mauka of Kalanianaole Highway and contains several culturally significant sites, including two rock shelters with burials (Sites 50-80-15-09355 and 50-80-15-9356), a trail segment with associated walls (Site 50-80-15-09457), a modified rock shelter with an associated debris field (Site 50-80-15-09358), and two modified pits (Site 50-80-15-09359), as evidenced by International Archaeological Institute's final 2024 archaeological inventory survey of the Property. These sites and features were determined significant under Criteria d and e of HAR §13-284-6. The Proposal aims to preserve iwi kūpuna and other culturally important sites; conserve land to reduce erosion, landslides, and runoff; protect and enhance the Property's ecological integrity; and provide an opportunity for managed public access through community workdays and other education and cultural activities.

The Commission, having conducted a site visit on January 5, 2024 and having received and reviewed the Proposal in advance of and during its June 12, 2026 meeting, voted unanimously to recommend that moneys from the CWNL Fund be used to fully fund the Proposal, subject to the CO's completion of due diligence and negotiations. The Commission's written recommendation, attached hereto, is supported by substantial documentation, including testimony and letters of support from community members, nonprofit organizations, government agencies, and elected officials. Specifically, the Commission found that the Proposal strongly aligns with four purposes of the CWNL Fund set forth in RCH Section 9-204.2(a).

The Resolution authorizes the expenditure of $7 million in CWNL Funds for the City to acquire a perpetual CE over the Property. The CE would be held by the City and would ensure long-term protection of the Property's natural and cultural resources in perpetuity. Overall, the Proposal supports the City's goals for land conservation, cultural and historic preservation, community-based co-stewardship, and managed public access to and education about significant natural and cultural lands and resources.

We respectfully request the City Council's consideration of the Resolution. If you have any questions, please contact Van Matsushige by telephone at (808) 768-4289 or by email at van.matsushige@honolulu.gov.

Sincerely,

Kevin D. Auger
Director

Attachments: CWNL Advisory Commission Recommendation to City Council
Proposed Resolution Authorizing the Expenditure of CWNL Funds

cc: CWNL Advisory Commission Members

APPROVED:

Krishna F. Jayaram, Managing Director Designate
Office of the Managing Director

CLEAN WATER AND NATURAL LANDS ADVISORY COMMISSION

KOMIKINA A‘OA‘O
NO KA WAI MA‘EMA‘E & KA ‘ĀINA KŪLOHELOHE
City and County of Honolulu

Commissioners
Jason Kekahi “Kahi” Pacarro – Chair
William Kamana‘olana Mills – Vice-Chair
Keli‘iahonui Kotubetey – Vice-Chair
Sherry P. Broder
Jamie Tanimoto
Susan Fong
Raynard Soon

June 16, 2026

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai‘i 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Clean Water and Natural Lands Fund Proposal – Pu‘uhonua o Wailupe
Applicant: Pu‘uhonua o Wailupe and Office of Hawaiian Affairs
TMK: (1) 3-6-023:006

In support of perpetuating O‘ahu’s clean water and natural lands and in accordance with Section 9-204.8, Revised Charter of the City and County of Honolulu 1973 (2017 Edition) (“RCH”), we respectfully submit the Clean Water and Natural Lands Advisory Commission’s (the “Commission”) recommendation to the City Council for expenditure of the City’s Clean Water and Natural Lands Fund (the “Fund”).

The Commission recommends that the City Council fully fund the proposal (the “CWNL Application”) that was submitted by Pu‘uhonua o Wailupe (“POW”) and the Office of Hawaiian Affairs (“OHA”) (collectively the “Applicant”), subject to the Administration’s advice regarding the completion of due diligence and negotiations. The recommended proposal is for OHA to serve as the fee simple owner, POW to serve as the steward of the Property (defined below), and for the City and County of Honolulu (the “City”) to acquire a perpetual Conservation Easement (“CE”) over the 2.9078-acre property (“Property”), known as Pu‘uhonua o Wailupe, which is located within the ahupua‘a of Wailupe, moku of Kona, mokupuni of O‘ahu. The Property is identified as TMK: (1) 3-6-023:006. Please see enclosed Attachment for your review.

PU‘UHONUA O WAILUPE

Pu‘uhonua o Wailupe is a 501(c)(3) nonprofit made up of lineal and cultural descendants of Wailupe Valley, cultural practitioners, community leaders, and environmental advocates dedicated to protecting iwi kupuna from desecration. POW is proposed to be the steward of the Property and has been maintaining the cultural sites on the Property since 2022, as they were provided access by the current landowner. Since then, POW has organized educational workshops, cultural gatherings, vigils, and community volunteer workdays on the Property. Their efforts also include surveying, protecting, and restoring the sacred wahi pana.

POW President Michael Hikalea is a lineal descendant of Wailupe and a direct descendant of Pauloa and Kalua, through whom he is related to Po‘onui, the son of Peleiholani, Mō‘ī of O‘ahu in the late 1700’s.

OFFICE OF HAWAIIAN AFFAIRS

OHA is a semi-autonomous State government agency established to better the conditions and rights of Native Hawaiians through the protection of culture and environmental resources. OHA is the proposed fee simple owner of the Property and currently manages a portfolio of over 26,000 acres of land across the State. The 511-acre Wahiawā Lands including Kūkaniloko property was acquired by OHA via the CWNL fund in 2012 and is stewarded by the Hawaiian Civic Club of Wahiawā.

THE COMMISSION’S FINDINGS

At its June 12, 2026 meeting, the Commission reviewed the CWNL Application and unanimously adopted the following motion:

“The Commission supports this project and recommends to the Honolulu City Council for approval of proposed expenditures from the Clean Water and Natural Lands Fund for the Pu‘uhonua o Wailupe proposal.”

Based on the submitted CWNL Application and documentation, enthusiastic testimony provided by 18 organizations and individuals (12 oral, 6 written), and 10 letters of support submitted by a wide range of nonprofit organizations, government agencies, elected officials, and community associations, the Commission has reviewed and finds the application to fit purposes of the Fund, as stated in RCH Section 9-201.2, which would be fulfilled by completion of this proposed transaction and the remaining due diligence and negotiations, as follows:

1. Public outdoor recreation and education, including access to beaches and mountains:

   The Applicant states that: They will continue to organize educational workshops, cultural gatherings, vigils, and workdays. There will be carefully guided educational access

rooted in cultural protocol and ʻike kūpuna. The Property may serve as a living cultural landscape where descendants and practitioners lead place-based learning, cultural practice, and community education. Educational programming will be implemented appropriately with oversight and guidance from lineal descendants and in coordination with agencies such as the State Historic Preservation Division ("SHPD"). The long-term vision is a protected, descendant-led cultural learning environment that perpetuates ʻike and fosters respectful community engagement.

2. Preservation of historic or culturally important land areas and sites:

   The Applicant states that: The Property will be preserved as a cultural landscape where iwi kūpuna are respected in perpetuity and where descendants and cultural practitioners maintain connections to their kūpuna. An Archaeological Inventory Survey ("AIS") was completed in 2024 by the International Archaeological Research Institute, Inc. The AIS documented two rock shelters with burials (Sites 50-80-15-09355 and 50-80-15-09356), a trail segment with associated walls (Site 50-80-15-09357), a modified rock shelter with an associated debris field (Site 50-80-15-09358), and two modified pits (Site 50-80-15-09359). These sites and features were determined significant under Criteria d and e of HAR §13-284-6.

   The State Historic Preservation Division ("SHPD") has approved a Burial Treatment Plan and a Preservation Plan. A two-meter buffer zone around each burial area has been established in the Burial Treatment Plan and no new construction will occur. Recognized cultural descendants, with SHPD and the Oʻahu Island Burial Council, unanimously requested preservation in place. The Preservation Plan provides for invasive species removal, replanting of native species, and monitoring of cultural features. All activities on the Property will be in accordance with the SHPD-approved Burial Treatment Plan and Preservation Plan which may get updated as stewardship objectives evolve in relation to what the ʻāina needs. The long-term vision is to mālama the Property where iwi kūpuna are honored, access for descendants is preserved, and cultural practices are perpetuated.

3. Protection of significant habitats or ecosystems, including buffer zones:

   The Applicant states that: Workdays include removal of invasive species and the propagation and planting of Native Hawaiian flora such as ʻuhaloa. This work will transform the site into a resilient, culturally grounded ecosystems that reflects traditional land management practices. Over time, this approach contributes to the creation of a buffer that protects both cultural resources and surrounding environmental conditions, serving as a model for integrated cultural and ecological restoration.

4. Conservation of land to reduce erosion, floods, landslides, and runoff:

   The Applicant states that: They recognize the importance of addressing potential risks related to erosion, stormwater runoff, and other environmental stressors. To address

these risks, the Applicant plans on identifying and implementing nature-based solutions, such as native vegetation restoration and soil stabilization measures that enhance the land's natural capacity to manage water and reduce risk. The intent is to integrate hazard mitigation into the broader stewardship framework without compromising cultural resources.

The Property's current owner, L & K Investments, LLC, purchased the Property with the intent of submitting the Property to the condominium property regime. Such development plans abruptly stopped in 2018 with the identification of human skeletal remains (Sites 50-80-15-09355 and 50-80-15-09356) within rock shelters. Given this finding, if the Property were to be subdivided or redeveloped, its important historical and culturally significant sites would be at risk of irreversible desecration, damage, or destruction. Furthermore, such development would preclude meaningful restoration, stewardship, educational access, and community engagement.

Additionally, the Property is in an area with a high risk to wildfires as indicated by the Hawai‘i Wildfire Management Organization's 2014 Community Wildfires Risk Assessment, and the 1999-2022 State of Hawai‘i Wildfire Incidents indicates that the Property is located in a region that has been and/or is adjacent to wildfire incidents. As such, current efforts demonstrate the Applicant's goal to create a more wildfire-resilient landscape through the removal of brush and other invasive species on the Property. Without the proposed acquisition, the Property's cultural and ecological significances remain at risk.

It is crucial that with OHA as the future landowner, POW as the continued steward and caretaker, and the City as holder of the conservation easement, the Commission approves the application to proceed towards Council approval, so that the iwi kūpuna and the cultural, ecological, educational, and communal values of the Property will be protected in perpetuity.

On behalf of the Commissioners, I would like to extend a heartfelt Aloha and Mahalo to the City Council for the privilege of serving on this Commission. We are available at any time to answer any questions the City Council may have on the recommendations or the process.

Kind regards,

Jason Kekahi "Kahi" Pacarro, Chair
Clean Water and Natural Lands
Advisory Commission

Attachment: Pu‘uhonua o Wailupe CWNL Land Conservation Proposal

cc: CWNL Advisory Commission Members

City and County of Honolulu
CLEAN WATER AND NATURAL LANDS FUND
Land Conservation Proposal

Purpose of the CWNL Fund: The City may use Clean Water and Natural Lands (CWNL) funds to purchase or acquire real estate or any qualified interest therein for land conservation in the City and County of Honolulu under the Revised Charter of Honolulu, Section 9-204 and the Revised Ordinances of Honolulu, Section 6-62.

Process for Reviewing and Approving Proposals: The Conservation Office (CO) within the Department of Housing and Land Management (DHLM) accepts CWNL land conservation proposals year round. CO staff will work with applicants, landowners, and community members to qualify proposals before the proposals are submitted to the CWNL Advisory Commission (Commission) for review. Upon completing its review, the Commission will send its recommendations for funding to City Council. City Council will select and approve proposals by resolution. CO staff will then handle negotiations, due diligence, and closing the transaction. At any time during the process, applicants and partners should be prepared to fulfill additional requests for documents, reports, site visits, due diligence, etc. as may be requested by CO staff. Re-qualification may be required if there are any changes to the proposal. The City may reject a proposal at any time, without liability, if it determines that such action is in the best interest of the City.

Submit completed proposals to **conservation@honolulu.gov**.

SECTION I. SITE INFORMATION

Site Name: Pu'uhonua o Wailupe

Location / Address: 5203 Keikilani Circle Honolulu, HI 96821

Moku: ☐ ʻEwa ■ Kona ☐ Koʻolaupoko ☐ Koʻolauloa ☐ Waialua ☐ Waiʻanae

Ahupuaʻa: Waikiki **Land Acreage:** 2.9078

Tax Map Key(s) (TMKs): (1) 3-6-023:006

Fair Market or Tax Assessed Value: $9,086,400 **Date of Value:** 07/24/2025

Current Landowner(s): L&K Investments LLC

Landowners' Phone: (808)368-6186 **Email:** kent@picturesplus.com

➔ **Attachment A. Willing Seller:** Signed letter from the current fee simple landowner to the applicant that states a willingness to sell the property or real estate interest therein.

SECTION II. APPLICANT INFORMATION

Applicant Name: Puuhonua o Wailupe

Applicant Type: ■ Nonprofit ☐ Government ☐ Other: _____

Applicant's Proposed Relationship to the Project: Cultural Stewards, Iwi Protectors, and Lineal Desc

If Applicant proposes to be the Landowner, it must be a qualified organization that has a commitment to protect the conservation purposes and the resources to enforce the restrictions, and must submit **Attachment B** below.

Contact Name: Michael Hikalea **Title:** President

Mailing Address: PO Box 240454 Honolulu, HI 96824

Phone: (808)392-4695 **Email:** mikehikalea@yahoo.com

Website: puuhonuaowailupe.org

➔ **Attachment B. Qualified Organization:** Statement describing Applicant's expertise and experience with land acquisitions and land stewardship. Include organizational information (including the articles of organization and bylaws), mission statement, financial statements, and management structure.

SECTION III. ACQUISITION PROPOSAL

Type of Acquisition by the City: ☐ Fee Simple ■ Conservation Easement ☐ Other: _____
If the City is proposed to acquire a conservation easement, the Applicant must provide information about the proposed Landowner, if not Applicant and different than the existing Landowner.

Amount Requested for the City's Acquisition: $7,000,000
If the Applicant is seeking funding towards the City's acquisition of a conservation easement or other real property interest, the amount requested should reflect the value of the interest to be acquired (and not the fee simple value).

Additional Funding Source(s): N/A
If the Applicant is seeking other funding beyond CWNL for the acquisition, please identify all sources and amounts requested. If Applicant is seeking funding towards the City's acquisition of a conservation easement or other real property interest, the Applicant should provide information regarding the funding source(s) to purchase the fee simple interest.

Proposed Conservation Purpose(s) for the City's acquisition of the Project *supported by evidence*. Select all that apply:

- ☐ Protection of significant watershed lands to preserve water quality and water supply.
- ☐ Preservation of significant forests, beaches, coastal areas, and agriculture lands.
- ■ Public outdoor recreation and education, including access to beaches and mountains.
- ■ Preservation of historically or culturally important land areas and sites.
- ■ Protection of significant habitats or ecosystems, including buffer zones.
- ■ Conservation of land to significantly reduce erosion, floods, landslides, and runoff.
- ☐ Acquisition of public access to public land and open space to yield a significant public benefit.

➔ **Attachment C. Purposes:** For each purpose identified, provide a statement detailing how the City's acquisition would fulfill the purpose. Include intent, long-term vision, and strategy for land conservation. Provide pictures (up to five) or a link to a video of the Project. If appropriate, include neighboring areas, land divisions, and management units, in relationship to the land.

➔ **Attachment D. Maps:** A map or maps of the property showing the labeled TMK boundaries and other labeled features relevant to the proposal. Optional: include regional maps with nearby protected / public areas.

➔ **Attachment E. Reports:** Any reports, surveys, permits, and applications. Include citations or links to references and documentations. Examples: appraisal; title report; environmental / cultural / archaeological / hazard assessments; SMA / conservation district use / water use / land use / zoning permits and applications; remediation plans; etc. Note that many of these reports are required to close the transaction.

SECTION IV. COMMUNITY RELATIONSHIPS

➔ **Attachment F. Partnerships:** Summarize partnerships with government agencies, private entities, and nonprofits that will leverage resources, including funding, grants, managing partnerships, etc., towards the Conservation Purposes of the Project. Provide verification for those willing to be part of long-term management / maintenance of the Project.

➔ **Attachment G. Endorsements:** Community endorsements through letters of support. Include community outreach efforts and provide general community sentiment, whether positive or negative. Identify additional community organizations, land trusts, or individuals that could be contacted for further information.

SECTION V. STEWARDSHIP AND MANAGEMENT

➔ **Attachment H. Stewardship and Management:** Summarize proposed stewardship, operation, and maintenance activities to ensure the Conservation Purpose(s) of the Project, including the responsible entity for performance of each activity and the City's rights and obligations. Include access plans, cultural activities, sensitive areas for protection, endangered species, archaeological or historic sites, including human burials. Provide estimated costs for maintenance, staffing, and management on an annual basis.

SECTION VI. ADDITIONAL INFORMATION

➔ **Attachment I. Provide a statement or summary for each of the following:**

1. **Public Benefit:** General public benefit for the City's acquisition, including where public access may be practicable or not practicable and why.
2. **Level of Urgency and Threats:** Identify and assess conditions that threaten the significance and importance of the Project (i.e., currently on the market / for how long, active rezoning / subdivision application filed, high public use, anticipated uses of neighboring lands, environmental conditions like erosion, sedimentation, polluted runoff, invasive species, conflicting activities, etc.).
3. **Special Opportunities:** Current acquisition opportunities, special funding, matching funds, etc.
4. **Land Utilization:** Describe all current and past uses of the Project site for the last five years. If relevant, include neighboring properties and known pre-contact history and land uses.
5. **Environmental Hazards:** Suspected or potential hazards associated with the Project site (i.e., brownfield, illegal dumping/hazardous materials, prone to flooding / falling rocks / other geological hazards, etc.) and proposed remediation activities and funding requirements.
6. **Relevant Restrictions:** Issues related to the acquisition that CO staff, the Commission, or City Council should be aware of during the proposal review process. Describe any covenants, encumbrances, restrictions (i.e., association or maintenance), or easements.
7. **Proposed CE Co-Holder and/or CE Third Party Rights Holder:** The City reserves the right to co-hold or not co-hold a conservation easement and/or grant/deny a third-party right, contingent right, or any other property interest in a conservation easement, in its absolute and sole discretion. If it is intended that a legal entity serve as a co-holder (or other rights holder), provide a willing letter for each legal entity, together with an Attachment B and an Attachment H.

SECTION VII. APPLICANT CERTIFICATION

The undersigned hereby certifies that:

1. Statements and information contained in this proposal, including all attachments, are true and accurate to the best of my/our knowledge and understand that if any statements are shown to be false or misrepresented, this proposal may be rejected. Content provided to the City serves as an important basis for review, approvals, and publicity;
2. Applicant is aware of, and consents to, public disclosure of the proposal in accordance with the State Uniform Information Practices Act, H.R.S. Chapter 92F; and
3. Applicant acknowledges that by accepting the proposal, the City makes no promises or guarantees of any recommendation to the Commission or City Council, and that the City may reject a proposal at any time, without liability, if it determines that such action is in the best interest of the City.

Michael Hikalea	President, POW
Applicant Name	*Title*
Michael Hikalea	09/15/2025
*Applicant Signature**	*Date*
	Chief Operating Officer & Interim CEO
***Partner Name** (if applicable)*	*Title*

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Attachment A

Willing Seller Letter

L & K Investments LLC

91-275 Hanua Street

Kapolei, HI 96707

June 14, 2022

To Whom It May Concern/BFS,

Given the cultural significance and concerns from the Hawaiian community members for our Fee Simple property located at 5203 Keikilani Circle, we are open to a purchase of this property, through the Clean Water and Natural Lands Fund. L & K Investments LLC is the fee owner of TMK 1-3-6-023-006-0000. It consists of 8 CPR lots totaling about 3 acres.

The 2022 Tax Assessment for all 8 lots totaled $6,928,200. Since we have been paying taxes on this amount we are amenable to a sale at this value to be fair to all.

As the managing member of this LLC, this is written authorization and approval to proceed with this application and process.

Sincerely,



Kent Untermann

L & K Managing Member

Email: kent@picturesplus.com

Phone Number: (808) 368-6186

December 18, 2023

State Historic Preservation Division
Attn: Susan Lebo
601 Kamokila Blvd #555
Kapolei, HI 96707

Kent Untermann
L&K Investments LLC
91-275 Hanua St.
Kapolei, HI 96707

Aloha Dr. Susan Lebo and Samantha Hemenway,

My wife Lori and I are the property owners of 5203 Keikilani Circle. I give my written intent to sell the entire parcel, TMK 3-6-023-006-0001, for preservation in its entirety. The property consists of 5 cultural sites. I would like to have the entire 2.9 acre property protected in perpetuity for cultural preservation, with Pu'uhonua O Wailupe as the current stewards, as the City and County of Honolulu acquires the parcel. It is my understanding SHPD is encouraging this decision based on our phone conversation.

The one " caveat" is we need is to get a fair established appraisal prior to legally conveying the property through the County procurement process. Said inversely we need to get the highest and fairest "market value" prior to conveying the Deed to preservation. We have total costs in excess of $7 Million and climbing. The TAV by the county is over $8.8M and we are willing to settle near our costs to make this work. You have our full intent and commitment to support this decision, not list this property or sell to any other party unless we are not able to achieve a fair market value.

Please advise if you have any questions.

Thank you,
Kent Untermann

Attachment B

Qualified Organization

B1. Statement on Qualified Organization

B2. Puʻuhonua o Wailupe Articles of Incorporation and Bylaws

B3. Puʻuhonua o Wailupe Mission Statement and Vision

B4. Puʻuhonua o Wailupe Budget

B5. Puʻuhonua o Wailupe Board of Directors

Pu‘uhonua o Wailupe Statement On Qualified Organization:

Pu‘uhonua o Wailupe was established on February 12, 2022, in response to the desecration of known ancient Hawaiian burials at 5023 Keikilani Circle. Since our founding, we have worked to protect iwi kūpuna and cultural sites across the 2.9-acre property. We are a federally recognized 501(c)(3) nonprofit organization guided by lineal and cultural descendants of Wailupe Valley, cultural practitioners, community leaders, and environmental advocates.

Formally incorporated in 2022, we launched our stewardship work that same year and have maintained continuous efforts ever since. Our initiatives on Wiliwilinui Ridge include surveying, protecting, and restoring this sacred wahi pana. We have organized dozens of educational workshops, cultural gatherings, vigils, and workdays—through which we manually remove invasive species, propagate and plant native flora, and care for the iwi kūpuna onsite.

We actively engage our neighbors through repeated canvassing efforts and communicate our progress through local media, including an article in *Ka Wai Ola* newspaper. These efforts promote transparency, foster community involvement, and enhance public benefit.

Leadership at Pu‘uhonua o Wailupe is rooted in deep genealogical connection to this place. Our President, Michael Hikalea, is a direct descendant of Pauloa, as well as Kalua, through whom he is related to Po‘onui, the son of Peleiholani, Mō‘ī of O‘ahu in the late 1700s. His family history, deeply woven into Wailupe, informs our educational programming and reinforces the cultural integrity and kuleana at the heart of our stewardship.

Through our cultural grounding, nonprofit status, proven track record of community education, and demonstrated commitment to land and water protection, Pu‘uhonua o Wailupe meets and exceeds the qualifications of a Clean Water and Natural Lands grantee organization.

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FILED 08/29/2022 03:02 AM
Business Registration Division
DEPT. OF COMMERCE AND
CONSUMER AFFAIRS
State of Hawaii

STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
Business Registration Division
335 Merchant Street
Mailing Address: P.O. Box 40, Honolulu, Hawaii 96810
Phone No.(808) 586-2727

ARTICLES OF INCORPORATION
(Section 414D-32, Hawaii Revised Statutes)

PLEASE TYPE OR PRINT LEGIBLY IN BLACK INK

The undersigned, desiring to form a nonprofit corporation under the laws of the State of Hawaii, certify as follows:

I

The name of the corporation shall be :
PUUHONUA O WAILUPE

II

The mailing address of the corporation's initial principal office is:
6119 KAWEKIU PLACE, HONOLULU, HI 96821 USA

III

The corporation shall have and continuously maintain in the State of Hawaii a registered agent who shall have a business address in this State. The agent may be an individual who resides in this State, a domestic entity or a foreign entity authorized to transact business in this State.

a. The name (and state or country of incorporation, formation or organization, if applicable) of the corporation's registered agent in the State of Hawaii is:
CHRIS CRAMER

(Name of Registered Agent) (State or Country)

b. The street address of the place of business of the person in State of Hawaii to which service of process and other notice and documents being served on or sent to the entity represented by it may be delivered to is:
5307 KALANIANAOLE HWY UNIT D, HONOLULU, HI 96821 USA

08/29/202248883

I HEREBY CERTIFY that this is a true and correct copy of the official record(s) of the Business Registration Division.

DIRECTOR OF COMMERCE AND CONSUMER AFFAIRS

September 7, 2022

Validate online at http://hbe.ehawaii.gov/documents
Document ID: 8IU-1AE-9ZB-4PD-1468696

IV

The name and address of each incorporator is:

Name	Address
CHEYENNE MOSELEY	101 N. BRAND BLVD., 11TH FLOOR, GLENDALE, CA 91203 USA

V

Please check one:

☐ The corporation has members.

☒ The corporation has no members.

VI

08/29/202248883

Attachment to

Articles of Incorporation of

Puuhonua o Wailupe

Said organization is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under the section 501 (c) (3) of the Internal Revenue Code, or corresponding section of any future federal tax code. The business activity for said organization is as follows: To Protect Iwi Kupuna (Native Hawaiian Burials) from desecration. Perpetuating a living sanctuary, Puuhonua o Wailupe, for the stewardship and protection of iwi kupuna, cultural sites, natural resources, and traditional Hawaiian rights and practices.

No part of the net earnings of this organization shall inure to the benefit of, or be distributable to, its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein. No substantial part of the activities of this corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and this corporation shall not participate in, or intervene in (including the publishing or distribution of statements), any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of this document, the corporation shall not carry on any other activities not permitted to be carried on (a)by a corporation exempt from federal income tax under section 501(c) (3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c) (2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Upon the dissolution of this corporation, assets remaining shall be distributed for one or more exempt purposes within the meaning of Section 501(c) (3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed by a Court of Competent Jurisdiction of the county in which the principal office of the organization is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

08/29/202248883

The undersigned certifies under the penalties of Section 414D-12, Hawaii Revised Statutes, that the undersigned has read the above statements, that I/we are authorized to sign this Articles of Incorporation, and that the above statements are true and correct.

Signed this 29 day of AUGUST 2022

CHEYENNE MOSELEY	
(Type/Print Name of Incorporator)	(Type/Print Name of Incorporator)
CHEYENNE MOSELEY	
(Signature of Incorporator)	(Signature of Incorporator)

08/29/202248883

PUUHONUA O WAILUPE BY-LAWS

ARTICLE I

Section 1.1 The name of this non-profit corporation shall be Puʻuhonua o Wailupe

Section 1.2 The purpose of the Corporation is:

(1) To Perpetuate a living sanctuary in the Wailupe Ahupuaʻa, Puuhonua o Wailupe, for the stewardship and protection of iwi kupuna, cultural sites, natural resources, and traditional Hawaiian rights and practices.

(2) To operate exclusively for charitable, scientific, literary, religious, or educational purposes, within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States internal revenue law).

ARTICLE II

OFFICES

Section 2.1 Principal Office. The principal office of the Corporation shall be at such place in the State of Hawaiʻi as the Board of Directors shall from time to time determine.

Section 2.2 Registered Office and Agent. The Corporation shall have and continuously maintain a registered office and a registered agent in the State of Hawaiʻi as required by Hawaiʻi law. The registered agent shall be either an individual resident of the State or a corporation authorized to transact business in the State.

ARTICLE III

NO MEMBERS

The Corporation shall have no members. The Board of Directors shall have the sole voting rights in the Corporation.

ARTICLE IV

BOARD OF DIRECTORS

Section 4.1 Number and Qualification of Directors. There shall be a Board of Directors (hereinafter called “the Board”) to manage the affairs of the Corporation, to include

making policy, setting goals, planning and administering activities, and transacting the business of the Corporation. The members of the initial Board of Directors of the Corporation shall be those individuals named in the Articles of Incorporation and shall serve until their successors are elected. The number of directors of the Corporation shall be fixed by the Board of Directors at each annual meeting thereafter and may be increased or decreased at any special meeting of the Board of Directors called for such purpose, but in no event shall there be less than three (3) nor more than nine (9) directors.

Section 4.2 Composition. The Board shall consist of the following officers: the President, one or more Vice Presidents, the Secretary and the Treasurer and such other officers as the Board of Directors shall from time to time elect, including, without limitation, Assistant Secretaries and Assistant Treasurers, with such duties as from time to time may be prescribed by the Board of Directors or the By-Laws. The President shall be able to trace lineal descendancy in Wailupe on the island of O'ahu and cultural connection to the iwi kupuna. The requirement for the President to be a lineal descendant of Wailupe iwi kupuna reflects our purpose to protect sacred cultural sites and ensure stewardship by those with ancestral responsibility. This provision shall not be construed to limit participation by others in all other roles. The only exception would be if there is no other lineal descendant on the Board or willing to serve then the President. If there are no lineal descendants willing or available to serve on the Board of Directors known lineal descendants can recommend someone to fulfill this requirement.

Section 4.3 Meetings. The Board shall convene at the call of the President. Members present constitute a quorum provided all available members received notice reasonably in advance of the meeting.

Section 4.4 Election. Except for the initial directors, the Directors shall be elected by the current Board of Directors at each annual meeting of the Board of Directors of the Corporation, special meeting of the Board of Directors called for such purpose and or any Board of Directors meeting.

Section 4.5 Term of Office. The term of office shall be for three (3) years. No member, who has served in the same office for two (2) preceding consecutive terms shall be eligible for reelection to that office except by Board authorization. The only exception would be if there is no other lineal descendant on the Board or willing to serve then the President may serve a term longer than two (2) terms.

Section 4.6 Vacancies. In the event of death, resignation or incapacity of the President, the 1st Vice President or Vice President shall assume the office of the President. A vacancy in any other office and any directorship to be filled by reason of any increase in the number of directors shall be filled by presidential appointment with the consent of the Board. A director elected to fill a vacancy shall be elected for the unexpired term of such director's predecessor in office.

Section 4.7 Removal. Officers shall be subject to removal at any time, with or without cause, by the Board Directors whenever in the judgment of the Board of Directors the best interests of the Corporation will be served thereby. The Board of Directors may, in its discretion, elect action or temporary officers, elect officers to fill vacancies

occurring for any reason whatsoever, and limit or enlarge the duties and powers of any officer elected by it. Such removal shall be without prejudice to the contract rights, if any, of the person so removed.

Section 4.8 Resignation. A director may resign at any time by delivering written notice to the Board of Directors, the President or the Secretary. A resignation is effective when the notice is effective, unless the notice specifies a later effective date. If a resignation is made effective upon a later date, the Board of Directors may fill the pending vacancy before the effective date if the Board of Directors provides that the successor does not take office until the effective date of the resignation of the resigning director.

ARTICLE V
MEETINGS OF THE BOARD OF DIRECTORS

Section 5.1 Annual Meetings. The annual meeting of the Board of Directors of the Corporation shall be held in the State of Hawaiʻi each year in January, or at such other time and place as may be determined by the Board of Directors, for the purpose of electing directors and transacting such other business as may be brought before the meeting.

Section 5.2 Regular Meetings. Regular meetings of the Board of Directors shall be held, at least once quarterly, at such times and as such places as the majority of the seated Board of Directors deem appropriate with 7 days notice.

Section 5.3 Special Meetings. Special meetings of the Board of Directors may be called by or at the request of the President, 1st or 2nd Vice Presidents, or not less than twenty (20%) of the directors then in office. The person or persons authorized to call special meetings of the Board of Directors may fix the time and place, within the State of Hawaiʻi, for holding any special meeting of the Board of Directors called by them. Notice of each special meeting shall be given in accordance with Section 5.4 of these By-Laws and shall state the purpose or purposes of the meeting.

Section 5.4 Notice. The Secretary shall give notice of each meeting of the Board of Directors (for which notice is required) in writing at least 7 days before the meeting. Such notice shall be deemed to have been given when sent personally via email or text. Except as otherwise provided by law, the Articles of Incorporation or these By-Laws, a notice or waiver of notice need not state the purposes of such meeting.

Section 5.5 Quorum and Adjustment. A majority of the number of directors then in office shall constitute a quorum. In the absence of a quorum, the presiding officer or a majority of the directors present, may adjourn the meeting from time to time without further notice and may convene or reconvene the meeting when a quorum shall be present.

Section 5.6 Voting. Except as where expressly provided by law, the Articles of Incorporation or these By-Laws, the affirmative vote of a majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors. Each director shall have one (1) vote. Voting by proxy shall not be permitted.

Section 5.7 Online and Telephone Meetings. Subject to the notice requirements in Section 5.4 hereof, members of the Board of Directors or any committee designated thereby may participate in a meeting of the Board of Directors or of such committee by means of a conference telephone or online communications equipment by means of which all persons participating in the meeting can hear each other simultaneously. Participation by such means shall constitute presence in person at a meeting.

Section 5.8 Action Without Meeting. Any action required or permitted to be taken at any meeting of the Board of Directors, or any committee designated thereby may be taken if all the directors or all of the members of the committee, as the case may be, sign a written consent setting forth the action taken or to be taken at any time before or after the intended effective date of such action. Such consent shall be filed with the minutes of the Board of Directors or committee, as the case may be, and shall have the same effect as a unanimous vote.

Section 5.9 Presumption of Assent. A director of the Corporation who is present at a meeting of the Board of Directors at which action on any corporate matter is taken shall be presumed to have assented to the action taken unless such director's dissent or refusal to vote is entered in the minutes of the meeting or unless the director either files a written dissent to such action with the person acting as the secretary of the meeting before the adjournment thereof or forwards such dissent by certified mail to the Secretary of the Corporation immediately after the adjournment of the meeting. Such right to dissent shall not apply to a director who voted in favor of such action.

ARTICLE VI

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 6.1 Powers. The corporate powers of this Corporation shall be vested in the Board of Directors to the fullest extent permitted by the laws of the State of Hawaiʻi. The Board of Directors shall have general charge of the affairs, funds and property of the Corporation, and shall have full power, and it shall be their duty, to enforce the By-Laws.

Section 6.2 Duties. It shall be the duty of the Board of Directors to conduct, manage and control the affairs and business of the Corporation and to promulgate and enforce rules and regulations therefore not inconsistent with the law, Articles of Incorporation and the By-Laws of the Corporation.

Section 6.3 Committees. The Executive Committee, composed of the President, 1st or 2nd Vice Presidents, Secretary, and Treasurer of the Corporation, shall exercise all the powers of the Board of Directors between meetings of the Board to act on emergency business or on other business referred to it, with the power to act by and for the Board. The President shall promptly report all actions taken by the Executive Committee for ratification at the next regular Board meeting.

Board of Directors, by resolution adopted by a majority of the directors in office, may designate and appoint one or more committees and appoint directors to serve on such

committees, which committees, to the extent provided in such resolution, shall have and exercise all the authority of the Board of Directors, except as otherwise provided by law, the Articles of Incorporation, or these By Laws. There may be standing or special committees which may include but are not limited to the following subject areas: organization, membership, public relations, oral history, fund raising, volunteers, museums, education, partnerships and publications, including newsletters, correspondence and website. The Corporation may also have such advisory committees as the Board of Directors may provide from time to time, and the Board may appoint both directors and others to serve on such advisory committees. Advisory committees shall not have authority to act on behalf of the Corporation, but shall only counsel the Board of Directors. An individual's membership on an advisory committee does not independently qualify such an individual as an officer, director or agent of the Corporation, and such individual shall keep confidential all confidential information gained by virtue of such position. The Board shall have the power to prescribe the manner in which proceedings of any committee shall be conducted. The Board of Directors, by vote of the majority of the directors then in office, may remove any member of any committee, at any time, with or without cause, and with or without notice to the person being removed.

ARTICLE VII

DUTIES OF DIRECTORS

Section 7.1 The President shall preside at all meetings of the Board of Directors. Unless otherwise determined by the Board of Directors, the President shall have general charge and supervision of the Corporation and shall serve as the Corporation's Chief Executive Officer. The President shall be responsible for carrying out the policies of the Corporation and shall have immediate supervision of the operations of the Corporation, subject to such review by the Board of Directors as the Board shall require. The President shall prepare and administer the Corporation's budget and shall prepare such reports, including annual reports of the Corporation, as may be necessary. The President shall perform such other duties as are incident to the office or are required by the Board of Directors. The President shall not serve in any other office of the Corporation during his or her term as President.

Section 7.2 In the absence or disability of, or refusal to act by the President, the 1st Vice President shall, in the order designated by the Board of Directors, perform all of the duties of the President, and when so acting shall have all the powers of and be subject to all the restrictions upon the President. The Vice President or 1st and 2nd Vice Presidents shall have such powers and perform such other duties as from time to time may be prescribed by the President, the Board of Directors or the By-Laws.

Section 7.3 The Secretary shall keep approved minutes of Board meetings, committee reports, by-laws and other official documents, and be responsible for correspondence. The Secretary shall keep or cause to be kept a register showing the names of the directors and officers with their addresses. The Secretary shall have notice in conformity with the By-Laws of all meetings of the Board of Directors. The Secretary shall also perform all other duties assigned by the Board of Directors. The Assistant Secretary or Assistant Secretaries, if elected, shall, in the order designated by the President or the Board of Directors, perform all the duties and exercise all the powers of the Secretary during the absence or disability of the Secretary or whenever the office is vacant, and shall perform

all the duties assigned by the President or the Board of Directors.

Section 7.4 The Treasurer shall be the Chief Financial Officer of the Corporation and exercise general supervision over the receipt, custody and disbursement of corporation funds. The Treasurer shall keep an accounting of receipts and disbursements, pay bills and present regular written reports as needed and perform all other duties assigned by the Board of Directors. The Assistant Treasurer or Assistant Treasurers, if elected, shall, in the order designated by the President or the Board of Directors, perform all the duties and exercise all the powers of the Treasurer during the absence or disability of the Treasurer or whenever the office is vacant, and shall perform all the duties assigned by the President or the Board of Directors.

Section 7.5 Each Board member understands the Corporation is a charitable organization and in order to acquire and maintain its federal tax exemption must engage primarily in activities which accomplish one or more of its tax-exempt purposes.

ARTICLE VIII

POLICIES AND PROCEDURES

Section 8.1 Limitations on Disbursements. The Corporation shall not make any disbursements or contributions of the funds or assets of the Corporation to or for the benefit, directly or indirectly, of any director or officer of the Corporation, except for reasonable payments for services actually rendered to the Corporation by such director or officer as an employee or contractor of the Corporation.

Section 8.2 Loans. The Corporation shall not lend or advance money to, other than customary travel or expense advances, or otherwise guarantee the obligations of any of its directors or officers.

Section 8.3 Books and Records. The Corporation shall keep correct and complete books and records of account and financial statements, minutes of the proceedings of its Board of Directors and all Committees thereof and all such other records as may be required by Hawaiʻi law.

Section 8.4 Execution of Instruments: All checks and other orders for the payment of money, drafts, notes, bonds, acceptances, contracts, and all other instruments, except as otherwise provided in these By-Laws, shall be signed by such person or persons as shall be provided by general or special resolution of the Board of Directors, and in the absence of any provision in these By-Laws or any such general or special resolution applicable to any such instrument, then such instrument shall be signed by the President or the 1st Vice President, and by the Treasurer or the Secretary. Unless authorized by the Board of Directors, no officer, agent or employee of the Corporation shall have any power or authority to bind the Corporation by any contract or engagement or to pledge its credit or to render it liable for any purpose or to any amount.

APPROVED APRIL 5, 2025

Section 8.5 Conflicts of Interest Policy. No officer of the Corporation shall take any official action directly affecting (a) a business or other undertaking in which the individual initiating the action has a financial interest or (b) a business or other undertaking in which the individual initiating the action is engaged as a paid agent or representative. In connection with any actual or potential conflict of interest, an officer or member of the Corporation must disclose the existence of the financial interest and abstain from voting or participating in deliberations on the matter. If the Board has reasonable cause to believe an officer or member has failed to disclose actual or possible conflicts of interest, it shall inform the member of the basis for such belief and afford the member an opportunity to explain the alleged failure to disclose. If, after hearing the member's response and after making further investigation as warranted by the circumstances, the Board determines the member has failed to disclose an actual or possible conflict of interest, it shall take appropriate disciplinary and corrective action.

Section 8.6 Severability. The invalidity of any provision of these By-Laws shall not affect the other provisions hereof, and in such event, these By-laws shall be construed in all respects as if such invalid provisions were omitted.

Section 8.7 Amendment of By-Laws. The By-Laws may be altered, amended or repealed in accordance with the provisions of the Amended and Restated Articles of Incorporation.

APPROVED APRIL 5, 2025

Pu‘uhonua o Wailupe Mission Statement: To Protect Iwi Kupuna (Kanaka Maoli aka Native Hawaiian Burials) from desecration.

Pu‘uhonua o Wailupe Vision: To perpetuate a living sanctuary Pu ‘uhonua o Wailupe, for the stewardship and protection of iwi kupuna, cultural sites, natural resources, and traditional Native Hawaiian rights and practices.

Pu‘uhonua o Wailupe Budget:

Average Gross Income	$5,000.00		
Website Subscription		-$300.00	
Monthly Workday Food and Food Supplies		-$600.00	
Gardening Supplies		-$1,000.00	
Printing Reports and Materials		-$550.00	
Fees for Filing Reports and Conservation Related Costs		-$1,000.00	
Contract Services		-$1,550.00	

Pu‘uhonua o Wailupe Board of Directors:

President & Director Michael Hikalea (Lineal Descendant)
1st Vice President & Director Malia Marquez
2nd Vice President & Director Alfred Medeiros
Secretary & Director Kumella Aiu
Treasurer & Director M. Healani Sonoda-Pale
Director Wayne Tanaka

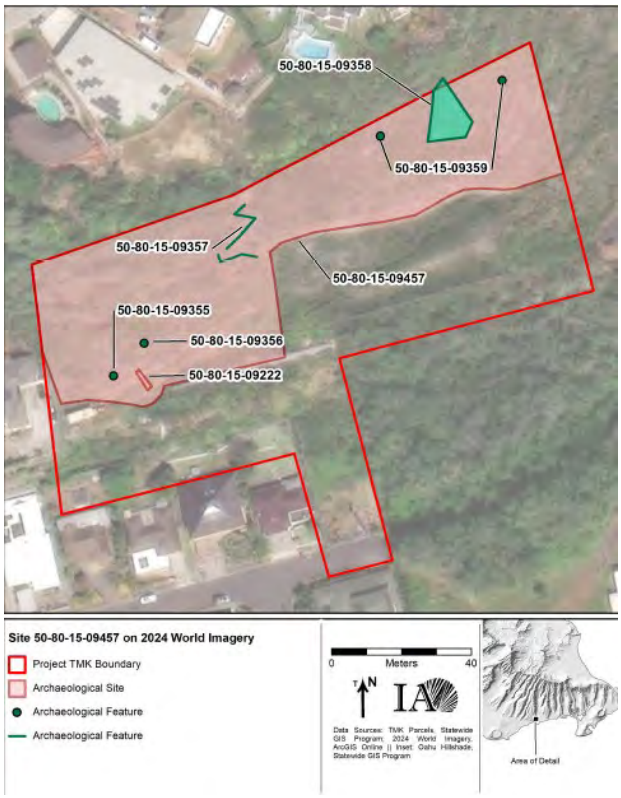
Pu‘uhonua o Wailupe Advisors:
Chris Cramer
Mialisa Otis

Attachment C

Purposes

The proposed acquisition of TMK (1) 3-6-023:006 will ensure the perpetual preservation of historically and culturally important Hawaiian burials and cultural features on the 2.9-acre parcel in Wailupe.

An Archaeological Inventory Survey (AIS) was completed in 2024 by the International Archaeological Research Institute, Inc. (IARII), under contract to Pu‘uhonua o Wailupe, which paid for and commissioned the study. The AIS documented: two rock shelters with burials (Sites 50-80-15-09355 and 50-80-15-09356), a trail segment with associated walls (Site 50-80-15-09357), a modified rock shelter with an associated debris field (Site 50-80-15-09358), and two modified pits (Site 50-80-15-09359). Together with the previously recorded Site 50-80-15-09222, these features were determined significant under Criteria d and e of HAR §13-284-6 and designated Site 50-80-15-09457, a cultural landscape that extends across the property and connects to nearby sites such as Wiliwilinui Cave, burial caves, and the former Kawauoha and Kaunua Heiau.



Intent:
The City’s acquisition will correct past permitting errors and provide permanent protection against development that threatens iwi kūpuna and cultural sites. This fulfills the CWNL

program's mandate by safeguarding irreplaceable burial caves, cultural landscapes, and historical resources.

Long-Term Vision:
The parcel will be preserved as a cultural landscape where iwi kūpuna are respected in perpetuity, and where descendants and cultural practitioners maintain connections to their kūpuna. This includes:

- Perpetual protection of iwi kūpuna under SHPD-approved Burial Treatment and Preservation Plans.
- Facilitated access for lineal and cultural descendants.
- Commitment to safeguard all iwi kūpuna—documented, hidden, and yet to be discovered.
- Ongoing stewardship and monthly monitoring by Pu‘uhonua o Wailupe.
- Educational and cultural programming for the community.

Strategy and Conservation Values:

1. Securing the Site: A two-meter buffer zone around each burial area has been established in the Burial Treatment Plan. No new construction will occur.
2. Burial Treatment Plan (BTP): Recognized cultural descendants, with SHPD and the O‘ahu Island Burial Council, unanimously requested preservation in place.
3. Preservation Plan (PP): Provides for invasive species removal, replanting of natives, and monitoring of features. Below is a patch of ‘uhaloa, a native plant species propagated by Pu‘uhonua o Wailupe.



4. Legal Protection: The City and County of Honolulu will hold the conservation easement, ensuring the Conservation Values—protection of burials, cultural landscapes, and wahi pana—are preserved in perpetuity.

Stewardship Objectives:
Pu‘uhonua o Wailupe will continue our role as cultural steward and caretaker, ensuring site protection, native ecosystem restoration, descendant access, and community education. These objectives align with the CWNL Fund’s purpose and the conservation easement’s intent to preserve cultural resources in perpetuity, with the understanding that objectives may evolve as stewardship plans are updated with SHPD, OIBC, and descendants. Below is a picture of lineal descendants of the burials helping to remove invasive species.



By securing this land with the Office of Hawaiian Affairs as the preferred land owner, Pu‘uhonua o Wailupe will continue our stewardship, protecting iwi kūpuna and preserving historically and culturally important lands for future generations.

Attachment H

Stewardship and Management

Stewardship Approach:
Pu‘uhonua o Wailupe, as long-term stewards, will ensure that the cultural, natural, and historic integrity of Site 50-80-15-09457 is preserved in perpetuity. Stewardship will be guided by the 2025 Preservation Plan prepared by IARII, which details protective measures for the iwi kūpuna (burials), trail system, rock shelters, and cultural landscape.

Proposed Activities

- Restoration of Native Species: Replant native plants and Hawaiian canoe plants, including culturally significant species such as niu from Wailupe, ‘ilima, and ‘uhaloa.

- Hand Tool Work Only: All vegetation clearance and site maintenance will be done using hand tools (machetes, clippers, weed eaters, chain saws) to prevent further disturbance to burials and cultural features.

- Erosion Mitigation: Use native plantings and proper drainage techniques to stabilize slopes and mitigate erosion.

- Site Security: Construct a traditional Hawaiian-style fence or gate at Kia‘i Place to control access and protect the area from unauthorized disturbance.

- Pathway Maintenance: Maintain safe pathways to allow lineal and cultural descendants supervised access to iwi kūpuna.

- Consultation: Stewardship actions will be conducted in ongoing consultation with Wailupe descendants, the Office of Hawaiian Affairs, the City and County of Honolulu, the International Archaeological Research Institute, Inc. (IARII), and other community partners committed to cultural and natural resource protection.

- Cultural Protocols: Access by cultural practitioners will always begin with appropriate protocols, and cultural use will be prioritized over recreational access.

- Community Workdays: Incorporate food and cultural items as part of stewardship gatherings to support volunteers, reinforce traditional practices, and foster a community-based approach to care for the ‘āina.

Sensitive Areas

Three burial sites (Sites 50-80-15-09222, 09355, and 09356) have been confirmed. These will be preserved with 2 meter buffer zones and careful oversight. Additional features include the

historic trail, shelters, and ceremonial pits, which will be protected as part of a larger cultural landscape (Sites 50-80-15-09457).

Endangered Species & Native Plants

While no endangered species are directly documented in the parcel, stewardship will focus on restoring native vegetation, supporting pollinators, and maintaining a healthy upland ecosystem.

Monitoring & Inspections

Regular inspections will be conducted by Pu‘uhonua o Wailupe to monitor site integrity. SHPD will be notified if major changes occur. Baseline mapping, photographs, and reports from IARII will be used to track conditions over time.

Estimated Annual Costs

Category	**Line Item**	**Costs**
Indirect Costs	Insurance, administrative overhead, utilities, etc.	$25,000
Personnel	Full Time Project Coordinator + Fringe Benefits	$75,000
Contracts	Archaeological monitoring and consultation, Capacity Building, Planning, etc.	$25,000
Supplies	Tools, food, native plants, and cultural items.	$10,000

Closing Statement

This stewardship framework fulfills the City’s conservation purposes by preserving historically and culturally significant land and sites, protecting iwi kūpuna and the broader cultural landscape, restoring native ecosystems, and providing appropriately managed cultural access. With OHA as the preferred landowner, the City and County of Honolulu holding the conservation easement, and Pu‘uhonua o Wailupe serving as on-the-ground stewards, the Project establishes enforceable protections, buffer zones, and long-term maintenance consistent with HAR §13-277—ensuring these resources are safeguarded in perpetuity for lineal descendants and the public.

Attachment I

Additional Information

I1. Public Benefit

I2. Level of Urgency and Threats

I3. Special Opportunities

I4. Land Utilization

I5. Environmental Hazards

I6. Relevant Restrictions

I7. Proposed CE Co-Holder and/or CE Third Party Rights Holder

1. Public Benefit: General public benefit for the City's acquisition, including where public access may be practicable or not practicable and why.

The proposed acquisition of TMK (1) 3-6-023:006 will ensure the perpetual preservation of historically and culturally important Hawaiian burials and cultural features on the 2.9-acre parcel in Wailupe. This will provide future generations an opportunity to learn about the significance of the area in Hawaiian history and to learn how to protect and care for traditional Hawaiian burial grounds. With stewardship by POW, the public will have opportunities for guided cultural access, to help restore this sacred native landscape, and build relationships with each other and the land. Currently, POW hosts community workdays open to the public. In addition, we partner with local schools to providing them volunteer opportunities to build a sense of place and connection with Wailupe.

2. Level of Urgency and Threats: Identify and assess conditions that threaten the significance and importance of the Project (i.e., currently on the market / for how long, active rezoning / subdivision application filed, high public use, anticipated uses of neighboring lands, environmental conditions like erosion, sedimentation, polluted runoff, invasive species, conflicting activities, etc.).

Like many parcels of land in Hawai‘i, this site is vulnerable to development. As noted in question 4 (land utilization), this site has been well documented as a cultural burial site. Without protection, these important burial caves are vulnerable to future development. There has already been inadvertent desecration of the caves due to lack of protections and oversight. It is important to ensure the iwi kūpuna are no longer disturbed. This is possible through conservation and proper land stewardship. The current situation is unique in that there are multiple agencies committed to protection and working collaboratively towards a solution. We suspect there are more archaeological sites and burials on the property which creates an urgency for additional protection. While the current landowner is willing to sell the property, he is also taking on significant financial risk/loss with a mortgage and rising land taxes as the cost of the land continues to skyrocket. Without swift resolution, the property could eventually face foreclosure and there is a risk of a less collaborative landowner.

In addition, while the land is currently under stewardship of Pu‘uhonua o Wailupe, the uncertainty of future land ownership creates a barrier for long-term stewardship and planning. A clear path for the future ensures not just iwi kūpuna and the cultural landscape, but also better erosion prevention, fire mitigation, and invasive species removal.

3. Special Opportunities: Current acquisition opportunities, special funding, matching funds, etc.

Over the last several years, the property owner L & K Properties has come to understand the historical significance of this site. We are in a unique situation where the landowner is willing to sell the land near cost to ensure conservation and protection of the iwi. With the CWNL funds this significant site can be protected in perpetuity. The Office of Hawaiian Affairs has agreed to hold title and is the preferred landowner. The City and County of Honolulu would hold the conservation easement and Pu‘uhonua o Wailupe will continue the stewardship and protection of the site. Through education and cultural exchange between the landowner and the protectors or kia‘i of the burials came collaboration and a shared commitment to protecting this sacred place which holds the significant past of Wailupe for future generations.

4. Land Utilization: Describe all current and past uses of the Project site for the last five years. If relevant, include neighboring properties and known pre-contact history and land uses.

Results of the pedestrian survey and subsurface testing conducted by IARII in 2023 indicate that the project area was used for several purposes: ceremonial use, in the form of burials within rock shelters; transportation, in the form of a trail that traverses the project area towards the top of Wiliwilinui Ridge; lithic resource extraction, in the form of a modified rock shelter and associated debris scatter; and possibly combustion for a navigational or ceremonial purpose, in the form of two modified pits with commanding views of the coastline. In the past 100 years, and particularly the past five years, extensive residential and commercial development has heavily impacted the project area and surroundings, presumably destroying archaeological features and affecting the distribution of traditional Hawaiian and historic sites. At the request of Pu‘uhonua o Wailupe and L & K Investments, LLC, IARII completed an archaeological inventory survey (AIS) of the parcel. Five additional sites were documented and included two rock shelters with burials (Sites 50-80-15-09355 and 50-80-15-09356), a trail segment with associated walls (Site 50-80-15-09357), a modified rock shelter and associated debris field (Site 50-80-15-09358), and two modified pits (Site 50-80-15-09359). These five sites, as well as Site 50-80-15-092222, have been determined to be significant under Criteria d and e following Hawai‘i Administrative Rules (HAR) §13-284-6. These sites are interpreted as a cultural landscape and designated as Site 50-80-15-09457. Site 50-80-15-09457 extends across a large portion of the property and is associated with nearby archaeological features outside of the property, including Wiliwilinui Cave, numerous burial caves, Kawauoha Heiau and Kaunua Heiau, which have since been destroyed but once sat atop Wiliwilinui Ridge, as well as many feature complexes and isolated features that extend into the back of the valleys that flank the ridge.

Wailupe resident Michael Hikalea has memories of going to visit the graves of his kūpuna at the site and has shared that the spiritual guardian bird of that place dwells at the top of the ridge overlooking the Pu‘uhonua parcel. The 2023 archaeological survey further validated the historical significance. In addition to the historic uses, there are many native plants including

‘ilima and uhaloa. We have been working to remove the invasives and plant native species including the particular coconut, or niu, that is native to Wailupe.

5. Environmental Hazards: Suspected or potential hazards associated with the Project site (i.e., brownfield, illegal dumping/hazardous materials, prone to flooding / falling rocks / other geological hazards, etc.) and proposed remediation activities and funding requirements.

In March 2015, in preparation for development, L and K Investments LLC hired Masa Fujioka and Associates (MFA) to prepare a geotechnical report for the 2.9-acre property located on the front slope of Wiliwilinui Ridge. That report (available upon request) was prepared in anticipation of a multiunit housing development. The report suggested mitigation measures for the unlikely event of rockfall for the proposed homes and measures to stabilize the area for development that included filling in the lava tubes with concrete and building a retaining wall, removing boulders, and ensuring proper drainage. The current owner has built a large retaining wall, graded parts of the slope, and removed boulders. Filling the lava tubes with concrete is not culturally appropriate since they may contain burials which are sacred to the indigenous people of Hawai‘i and would not be something the POW would advocate. POW’s long-term plan is to protect this parcel from development, keep it open space, plant native species that help prevent erosion, and build a secured traditional gate where access will be controlled and limited to lineal and cultural descendants of the burials and for public educational and cultural purposes. We have been caring for and have been practicing kilo (long-term cultural observation) on this parcel for over three years in various weather and have not seen or witnessed flooding or rockfalls, and with some mitigations in place, the risk has been minimized.

According to the O‘ahu Communities at Risk Fire Assessment (https://www.hwmo.org/wildfire-resilient-landscapes), this parcel is located in a high-risk fire area. Through our monthly community workdays of removing invasive plants and cutting back grass while planting native species of plants and trees, we are creating a more wildfire-resilient landscape and reducing the risk of wildfires. We also work to remove brush that has built up and cut back grass and invasive species around the parcel.

6. Relevant Restrictions: Issues related to the acquisition that CO staff, the Commission, or City Council should be aware of during the proposal review process. Describe any covenants, encumbrances, restrictions (i.e., association or maintenance), or easements.

None.

7. Proposed CE Co-Holder and/or CE Third Party Rights Holder: The City reserves the right to co-hold or not co-hold a conservation easement and/or grant/deny a third-party

right, contingent right, or any other property interest in a conservation easement, in its absolute and sole discretion.

The Office of Hawaiian Affairs has agreed to be the third-party title holder with Pu‘uhonua o Wailupe as the stewards. With the permission of Kent Untermann (L and K Investments LLC), Pu‘uhonua o Wailupe has been stewarding the land since June of 2022. POW has been removing invasive species, caring for the native plants already at the site, and continuing to stop further desecration of the identified burials. In addition, they are working on fire and flood mitigation. All parties are in agreement that POW should continue stewardship of the site once the land transfer and conservation easement are in place.

Supplemental Information for Puʻuhonua o Wailupe Application

Attachment B. Qualified Organization: Statement describing Partner's expertise and experience with land acquisitions and land stewardship. Include organizational information (including the articles of organization and bylaws), mission statement, financial statements, and management structure.

Provide information

Attachment C: Purposes: For each purpose identified, provide a statement detailing how the City's acquisition would fulfill the purpose. Include intent, long-term vision, and strategy for land conservation.

Expand on description in the application for long-term vision and land conservation strategy.

Attachment H. Stewardship and Management: Summarize proposed stewardship, operation, and maintenance activities to ensure the Conservation Purpose(s) of the Project, including the responsible entity for performance of each activity and the City's rights and obligations. Include access plans, cultural activities, sensitive areas for protection, endangered species, archaeological or historic sites, including human burials. Provide estimated costs for maintenance, staffing, and management on an annual basis.

Align with conservation values identified in the application (WORK WITH POW)

PHONE (808) 594-1888 FAX (808) 594-1938

STATE OF HAWAIʻI
OFFICE OF HAWAIIAN AFFAIRS
560 N. NIMITZ HWY., SUITE 200
HONOLULU, HAWAIʻI 96817

June 12, 2025

City and County of Honolulu
Department of Housing and Land Management
Conservation Office and Clean Water and Natural Lands Advisory Commission
650 South King Street, 3rd Floor
Honolulu, Hawaiʻi 96813

Subject: Willingness to Accept Fee Simple Title of 2.9 acres, Subject to Due Diligence
5203 Keikilani Cir., Honolulu, HI 96821; TMK (1) 3-6-023:006, CPRs 0001-0008,
situated in Wailupe, ahupuaʻa of Waikīkī, Kona District of Oʻahu

Aloha City and County of Honolulu,

This letter confirms that the Office of Hawaiian Affairs ("OHA") is willing to accept fee simple title to approximately 2.9 acres identified as TMK (1) 3-6-023:006, CPRs 0001-0008, situated in Wailupe, ahupuaʻa of Waikīkī, Kona District of Oʻahu, located at 5203 Keikilani Cir., Honolulu, Hawaiʻi 96821 (the "Property"), provided that due diligence review is satisfactorily completed and does not reveal any material concerns or conditions unfavorable to the agency or its beneficiaries.

OHA understands that this transfer will occur as part of a single transaction wherein the current landowner will convey the Property to OHA, and OHA will thereafter convey a perpetual conservation easement to the City and County of Honolulu. This structure is acceptable to OHA, pending further review.

Please note that OHA retains sole discretion to determine whether the aforementioned transactions are prudent and in alignment with its real estate strategy and fiduciary responsibilities.

This letter does not constitute a binding agreement, but rather an expression of OHA's good faith intent to continue discussions and pursue the necessary due diligence process.

ʻO wau iho nō me ka ʻoia ʻiʻo,

Stacy Ferreira

Stacy Ferreira
Ka Pouhana, Chief Executive Officer

SF:lw

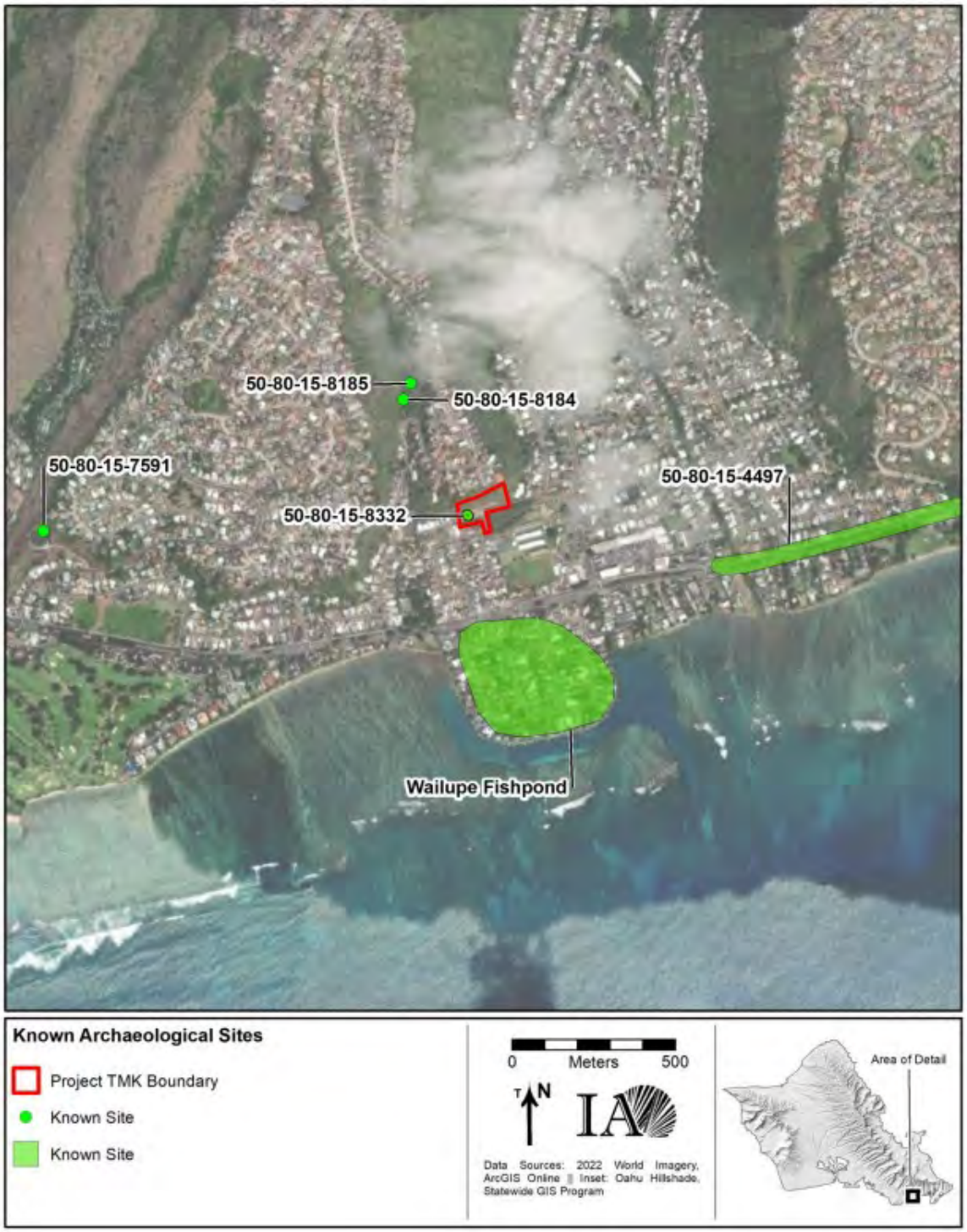
CC: Keoni Souza, Chair, Comm. on Investments and Land Management, OHA Board of Trustees

Attachment D

Maps



Location of TMK 3-6-023-006-0001-0008 overlaid on World Imagery.



Previously recorded sites and properties within the vicinity and on TMK (1) 3-6-023:006 prior to 2023.

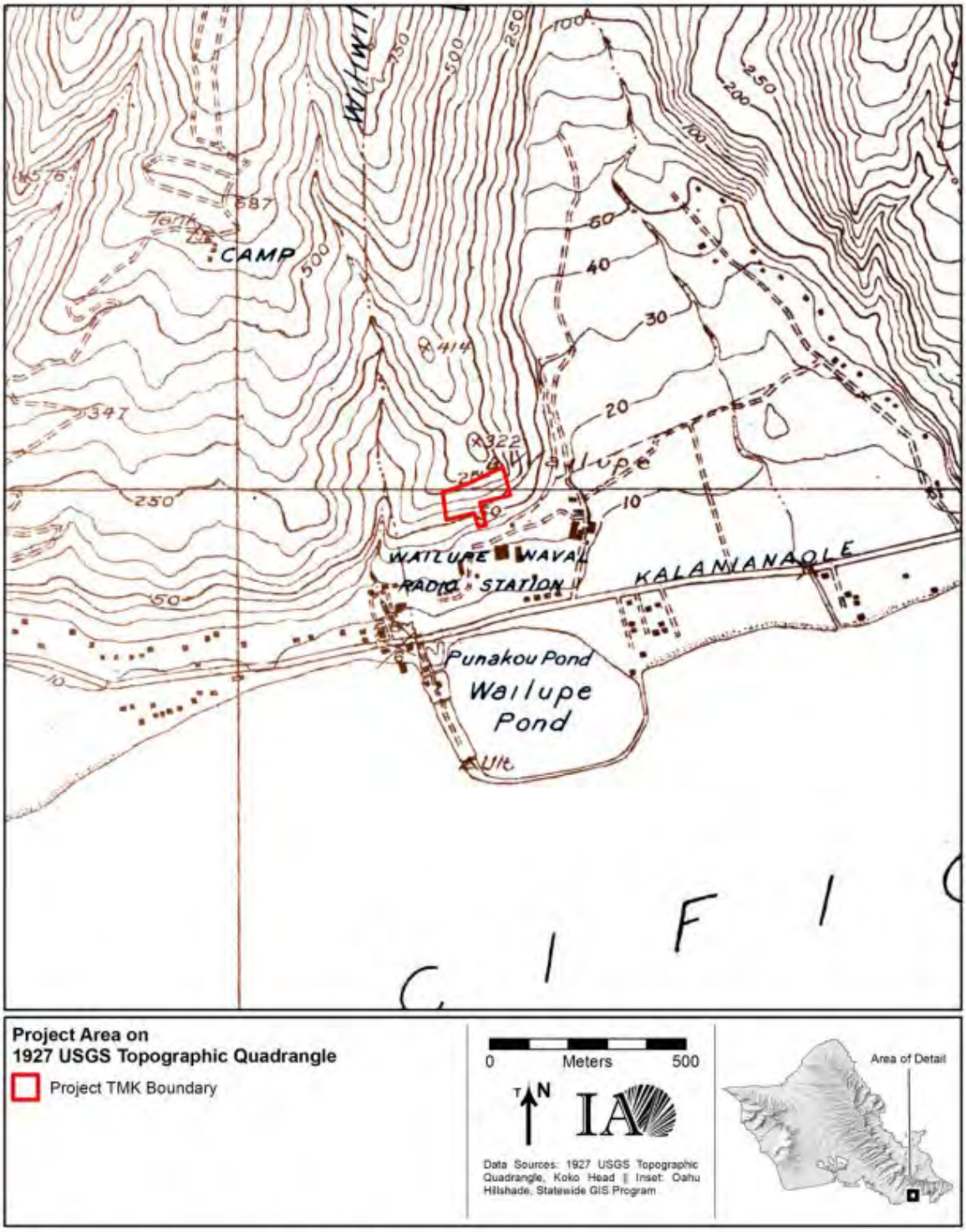


Figure 7. Project area overlaid on 1927 USGS topographic map..

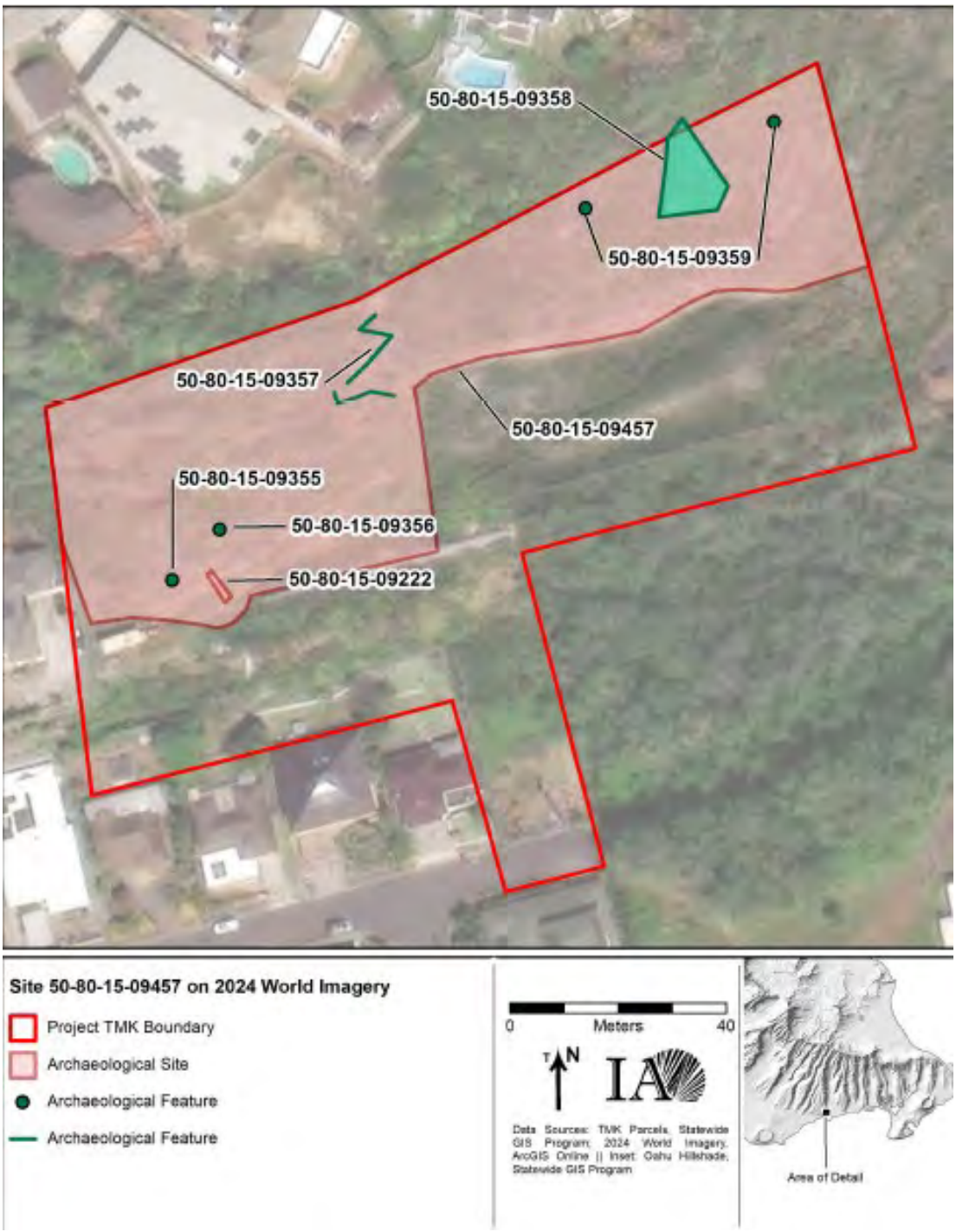
TMK (1) 3-6-023:006 overlaid on 1927 USGS topographic map.



Photography with the approximate area of TMK (1) 3-6-023:006 outlined (Hawaiian Island Airscapes 1932). Note the trail extending up Wiliwilinui Ridge.



Portion of the 1855 de Lapasse map of Honolulu showing TMK (1) 3-6-023:006.



The locations of burial Sites 50-80-15-09222, 50-80-15-09355, and 50-80-15-09356 in relation to the cultural landscape and its other components (Site 50-80-15-09457).

Attachment E

Reports for TMK(1) 3-6-023:006

E1. City & County of Honolulu Property Tax Report – Unit A (2025)

E2. City & County of Honolulu Property Tax Report – Unit B (2025)

E3. City & County of Honolulu Property Tax Reports – Units C–H (2025)

E4. Title Reports for 5203 Keikilani Circle #A–H

E5. Title Reports for 5203 Keikilani Circle Binder

E6. Archaeological Inventory Survey (AIS), Wailupe (2024)

E7. Burial Treatment Plan (Draft, 2020)

E8. Burial Treatment Plan (Draft, 2025)

E9. Preservation Plan (Draft, 2025)

Parcel Information

Parcel Number	360230060001
Location Address	5203 KEIKILANI CIR
Project Name	WAKEA KAI
Legal Information	UNIT A "WAKEA KAI" CONDO MAP 2309 TOG/UND COMMON INT WHICH INCLUDES THE LAND "THIS IS A SPATIAL UNIT
Property Class	RESIDENTIAL
Land Area (approximate sq ft)	7,317
Land Area (acres)	0.1680

Plat Map PDF GIS Parcel Map
(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrpmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names
L & K INVESTMENTS LLC Fee Owner

Assessment Information

⊟ Hide Historical Tax Years

Tax Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2025	RESIDENTIAL	$829,800	$0	$0	$829,800	$0	$0	$0	$829,800	$0	$829,800
2024	RESIDENTIAL	$777,900	$0	$0	$777,900	$0	$0	$0	$777,900	$0	$777,900
2023	RESIDENTIAL	$700,100	$0	$0	$700,100	$0	$0	$0	$700,100	$0	$700,100
2022	RESIDENTIAL	$632,700	$0	$0	$632,700	$0	$0	$0	$632,700	$0	$632,700
2021	RESIDENTIAL	$570,500	$0	$0	$570,500	$0	$0	$0	$570,500	$0	$570,500
2020	RESIDENTIAL	$681,600	$0	$0	$681,600	$0	$0	$0	$681,600	$0	$681,600
2019	RESIDENTIAL	$626,200	$0	$0	$626,200	$0	$0	$0	$626,200	$0	$626,200
2018	RESIDENTIAL	$626,200	$0	$0	$626,200	$0	$0	$0	$626,200	$0	$626,200
2017	RESIDENTIAL	$626,200	$0	$0	$626,200	$0	$0	$0	$626,200	$0	$626,200

How to calculate real property taxes

The Assessment Information section contains records for the last 10 years.
For inquiries over 10 years and any other assessment data questions, please email the Real Property Assessment Division at bfsrpmailbox@honolulu.gov

Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
RESIDENTIAL	7,317	0.168	

Department of Planning and Permitting (DPP)

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/27/2015			FEE CONVEYANCE	Declaration of CPR, HPR, or Condo		12/03/2015	T9467259	735144	

Recent Sales in Area

Sale date range:

From: 08/19/2 **To:** 08/19/2

Search Sales by Neighborhood

Distance: 1500 **Units:** Feet

Search Sales by Distance

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2025-1	Property Tax	08/20/2025	$1,452.15	$0.00	$1,452.15	$29.04	$0.00	$0.00	$1,481.19
2025 2	Property Tax	02/20/2026	$1,452.15	$0.00	$1,452.15	$0.00	$0.00	$0.00	$1,452.15
	Tax Bill with Interest computed through 08/31/2025		$2,904.30	$0.00	$2,904.30	$29.04	$0.00	$0.00	$2,933.34

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Please contact Treasury Division at bfstreasmailbox@honolulu.gov or (808) 768-3980 if you have questions on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊞ 2025	$2,904.30	$0.00	$0.00	$0.00	$0.00	$2,904.30
⊞ 2024	$2,722.65	($2,722.65)	$0.00	$0.00	$0.00	$0.00
⊞ 2023	$2,450.35	($2,450.35)	$0.00	$0.00	$0.00	$0.00
⊞ 2022	$2,214.45	($2,214.45)	($6.00)	($2.12)	$0.00	$0.00
⊞ 2021	$1,996.75	($1,996.75)	$0.00	$0.00	$0.00	$0.00
⊞ 2020	$2,385.60	($2,385.60)	$0.00	$0.00	$0.00	$0.00
⊞ 2019	$2,191.70	($2,191.70)	$0.00	$0.00	$0.00	$0.00
⊞ 2018	$2,191.70	($2,191.70)	$0.00	$0.00	$0.00	$0.00
⊞ 2017	$2,191.70	($2,191.70)	$0.00	$0.00	$0.00	$0.00

How to calculate real property taxes

The Historical Tax Information section displays records for the last 10 years. For real property tax information inquiries over 10 years, please contact the Treasury division at bfstreasmailbox@honolulu.gov or (808)768-3980.

Map



No data available for the following modules: Condominium/Apartment Unit Information, Dedications, Appeal Information, Agricultural Assessment Information, Residential Improvement Information, Residential Additions, Commercial Improvement Information, Sketches, Other Building and Yard Improvements, Permit Information.

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Parcel Information

Parcel Number	360230060002
Location Address	5203 KEIKILANI CIR
Project Name	WAKEA KAI
Legal Information	UNIT B "WAKEA KAI" CONDO MAP 2309 TOG/UND COMMON INT WHICH INCLUDES THE LAND *THIS IS A SPATIAL UNIT
Property Class	RESIDENTIAL
Land Area (approximate sq ft)	8,101
Land Area (acres)	0.1860

Plat Map PDF GIS Parcel Map
(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrpmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names
L & K INVESTMENTS LLC Fee Owner

Assessment Information

⊞ Show Historical Tax Years

Tax Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2025	RESIDENTIAL	$873,700	$0	$0	$873,700	$0	$0	$0	$873,700	$0	$873,700

How to calculate real property taxes

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For inquiries over 10 years and any other assessment data questions, please email the Real Property Assessment Division at bfsrpmailbox@honolulu.gov

Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
RESIDENTIAL	8,101	0.186	

Department of Planning and Permitting (DPP)

Permit Information

Date	Permit Number	Reason	Permit Amount
5/6/2016	786353	NEW BUILDING	$1,500,000

Department of Planning and Permitting (DPP)

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/27/2015			FEE CONVEYANCE	Declaration of CPR, HPR, or Condo		12/03/2015	T9467259	735144	

Recent Sales in Area

Sale date range:

From: 08/19/2 To: 08/19/2

Search Sales by Neighborhood

Distance: 1500 Units: Feet Search Sales by Distance

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2025-1	Property Tax	08/20/2025	$1,528.98	$0.00	$1,528.98	$30.58	$0.00	$0.00	$1,559.56
2025 2	Property Tax	02/20/2026	$1,528.97	$0.00	$1,528.97	$0.00	$0.00	$0.00	$1,528.97
	Tax Bill with Interest computed through 08/31/2025		$3,057.95	$0.00	$3,057.95	$30.58	$0.00	$0.00	$3,088.53

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Please contact Treasury Division at bfstreasmailbox@honolulu.gov or (808) 768-3980 if you have questions on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊞ 2025	$3,057.95	$0.00	$0.00	$0.00	$0.00	$3,057.95
⊞ 2024	$2,866.85	($2,866.85)	$0.00	$0.00	$0.00	$0.00
⊞ 2023	$2,580.20	($2,580.20)	$0.00	$0.00	$0.00	$0.00
⊞ 2022	$2,331.70	($2,331.70)	$0.00	$0.00	$0.00	$0.00
⊞ 2021	$2,102.10	($2,102.10)	$0.00	$0.00	$0.00	$0.00
⊞ 2020	$2,511.95	($2,511.95)	$0.00	$0.00	$0.00	$0.00
⊞ 2019	$2,249.10	($2,249.10)	$0.00	$0.00	$0.00	$0.00
⊞ 2018	$2,249.10	($2,249.10)	$0.00	$0.00	$0.00	$0.00
⊞ 2017	$2,249.10	($2,249.10)	$0.00	$0.00	$0.00	$0.00

How to calculate real property taxes

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Map



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Parcel Information

Parcel Number	360230060003
Location Address	5203 KEIKILANI CIR
Project Name	WAKEA KAI
Legal Information	UNIT C "WAKEA KAI" CONDO MAP 2309 TOG/UND COMMON INT WHICH INCLUDES THE LAND "THIS IS A SPATIAL UNIT
Property Class	RESIDENTIAL
Land Area (approximate sq ft)	8,587
Land Area (acres)	0.1971

Plat Map PDF GIS Parcel Map
(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrpmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names
L & K INVESTMENTS LLC Fee Owner

Assessment Information

⊞ Show Historical Tax Years

Tax Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2025	RESIDENTIAL	$900,900	$0	$0	$900,900	$0	$0	$0	$900,900	$0	$900,900

How to calculate real property taxes

The Assessment Information section contains records for the last 10 years.
For inquiries over 10 years and any other assessment data questions, please email the Real Property Assessment Division at bfsrpmailbox@honolulu.gov

Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
RESIDENTIAL	8,587	0.1971	

Department of Planning and Permitting (DPP)

Permit Information

Date	Permit Number	Reason	Permit Amount
5/6/2016	786353	NEW BUILDING	$1,500,000

Department of Planning and Permitting (DPP)

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/27/2015			FEE CONVEYANCE	Declaration of CPR, HPR, or Condo		12/03/2015	T9467259	735144	

Recent Sales in Area

Sale date range:

From: 08/19/2 To: 08/19/2

Search Sales by Neighborhood

Distance: 1500 Units: Feet Search Sales by Distance

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2025-1	Property Tax	08/20/2025	$1,576.58	$0.00	$1,576.58	$31.53	$0.00	$0.00	$1,608.11
2025 2	Property Tax	02/20/2026	$1,576.57	$0.00	$1,576.57	$0.00	$0.00	$0.00	$1,576.57
	Tax Bill with Interest computed through 08/31/2025		$3,153.15	$0.00	$3,153.15	$31.53	$0.00	$0.00	$3,184.68

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Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊞ 2025	$3,153.15	$0.00	$0.00	$0.00	$0.00	$3,153.15
⊞ 2024	$2,956.10	($2,956.10)	$0.00	$0.00	$0.00	$0.00
⊞ 2023	$2,660.35	($2,660.35)	$0.00	$0.00	$0.00	$0.00
⊞ 2022	$2,404.15	($2,404.15)	$0.00	$0.00	$0.00	$0.00
⊞ 2021	$2,167.90	($2,167.90)	$0.00	$0.00	$0.00	$0.00
⊞ 2020	$2,428.30	($2,428.30)	$0.00	$0.00	$0.00	$0.00
⊞ 2019	$2,142.00	($2,142.00)	$0.00	$0.00	$0.00	$0.00
⊞ 2018	$2,142.00	($2,142.00)	$0.00	$0.00	$0.00	$0.00
⊞ 2017	$2,142.00	($2,142.00)	$0.00	$0.00	$0.00	$0.00

How to calculate real property taxes

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Map



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Developed by SCHNEIDER GEOSPATIAL

Parcel Information

Parcel Number	360230060004
Location Address	5203 KEIKILANI CIR
Project Name	WAKEA KAI
Legal Information	UNIT D "WAKEA KAI" CONDO MAP 2309 TOG/UND COMMON INT WHICH INCLUDES THE LAND *THIS IS A SPATIAL UNIT
Property Class	RESIDENTIAL A
Land Area (approximate sq ft)	12,587
Land Area (acres)	0.2890

Plat Map PDF GIS Parcel Map
(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrpmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names
L & K INVESTMENTS LLC Fee Owner

Assessment Information

⊞ Show Historical Tax Years

Tax Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2025	RESIDENTIAL A	$1,124,900	$0	$0	$1,124,900	$0	$0	$0	$1,124,900	$0	$1,124,900

Note: ** record has changed from the original certified value or from a previously posted value

How to calculate real property taxes

The Assessment Information section contains records for the last 10 years.
For inquiries over 10 years and any other assessment data questions, please email the Real Property Assessment Division at bfsrpmailbox@honolulu.gov

Appeal Information

Year	Appeal Type Value	Scheduled Hearing Date *subject to change*	Status
2022	BOARD OF REVIEW	5/30/2024	Closed
2020	BOARD OF REVIEW	11/12/2020	Closed

Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
RESIDENTIAL	12,587	0.289	

Department of Planning and Permitting (DPP)

Permit Information

Date	Permit Number	Reason	Permit Amount
5/6/2016	786353	NEW BUILDING	$1,500,000

Department of Planning and Permitting (DPP)

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/27/2015			FEE CONVEYANCE	Declaration of CPR, HPR, or Condo		12/03/2015	T9467259	735144	

Recent Sales in Area

Sale date range:

From: 08/19/2 To: 08/19/2

Search Sales by Neighborhood

Distance: 1500 Units: Feet Search Sales by Distance

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2025-1	Property Tax	08/20/2025	$2,711.93	$0.00	$2,711.93	$54.24	$0.00	$0.00	$2,766.17
2025-2	Property Tax	02/20/2026	$2,711.93	$0.00	$2,711.93	$0.00	$0.00	$0.00	$2,711.93
	Tax Bill with Interest computed through 08/31/2025		$5,423.86	$0.00	$5,423.86	$54.24	$0.00	$0.00	$5,478.10

Pay online at www.rphnlpay.com
Other Payment Options Click Here

Please contact Treasury Division at bfstreasmailbox@honolulu.gov or (808) 768-3980 if you have questions on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊞ 2025	$5,423.86	$0.00	$0.00	$0.00	$0.00	$5,423.86
⊞ 2024	$4,622.44	($4,622.44)	$0.00	$0.00	$0.00	$0.00
⊞ 2023	$3,321.85	($3,321.85)	$0.00	$0.00	$0.00	$0.00
⊞ 2022	$3,001.95	($3,001.95)	$0.00	$0.00	$0.00	$0.00
⊞ 2021	$2,706.90	($2,706.90)	$0.00	$0.00	$0.00	$0.00
⊞ 2020	$3,234.00	($3,234.00)	$0.00	$0.00	$0.00	$0.00
⊞ 2019	$2,578.80	($2,578.80)	$0.00	$0.00	$0.00	$0.00
⊞ 2018	$2,578.80	($2,578.80)	$0.00	$0.00	$0.00	$0.00
⊞ 2017	$2,578.80	($2,578.80)	$0.00	$0.00	$0.00	$0.00

How to calculate real property taxes

The Historical Tax Information section displays records for the last 10 years. For real property tax information inquiries over 10 years, please contact the Treasury division at bfstreasmailbox@honolulu.gov or (808)768-3980.

Map



No data available for the following modules: Condominium/Apartment Unit Information, Dedications, Agricultural Assessment Information, Residential Improvement Information, Residential Additions, Commercial Improvement Information, Sketches, Other Building and Yard Improvements.

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Parcel Information

Parcel Number	360230060005
Location Address	5203 KEIKILANI CIR
Project Name	WAKEA KAI
Legal Information	UNIT E "WAKEA KAI" CONDO MAP 2309 TOG/UND COMMON INT WHICH INCLUDES THE LAND *THIS IS A SPATIAL UNIT
Property Class	RESIDENTIAL A
Land Area (approximate sq ft)	10,625
Land Area (acres)	0.2439

Plat Map PDF GIS Parcel Map
(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrpmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names
L & K INVESTMENTS LLC Fee Owner

Assessment Information

⊞ Show Historical Tax Years

Tax Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2025	RESIDENTIAL A	$1,015,000	$0	$0	$1,015,000	$0	$0	$0	$1,015,000	$0	$1,015,000

How to calculate real property taxes

The Assessment Information section contains records for the last 10 years.
For inquiries over 10 years and any other assessment data questions, please email the Real Property Assessment Division at bfsrpmailbox@honolulu.gov

Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
RESIDENTIAL	10,625	0.2439	

Department of Planning and Permitting (DPP)

Permit Information

Date	Permit Number	Reason	Permit Amount
5/6/2016	786353	NEW BUILDING	$1,500,000

Department of Planning and Permitting (DPP)

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/27/2015			FEE CONVEYANCE	Declaration of CPR, HPR, or Condo		12/03/2015	T9467259	735144	

Recent Sales in Area

Sale date range:

From: 08/19/2 **To:** 08/19/2

Search Sales by Neighborhood

Distance: 1500 **Units:** Feet

Search Sales by Distance

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2025-1	Property Tax	08/20/2025	$2,085.50	$0.00	$2,085.50	$41.71	$0.00	$0.00	$2,127.21
2025 2	Property Tax	02/20/2026	$2,085.50	$0.00	$2,085.50	$0.00	$0.00	$0.00	$2,085.50
	Tax Bill with Interest computed through 08/31/2025		$4,171.00	$0.00	$4,171.00	$41.71	$0.00	$0.00	$4,212.71

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Please contact Treasury Division at bfstreasmailbox@honolulu.gov or (808) 768-3980 if you have questions on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊞ 2025	$4,171.00	$0.00	$0.00	$0.00	$0.00	$4,171.00
⊞ 2024	$3,330.60	($3,330.60)	$0.00	$0.00	$0.00	$0.00
⊞ 2023	$2,997.40	($2,997.40)	$0.00	$0.00	$0.00	$0.00
⊞ 2022	$2,708.65	($2,708.65)	$0.00	$0.00	$0.00	$0.00
⊞ 2021	$2,442.30	($2,442.30)	$0.00	$0.00	$0.00	$0.00
⊞ 2020	$2,918.30	($2,918.30)	$0.00	$0.00	$0.00	$0.00
⊞ 2019	$2,434.60	($2,434.60)	$0.00	$0.00	$0.00	$0.00
⊞ 2018	$2,434.60	($2,434.60)	$0.00	$0.00	$0.00	$0.00
⊞ 2017	$2,434.60	($2,434.60)	$0.00	$0.00	$0.00	$0.00

How to calculate real property taxes

The Historical Tax Information section displays records for the last 10 years. For real property tax information inquiries over 10 years, please contact the Treasury division at bfstreasmailbox@honolulu.gov or (808)768-3980.

Map



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Parcel Information

Parcel Number	360230060006
Location Address	5203 KEIKILANI CIR
Project Name	WAKEA KAI
Legal Information	UNIT F "WAKEA KAI" CONDO MAP 2309 TOG/UND COMMON INT WHICH INCLUDES THE LAND *THIS IS A SPATIAL UNIT
Property Class	RESIDENTIAL
Land Area (approximate sq ft)	9,728
Land Area (acres)	0.2233

Plat Map PDF GIS Parcel Map
(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrpmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names
L & K INVESTMENTS LLC Fee Owner

Assessment Information

⊞ Show Historical Tax Years

Tax Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2025	RESIDENTIAL	$964,800	$0	$0	$964,800	$0	$0	$0	$964,800	$0	$964,800

How to calculate real property taxes

The Assessment Information section contains records for the last 10 years.
For inquiries over 10 years and any other assessment data questions, please email the Real Property Assessment Division at bfsrpmailbox@honolulu.gov

Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
RESIDENTIAL	9,728	0.2233	

Department of Planning and Permitting (DPP)

Permit Information

Date	Permit Number	Reason	Permit Amount
5/6/2016	786353	NEW BUILDING	$1,500,000

Department of Planning and Permitting (DPP)

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/27/2015			FEE CONVEYANCE	Declaration of CPR, HPR, or Condo		12/03/2015	T9467259	735144	

Recent Sales in Area

Sale date range:

From: 08/19/2 To: 08/19/2

Search Sales by Neighborhood

Distance: 1500 Units: Feet Search Sales by Distance

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2025-1	Property Tax	08/20/2025	$1,688.40	$0.00	$1,688.40	$33.77	$0.00	$0.00	$1,722.17
2025 2	Property Tax	02/20/2026	$1,688.40	$0.00	$1,688.40	$0.00	$0.00	$0.00	$1,688.40
	Tax Bill with Interest computed through 08/31/2025		$3,376.80	$0.00	$3,376.80	$33.77	$0.00	$0.00	$3,410.57

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Please contact Treasury Division at bfstreasmailbox@honolulu.gov or (808) 768-3980 if you have questions on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊞ 2025	$3,376.80	$0.00	$0.00	$0.00	$0.00	$3,376.80
⊞ 2024	$3,165.75	($3,165.75)	$0.00	$0.00	$0.00	$0.00
⊞ 2023	$2,849.00	($2,849.00)	$0.00	$0.00	$0.00	$0.00
⊞ 2022	$2,574.60	($2,574.60)	$0.00	$0.00	$0.00	$0.00
⊞ 2021	$2,321.55	($2,321.55)	$0.00	$0.00	$0.00	$0.00
⊞ 2020	$2,773.75	($2,773.75)	$0.00	$0.00	$0.00	$0.00
⊞ 2019	$2,368.80	($2,368.80)	$0.00	$0.00	$0.00	$0.00
⊞ 2018	$2,368.80	($2,368.80)	$0.00	$0.00	$0.00	$0.00
⊞ 2017	$2,368.80	($2,368.80)	$0.00	$0.00	$0.00	$0.00

How to calculate real property taxes

The Historical Tax Information section displays records for the last 10 years. For real property tax information inquiries over 10 years, please contact the Treasury division at bfstreasmailbox@honolulu.gov or (808)768-3980.

Map



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Parcel Information

Parcel Number	360230060007
Location Address	5203 KEIKILANI CIR
Project Name	WAKEA KAI
Legal Information	UNIT G "WAKEA KAI" CONDO MAP 2309 TOG/UND COMMON INT WHICH INCLUDES THE LAND *THIS IS A SPATIAL UNIT
Property Class	RESIDENTIAL A
Land Area (approximate sq ft)	10,402
Land Area (acres)	0.2388

Plat Map PDF GIS Parcel Map
(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrpmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names
L & K INVESTMENTS LLC Fee Owner

Assessment Information

⊞ Show Historical Tax Years

Tax Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2025	RESIDENTIAL A	$1,002,500	$0	$0	$1,002,500	$0	$0	$0	$1,002,500	$0	$1,002,500

How to calculate real property taxes

The Assessment Information section contains records for the last 10 years.
For inquiries over 10 years and any other assessment data questions, please email the Real Property Assessment Division at bfsrpmailbox@honolulu.gov

Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
RESIDENTIAL	10,402	0.2388	

Department of Planning and Permitting (DPP)

Permit Information

Date	Permit Number	Reason	Permit Amount
5/6/2016	786353	NEW BUILDING	$1,500,000

Department of Planning and Permitting (DPP)

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/27/2015			FEE CONVEYANCE	Declaration of CPR, HPR, or Condo		12/03/2015	T9467259	735144	

Recent Sales in Area

Sale date range:

From: 08/19/2 **To:** 08/19/2

Search Sales by Neighborhood

Distance: 1500 **Units:** Feet

Search Sales by Distance

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2025-1	Property Tax	08/20/2025	$2,014.25	$0.00	$2,014.25	$40.29	$0.00	$0.00	$2,054.54
2025 2	Property Tax	02/20/2026	$2,014.25	$0.00	$2,014.25	$0.00	$0.00	$0.00	$2,014.25
	Tax Bill with Interest computed through 08/31/2025		$4,028.50	$0.00	$4,028.50	$40.29	$0.00	$0.00	$4,068.79

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Please contact Treasury Division at bfstreasmailbox@honolulu.gov or (808) 768-3980 if you have questions on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊞ 2025	$4,028.50	$0.00	$0.00	$0.00	$0.00	$4,028.50
⊞ 2024	$3,289.65	($3,289.65)	$0.00	$0.00	$0.00	$0.00
⊞ 2023	$2,960.65	($2,960.65)	$0.00	$0.00	$0.00	$0.00
⊞ 2022	$2,675.40	($2,675.40)	$0.00	$0.00	$0.00	$0.00
⊞ 2021	$2,412.20	($2,412.20)	$0.00	$0.00	$0.00	$0.00
⊞ 2020	$2,882.25	($2,882.25)	$0.00	$0.00	$0.00	$0.00
⊞ 2019	$2,418.15	($2,418.15)	$0.00	$0.00	$0.00	$0.00
⊞ 2018	$2,418.15	($2,418.15)	$0.00	$0.00	$0.00	$0.00
⊞ 2017	$2,418.15	($2,418.15)	$0.00	$0.00	$0.00	$0.00

How to calculate real property taxes

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Map



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Parcel Information

Parcel Number	360230060008
Location Address	5203 KEIKILANI CIR
Project Name	WAKEA KAI
Legal Information	UNIT H "WAKEA KAI" CONDO MAP 2309 TOG/UND COMMON INT WHICH INCLUDES THE LAND *THIS IS A SPATIAL UNIT
Property Class	RESIDENTIAL A
Land Area (approximate sq ft)	51,871
Land Area (acres)	1.1908

Plat Map PDF GIS Parcel Map
(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrpmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names
L & K INVESTMENTS LLC Fee Owner

Assessment Information

⊞ Show Historical Tax Years

Tax Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2025	RESIDENTIAL A	$2,374,800	$0	$0	$2,374,800	$0	$0	$0	$2,374,800	$0	$2,374,800

Note: ** record has changed from the original certified value or from a previously posted value

How to calculate real property taxes

The Assessment Information section contains records for the last 10 years.
For inquiries over 10 years and any other assessment data questions, please email the Real Property Assessment Division at bfsrpmailbox@honolulu.gov

Appeal Information

Year	Appeal Type Value	Scheduled Hearing Date *subject to change*	Status
2022	BOARD OF REVIEW	5/30/2024	Closed
2020	BOARD OF REVIEW	11/12/2020	Closed

Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
RESIDENTIAL	51,871	1.1908	

Department of Planning and Permitting (DPP)

Permit Information

Date	Permit Number	Reason	Permit Amount
5/6/2016	786353	NEW BUILDING	$1,500,000

Department of Planning and Permitting (DPP)

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/27/2015			FEE CONVEYANCE	Declaration of CPR, HPR, or Condo		12/03/2015	T9467259	735144	

Recent Sales in Area

Sale date range:

From: 08/19/2 To: 08/19/2

Search Sales by Neighborhood

Distance: 1500 Units: Feet Search Sales by Distance

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2025-1	Property Tax	08/20/2025	$9,836.36	$0.00	$9,836.36	$196.73	$0.00	$0.00	$10,033.09
2025-2	Property Tax	02/20/2026	$9,836.36	$0.00	$9,836.36	$0.00	$0.00	$0.00	$9,836.36
	Tax Bill with Interest computed through 08/31/2025		$19,672.72	$0.00	$19,672.72	$196.73	$0.00	$0.00	$19,869.45

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Please contact Treasury Division at bfstreasmailbox@honolulu.gov or (808) 768-3980 if you have questions on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊞ 2025	$19,672.72	$0.00	$0.00	$0.00	$0.00	$19,672.72
⊞ 2024	$17,980.96	($17,980.96)	$0.00	$0.00	$0.00	$0.00
⊞ 2023	$15,443.32	($15,443.32)	$0.00	$0.00	$0.00	$0.00
⊞ 2022	$13,013.40	($13,013.40)	$0.00	$0.00	$0.00	$0.00
⊞ 2021	$11,143.35	($11,143.35)	$0.00	$0.00	$0.00	$0.00
⊞ 2020	$22,676.55	($22,676.55)	$0.00	$0.00	$0.00	$0.00
⊞ 2019	$10,398.90	($10,398.90)	$0.00	$0.00	$0.00	$0.00
⊞ 2018	$9,556.20	($9,556.20)	$0.00	$0.00	$0.00	$0.00
⊞ 2017	$9,556.20	($9,556.20)	$0.00	$0.00	$0.00	$0.00

How to calculate real property taxes

The Historical Tax Information section displays records for the last 10 years. For real property tax information inquiries over 10 years, please contact the Treasury division at bfstreasmailbox@honolulu.gov or (808)768-3980.

Map



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PRELIMINARY REPORT
(No Liability Hereunder)

This report (and any revisions thereto) is issued solely for the convenience of the titleholder, the titleholder's agent, counsel, purchaser or mortgagee, or the person ordering it for the purpose of facilitating the issuance of a policy of title insurance by Title Guaranty of Hawaii, LLC and no liability will arise under this report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports that, subject to those matters set forth in Schedule "B" hereof, the title to the estate or interest to the land described in Schedule "C" hereof is vested in:

L & K INVESTMENTS, LLC,
a Hawaii limited liability company,
as Fee Owner

This report is dated as of June 21, 2022 at 8:00 a.m.

Inquiries concerning escrow should be directed to:
Escrow Officer - Jeremy Trueblood; Office: (808) 521-0208
Email: jtrueblood@tghawaii.com

Inquiries concerning this report should be directed to:
Title Officer - Andrew Fortini; Office: (808)533-5809
Email: AFortini@TGHAWAII.COM
Please reference Order No. 7311262366, Escrow No.

SCHEDULE B
EXCEPTIONS

1. Real Property Taxes, if any, that may be due and owing.

   Tax Key: (1) 3-6-023-006 C.P.R. No. 0001 Apt. No. A

   Tax Classification: RESIDENTIAL A

   Street Address : 5203 KEIKILANI CIRCLE, #A, HONOLULU, HAWAII 96821

2. Mineral and water rights of any nature.

3. MORTGAGE, SECURITY AGREEMENT, FINANCING STATEMENT AND FIXTURE FILING

   MORTGAGOR : L&K INVESTMENTS, LLC, a Hawaii limited liability company

   MORTGAGEE : JAMES J. PAPPAS, Trustee of the James J. Pappas Trust dated April 11, 1988

   DATED : --- (acknowledged April 18, 2012)
   FILED : Land Court Document No. T-8155440
   AMOUNT : $2,200,000.00 - covers the apartment herein above, besides other apartments

4. MORTGAGE

   MORTGAGOR : L AND K INVESTMENTS LLC, a Hawaii limited liability company

   MORTGAGEE : LIFTFORWARD INC, a Delaware corporation

   DATED : April 28, 2017
   RECORDED : Document No. A-63270718
   AMOUNT : $309,000.00 - covers the apartment herein above, besides other apartments

Said instrument is not filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

5. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR "WAKEA KAI" CONDOMINIUM PROJECT

DATED : November 27, 2015
FILED : Land Court Document No. T-9467259
MAP : 2309 and any amendments thereto

-Note:- Title Guaranty of Hawaii, Incorporated, is unable to locate of record an Amendment to the Declaration of Condominium Property Regime setting forth the Redesignation of the Common Element shown as Easement "4", as set forth on Condominium Map 2309 affecting Units B and C.

6. The terms and provisions contained in the following:

INSTRUMENT : BY-LAWS OF THE ASSOCIATION OF "UNIT" OWNERS

DATED : November 27, 2015
FILED : Land Court Document No. T-9467260

7. The terms and provisions contained in the following:

INSTRUMENT : ENCROACHMENT AGREEMENT AND LICENSE

DATED : April 27, 2017
FILED : Land Court Document No. T-9989124
PARTIES : LINDA CHAO-LING TSU and GARY TZE-CHANG TSU, wife and husband, "First Party", and L & K INVESTMENTS, LLC, a Hawaii limited liability company, "Second Party"

8. MORTGAGE

MORTGAGOR : L & K INVESTMENTS, LLC, a Hawaii limited liability company

MORTGAGEE : LIFTFORWARD, INC., a Delaware corporation

DATED : January 5, 2018
FILED : Land Court Document No. T-10409067
AMOUNT : $515,000.00 - covers the apartment herein above, besides other apartments

9. The Final Public Report for the WAKEA KAI condominium project is not filed in the Real Estate Commission of the Department of Commerce and Consumer Affairs.

10. No insurance can be provided on a specific unit in Condominium Project until a legal description for the unit has been provided and this title report has been updated.

11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

12. Any unrecorded leases and matters arising from or affecting the same.

13. Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the land described in Schedule C herein.

END OF SCHEDULE B

SCHEDULE C

All of that certain parcel of land situate at Wailupe, Honolulu, City and County of Honolulu, State of Hawaii, described as follows:

LOT 2, area 126,663 square feet, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 134 of Marie Byrne Jennings

Being land(s) described in Transfer Certificate of Title No. 735,144 issued to L & K INVESTMENTS, LLC, a Hawaii limited liability company.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED (BY WAY OF EXCHANGE)

GRANTOR : KATHERINE DRISCOLL ZOELLNER, wife of Richard Fred Zoellner, JOHN JENNINGS DRISCOLL, unmarried, MICHAEL PATRICK DRISCOLL, unmarried, and PATRICIA JENNINGS CAMPBELL (also known as PATRICIA J. CAMPBELL, and formerly known as PATRICIA JENNINGS MORRISS), wife of Allan MacPherson Campbell, in her Individual capacity and as Trustee under that certain unrecorded Revocable Trust of Patricia J. Morriss dated November 18, 1985

GRANTEE : L & K INVESTMENTS LLC, a Hawaii limited liability company

DATED : February 8, 2005
FILED : Land Court Document No. 3230837

Together with a non-exclusive easement for roadway, utility lines, drainage and facilities purposes under, through and across Lot 7, as shown on Map 10, of Land Court Application No. 1032 (amended) of Robert Hind, Limited, granted by instrument dated January 25, 2007, filed as Land Court Document No. 3949663; and subject to the terms and provisions contained therein.

-Note:- The aforementioned premises has been divided into 8 units more particularly described in the Declaration of Condominium Property Regime dated November 27, 2015, filed as Land Court Document No. T-9467259, and shown on Condominium Map No.

2309, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

END OF SCHEDULE C

GENERAL NOTES

1. There is hereby omitted from any covenants, conditions and reservations contained herein any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Lawful restrictions under state or federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

GUIDELINES FOR THE ISSUANCE OF INSURANCE

A. Taxes shown in Schedule B are as of the date such information is available from the taxing authority. Evidence of payment of all taxes and assessments subsequent to such date must be provided prior to recordation.

B. Evidence of authority regarding the execution of all documents pertaining to the transaction is required prior to recordation. This includes corporate resolutions, copies of partnership agreements, powers of attorney and trust instruments.

C. If an entity (corporation, partnership, limited liability company, etc.) is not registered in Hawaii, evidence of its formation and existence under the laws where such entity is formed must be presented prior to recordation.

D. If the transaction involves a construction loan, the following is required:

   (1) a letter confirming that there is no construction prior to recordation; or

   (2) if there is such construction, appropriate indemnity agreements, financial statements and other relevant information from the owner, developer, general contractor and major sub-contractors must be submitted to the Company for approval at least one week prior to the anticipated date of recordation.

   Forms are available upon request from the Company.

E. Chapter 669, Hawaii Revised Statutes, sets forth acceptable tolerances for discrepancies in structures or improvements relative to private property boundaries for various classes of real property. If your survey map shows a position discrepancy that falls within the tolerances of Chapter 669, call your title officer as affirmative coverage may be available to insured lenders.

F. The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in connection with this transaction.

G. If a policy of title insurance is issued, it will exclude from coverage all matters set forth in Schedule B of this report and in the printed Exclusions from Coverage contained in an ALTA policy or in the Hawaii Standard Owner's Policy, as applicable. Different forms may have different exclusions and should be reviewed. Copies of the policy forms are available upon request from the Company or on our website at www.tghawaii.com.

H. Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

DATE PRINTED: 06/24/2022

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION	ZONE	SECTION	PLAT	PARCEL	HPR NO.
(1)	3	6	023	006	0001

CLASS: RESIDENTIAL AREA ASSESSED: 7,317 SF

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2022

The records of this division show the assessed values and taxes on the property designated by Tax Key shown above are as follows:

BUILDING	$	0
EXEMPTION	$	0
NET VALUE	$	0
LAND	$	632,700
EXEMPTION	$	0
NET VALUE	$	632,700
TOTAL NET VALUE	$	632,700

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 02/20/2022

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2021	2	998.37				998.37	PAID
2021	1	998.38				998.38	PAID
2020	2	1,192.80				1,192.80	PAID
2020	1	1,192.80				1,192.80	PAID

The real property tax information provided is based on information furnished by the respective counties, is deemed reliable but not guaranteed, and no warranties are given express or implied. Billing and tax collection details may have changed. Please refer to the appropriate county real property tax offices for any further information or updates for the subject property.

PRELIMINARY REPORT
(No Liability Hereunder)

This report (and any revisions thereto) is issued solely for the convenience of the titleholder, the titleholder's agent, counsel, purchaser or mortgagee, or the person ordering it for the purpose of facilitating the issuance of a policy of title insurance by Title Guaranty of Hawaii, LLC and no liability will arise under this report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports that, subject to those matters set forth in Schedule "B" hereof, the title to the estate or interest to the land described in Schedule "C" hereof is vested in:

L & K INVESTMENTS, LLC,
a Hawaii limited liability company,
as Fee Owner

This report is dated as of June 21, 2022 at 8:00 a.m.

Inquiries concerning escrow should be directed to:
Escrow Officer - Jeremy Trueblood; Office: (808) 521-0208
Email: jtrueblood@tghawaii.com

Inquiries concerning this report should be directed to:
Title Officer - Andrew Fortini; Office: (808)533-5809
Email: AFortini@TGHAWAII.COM
Please reference Order No. 7311262367, Escrow No.

SCHEDULE B
EXCEPTIONS

1. Real Property Taxes, if any, that may be due and owing.

   Tax Key: (1) 3-6-023-006 C.P.R. No. 0002 Apt. No. B

   Tax Classification: RESIDENTIAL A

   Street Address : 5203 KEIKILANI CIRCLE, #B, HONOLULU, HAWAII 96821

2. Mineral and water rights of any nature.

3. MORTGAGE, SECURITY AGREEMENT, FINANCING STATEMENT AND FIXTURE FILING

   MORTGAGOR : L&K INVESTMENTS, LLC, a Hawaii limited liability company

   MORTGAGEE : JAMES J. PAPPAS, Trustee of the James J. Pappas Trust dated April 11, 1988

   DATED : --- (acknowledged April 18, 2012)
   FILED : Land Court Document No. T-8155440
   AMOUNT : $2,200,000.00 - covers the apartment herein above, besides other apartments

4. MORTGAGE

   MORTGAGOR : L AND K INVESTMENTS LLC, a Hawaii limited liability company

   MORTGAGEE : LIFTFORWARD INC, a Delaware corporation

   DATED : April 28, 2017
   RECORDED : Document No. A-63270718
   AMOUNT : $309,000.00 - covers the apartment herein above, besides other apartments

Said instrument is not filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

5. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR "WAKEA KAI" CONDOMINIUM PROJECT

DATED : November 27, 2015
FILED : Land Court Document No. T-9467259
MAP : 2309 and any amendments thereto

-Note:- Title Guaranty of Hawaii, Incorporated, is unable to locate of record an Amendment to the Declaration of Condominium Property Regime setting forth the Redesignation of the Common Element shown as Easement "4", as set forth on Condominium Map 2309 affecting Units B and C.

6. The terms and provisions contained in the following:

INSTRUMENT : BY-LAWS OF THE ASSOCIATION OF "UNIT" OWNERS

DATED : November 27, 2015
FILED : Land Court Document No. T-9467260

7. The terms and provisions contained in the following:

INSTRUMENT : ENCROACHMENT AGREEMENT AND LICENSE

DATED : April 27, 2017
FILED : Land Court Document No. T-9989124
PARTIES : LINDA CHAO-LING TSU and GARY TZE-CHANG TSU, wife and husband, "First Party", and L & K INVESTMENTS, LLC, a Hawaii limited liability company, "Second Party"

8. MORTGAGE

MORTGAGOR : L & K INVESTMENTS, LLC, a Hawaii limited liability company

MORTGAGEE : LIFTFORWARD, INC., a Delaware corporation

DATED : January 5, 2018
FILED : Land Court Document No. T-10409067
AMOUNT : $515,000.00 - covers the apartment herein above, besides other apartments

9. The Final Public Report for the WAKEA KAI condominium project is not filed in the Real Estate Commission of the Department of Commerce and Consumer Affairs.

10. No insurance can be provided on a specific unit in Condominium Project until a legal description for the unit has been provided and this title report has been updated.

11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

12. Any unrecorded leases and matters arising from or affecting the same.

13. Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the land described in Schedule C herein.

END OF SCHEDULE B

SCHEDULE C

All of that certain parcel of land situate at Wailupe, Honolulu, City and County of Honolulu, State of Hawaii, described as follows:

LOT 2, area 126,663 square feet, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 134 of Marie Byrne Jennings

Being land(s) described in Transfer Certificate of Title No. 735,144 issued to L & K INVESTMENTS, LLC, a Hawaii limited liability company.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED (BY WAY OF EXCHANGE)

GRANTOR : KATHERINE DRISCOLL ZOELLNER, wife of Richard Fred Zoellner, JOHN JENNINGS DRISCOLL, unmarried, MICHAEL PATRICK DRISCOLL, unmarried, and PATRICIA JENNINGS CAMPBELL (also known as PATRICIA J. CAMPBELL, and formerly known as PATRICIA JENNINGS MORRISS), wife of Allan MacPherson Campbell, in her Individual capacity and as Trustee under that certain unrecorded Revocable Trust of Patricia J. Morriss dated November 18, 1985

GRANTEE : L & K INVESTMENTS LLC, a Hawaii limited liability company

DATED : February 8, 2005
FILED : Land Court Document No. 3230837

Together with a non-exclusive easement for roadway, utility lines, drainage and facilities purposes under, through and across Lot 7, as shown on Map 10, of Land Court Application No. 1032 (amended) of Robert Hind, Limited, granted by instrument dated January 25, 2007, filed as Land Court Document No. 3949663; and subject to the terms and provisions contained therein.

-Note:- The aforementioned premises has been divided into 8 units more particularly described in the Declaration of Condominium Property Regime dated November 27, 2015, filed as Land Court Document No. T-9467259, and shown on Condominium Map No.

2309, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

END OF SCHEDULE C

GENERAL NOTES

1. There is hereby omitted from any covenants, conditions and reservations contained herein any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Lawful restrictions under state or federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

GUIDELINES FOR THE ISSUANCE OF INSURANCE

A. Taxes shown in Schedule B are as of the date such information is available from the taxing authority. Evidence of payment of all taxes and assessments subsequent to such date must be provided prior to recordation.

B. Evidence of authority regarding the execution of all documents pertaining to the transaction is required prior to recordation. This includes corporate resolutions, copies of partnership agreements, powers of attorney and trust instruments.

C. If an entity (corporation, partnership, limited liability company, etc.) is not registered in Hawaii, evidence of its formation and existence under the laws where such entity is formed must be presented prior to recordation.

D. If the transaction involves a construction loan, the following is required:

   (1) a letter confirming that there is no construction prior to recordation; or

   (2) if there is such construction, appropriate indemnity agreements, financial statements and other relevant information from the owner, developer, general contractor and major sub-contractors must be submitted to the Company for approval at least one week prior to the anticipated date of recordation.

   Forms are available upon request from the Company.

E. Chapter 669, Hawaii Revised Statutes, sets forth acceptable tolerances for discrepancies in structures or improvements relative to private property boundaries for various classes of real property. If your survey map shows a position discrepancy that falls within the tolerances of Chapter 669, call your title officer as affirmative coverage may be available to insured lenders.

F. The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in connection with this transaction.

G. If a policy of title insurance is issued, it will exclude from coverage all matters set forth in Schedule B of this report and in the printed Exclusions from Coverage contained in an ALTA policy or in the Hawaii Standard Owner's Policy, as applicable. Different forms may have different exclusions and should be reviewed. Copies of the policy forms are available upon request from the Company or on our website at www.tghawaii.com.

H. Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

DATE PRINTED: 06/24/2022

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION	ZONE	SECTION	PLAT	PARCEL	HPR NO.
(1)	3	6	023	006	0002

CLASS: RESIDENTIAL AREA ASSESSED: 8,101 SF

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2022

The records of this division show the assessed values and taxes on the property designated by Tax Key shown above are as follows:

BUILDING	$	0
EXEMPTION	$	0
NET VALUE	$	0
LAND	$	666,200
EXEMPTION	$	0
NET VALUE	$	666,200
TOTAL NET VALUE	$	666,200

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 02/20/2022

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2021	2	1,051.05				1,051.05	PAID
2021	1	1,051.05				1,051.05	PAID
2020	2	1,255.97				1,255.97	PAID
2020	1	1,255.98				1,255.98	PAID

The real property tax information provided is based on information furnished by the respective counties, is deemed reliable but not guaranteed, and no warranties are given express or implied. Billing and tax collection details may have changed. Please refer to the appropriate county real property tax offices for any further information or updates for the subject property.

PRELIMINARY REPORT
(No Liability Hereunder)

This report (and any revisions thereto) is issued solely for the convenience of the titleholder, the titleholder's agent, counsel, purchaser or mortgagee, or the person ordering it for the purpose of facilitating the issuance of a policy of title insurance by Title Guaranty of Hawaii, LLC and no liability will arise under this report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports that, subject to those matters set forth in Schedule "B" hereof, the title to the estate or interest to the land described in Schedule "C" hereof is vested in:

L & K INVESTMENTS, LLC,
a Hawaii limited liability company,
as Fee Owner

This report is dated as of June 21, 2022 at 8:00 a.m.

Inquiries concerning escrow should be directed to:
Escrow Officer - Jeremy Trueblood; Office: (808) 521-0208
Email: jtrueblood@tghawaii.com

Inquiries concerning this report should be directed to:
Title Officer - Andrew Fortini; Office: (808)533-5809
Email: AFortini@TGHAWAII.COM
Please reference Order No. 7311262368, Escrow No.

SCHEDULE B
EXCEPTIONS

1. Real Property Taxes, if any, that may be due and owing.

   Tax Key: (1) 3-6-023-006 C.P.R. No. 0003 Apt. No. C

   Tax Classification: RESIDENTIAL A

   Street Address : 5203 KEIKILANI CIRCLE, #C, HONOLULU, HAWAII 96821

2. Mineral and water rights of any nature.

3. MORTGAGE, SECURITY AGREEMENT, FINANCING STATEMENT AND FIXTURE FILING

   MORTGAGOR : L&K INVESTMENTS, LLC, a Hawaii limited liability company

   MORTGAGEE : JAMES J. PAPPAS, Trustee of the James J. Pappas Trust dated April 11, 1988

   DATED : --- (acknowledged April 18, 2012)
   FILED : Land Court Document No. T-8155440
   AMOUNT : $2,200,000.00 - covers the apartment herein above, besides other apartments

4. MORTGAGE

   MORTGAGOR : L AND K INVESTMENTS LLC, a Hawaii limited liability company

   MORTGAGEE : LIFTFORWARD INC, a Delaware corporation

   DATED : April 28, 2017
   RECORDED : Document No. A-63270718
   AMOUNT : $309,000.00 - covers the apartment herein above, besides other apartments

Said instrument is not filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

5. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR "WAKEA KAI" CONDOMINIUM PROJECT

DATED : November 27, 2015
FILED : Land Court Document No. T-9467259
MAP : 2309 and any amendments thereto

-Note:- Title Guaranty of Hawaii, Incorporated, is unable to locate of record an Amendment to the Declaration of Condominium Property Regime setting forth the Redesignation of the Common Element shown as Easement "4", as set forth on Condominium Map 2309 affecting Units B and C.

6. The terms and provisions contained in the following:

INSTRUMENT : BY-LAWS OF THE ASSOCIATION OF "UNIT" OWNERS

DATED : November 27, 2015
FILED : Land Court Document No. T-9467260

7. The terms and provisions contained in the following:

INSTRUMENT : ENCROACHMENT AGREEMENT AND LICENSE

DATED : April 27, 2017
FILED : Land Court Document No. T-9989124
PARTIES : LINDA CHAO-LING TSU and GARY TZE-CHANG TSU, wife and husband, "First Party", and L & K INVESTMENTS, LLC, a Hawaii limited liability company, "Second Party"

8. MORTGAGE

MORTGAGOR : L & K INVESTMENTS, LLC, a Hawaii limited liability company

MORTGAGEE : LIFTFORWARD, INC., a Delaware corporation

DATED : January 5, 2018
FILED : Land Court Document No. T-10409067
AMOUNT : $515,000.00 - covers the apartment herein above, besides other apartments

9. The Final Public Report for the WAKEA KAI condominium project is not filed in the Real Estate Commission of the Department of Commerce and Consumer Affairs.

10. No insurance can be provided on a specific unit in Condominium Project until a legal description for the unit has been provided and this title report has been updated.

11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

12. Any unrecorded leases and matters arising from or affecting the same.

13. Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the land described in Schedule C herein.

END OF SCHEDULE B

SCHEDULE C

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GRANTEE : L & K INVESTMENTS LLC, a Hawaii limited liability company

DATED : February 8, 2005
FILED : Land Court Document No. 3230837

Together with a non-exclusive easement for roadway, utility lines, drainage and facilities purposes under, through and across Lot 7, as shown on Map 10, of Land Court Application No. 1032 (amended) of Robert Hind, Limited, granted by instrument dated January 25, 2007, filed as Land Court Document No. 3949663; and subject to the terms and provisions contained therein.

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END OF SCHEDULE C

GENERAL NOTES

1. There is hereby omitted from any covenants, conditions and reservations contained herein any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Lawful restrictions under state or federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

GUIDELINES FOR THE ISSUANCE OF INSURANCE

A. Taxes shown in Schedule B are as of the date such information is available from the taxing authority. Evidence of payment of all taxes and assessments subsequent to such date must be provided prior to recordation.

B. Evidence of authority regarding the execution of all documents pertaining to the transaction is required prior to recordation. This includes corporate resolutions, copies of partnership agreements, powers of attorney and trust instruments.

C. If an entity (corporation, partnership, limited liability company, etc.) is not registered in Hawaii, evidence of its formation and existence under the laws where such entity is formed must be presented prior to recordation.

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DATE PRINTED: 06/24/2022

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION	ZONE	SECTION	PLAT	PARCEL	HPR NO.
(1)	3	6	023	006	0003

CLASS: RESIDENTIAL AREA ASSESSED: 8,587 SF

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2022

The records of this division show the assessed values and taxes on the property designated by Tax Key shown above are as follows:

BUILDING	$	0
EXEMPTION	$	0
NET VALUE	$	0
LAND	$	686,900
EXEMPTION	$	0
NET VALUE	$	686,900
TOTAL NET VALUE	$	686,900

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 02/20/2022

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2021	2	1,083.95				1,083.95	PAID
2021	1	1,083.95				1,083.95	PAID
2020	2	1,214.15				1,214.15	PAID
2020	1	1,214.15				1,214.15	PAID

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PRELIMINARY REPORT
(No Liability Hereunder)

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SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports that, subject to those matters set forth in Schedule "B" hereof, the title to the estate or interest to the land described in Schedule "C" hereof is vested in:

L & K INVESTMENTS, LLC,
a Hawaii limited liability company,
as Fee Owner

This report is dated as of June 21, 2022 at 8:00 a.m.

Inquiries concerning escrow should be directed to:
Escrow Officer - Jeremy Trueblood; Office: (808) 521-0208
Email: jtrueblood@tghawaii.com

Inquiries concerning this report should be directed to:
Title Officer - Andrew Fortini; Office: (808)533-5809
Email: AFortini@TGHAWAII.COM
Please reference Order No. 7311262369, Escrow No.

SCHEDULE B
EXCEPTIONS

1. Real Property Taxes, if any, that may be due and owing.

   Tax Key: (1) 3-6-023-006 C.P.R. No. 0004 Apt. No. D

   Tax Classification: RESIDENTIAL

   Street Address : 5203 KEIKILANI CIRCLE, #D, HONOLULU, HAWAII 96821

2. Mineral and water rights of any nature.

3. MORTGAGE, SECURITY AGREEMENT, FINANCING STATEMENT AND FIXTURE FILING

   MORTGAGOR : L&K INVESTMENTS, LLC, a Hawaii limited liability company

   MORTGAGEE : JAMES J. PAPPAS, Trustee of the James J. Pappas Trust dated April 11, 1988

   DATED : --- (acknowledged April 18, 2012)
   FILED : Land Court Document No. T-8155440
   AMOUNT : $2,200,000.00 - covers the apartment herein above, besides other apartments

4. MORTGAGE

   MORTGAGOR : L AND K INVESTMENTS LLC, a Hawaii limited liability company

   MORTGAGEE : LIFTFORWARD INC, a Delaware corporation

   DATED : April 28, 2017
   RECORDED : Document No. A-63270718
   AMOUNT : $309,000.00 - covers the apartment herein above, besides other apartments

Said instrument is not filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

5. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR "WAKEA KAI" CONDOMINIUM PROJECT

DATED : November 27, 2015
FILED : Land Court Document No. T-9467259
MAP : 2309 and any amendments thereto

-Note:- Title Guaranty of Hawaii, Incorporated, is unable to locate of record an Amendment to the Declaration of Condominium Property Regime setting forth the Redesignation of the Common Element shown as Easement "4", as set forth on Condominium Map 2309 affecting Units B and C.

6. The terms and provisions contained in the following:

INSTRUMENT : BY-LAWS OF THE ASSOCIATION OF "UNIT" OWNERS

DATED : November 27, 2015
FILED : Land Court Document No. T-9467260

7. The terms and provisions contained in the following:

INSTRUMENT : ENCROACHMENT AGREEMENT AND LICENSE

DATED : April 27, 2017
FILED : Land Court Document No. T-9989124
PARTIES : LINDA CHAO-LING TSU and GARY TZE-CHANG TSU, wife and husband, "First Party", and L & K INVESTMENTS, LLC, a Hawaii limited liability company, "Second Party"

8. MORTGAGE

MORTGAGOR : L & K INVESTMENTS, LLC, a Hawaii limited liability company

MORTGAGEE : LIFTFORWARD, INC., a Delaware corporation

DATED : January 5, 2018
FILED : Land Court Document No. T-10409067
AMOUNT : $515,000.00 - covers the apartment herein above, besides other apartments

9. The Final Public Report for the WAKEA KAI condominium project is not filed in the Real Estate Commission of the Department of Commerce and Consumer Affairs.

10. No insurance can be provided on a specific unit in Condominium Project until a legal description for the unit has been provided and this title report has been updated.

11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

12. Any unrecorded leases and matters arising from or affecting the same.

13. Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the land described in Schedule C herein.

END OF SCHEDULE B

SCHEDULE C

All of that certain parcel of land situate at Wailupe, Honolulu, City and County of Honolulu, State of Hawaii, described as follows:

LOT 2, area 126,663 square feet, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 134 of Marie Byrne Jennings

Being land(s) described in Transfer Certificate of Title No. 735,144 issued to L & K INVESTMENTS, LLC, a Hawaii limited liability company.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED (BY WAY OF EXCHANGE)

GRANTOR : KATHERINE DRISCOLL ZOELLNER, wife of Richard Fred Zoellner, JOHN JENNINGS DRISCOLL, unmarried, MICHAEL PATRICK DRISCOLL, unmarried, and PATRICIA JENNINGS CAMPBELL (also known as PATRICIA J. CAMPBELL, and formerly known as PATRICIA JENNINGS MORRISS), wife of Allan MacPherson Campbell, in her Individual capacity and as Trustee under that certain unrecorded Revocable Trust of Patricia J. Morriss dated November 18, 1985

GRANTEE : L & K INVESTMENTS LLC, a Hawaii limited liability company

DATED : February 8, 2005
FILED : Land Court Document No. 3230837

Together with a non-exclusive easement for roadway, utility lines, drainage and facilities purposes under, through and across Lot 7, as shown on Map 10, of Land Court Application No. 1032 (amended) of Robert Hind, Limited, granted by instrument dated January 25, 2007, filed as Land Court Document No. 3949663; and subject to the terms and provisions contained therein.

-Note:- The aforementioned premises has been divided into 8 units more particularly described in the Declaration of Condominium Property Regime dated November 27, 2015, filed as Land Court Document No. T-9467259, and shown on Condominium Map No.

2309, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

END OF SCHEDULE C

GENERAL NOTES

1. There is hereby omitted from any covenants, conditions and reservations contained herein any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Lawful restrictions under state or federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

GUIDELINES FOR THE ISSUANCE OF INSURANCE

A. Taxes shown in Schedule B are as of the date such information is available from the taxing authority. Evidence of payment of all taxes and assessments subsequent to such date must be provided prior to recordation.

B. Evidence of authority regarding the execution of all documents pertaining to the transaction is required prior to recordation. This includes corporate resolutions, copies of partnership agreements, powers of attorney and trust instruments.

C. If an entity (corporation, partnership, limited liability company, etc.) is not registered in Hawaii, evidence of its formation and existence under the laws where such entity is formed must be presented prior to recordation.

D. If the transaction involves a construction loan, the following is required:

   (1) a letter confirming that there is no construction prior to recordation; or

   (2) if there is such construction, appropriate indemnity agreements, financial statements and other relevant information from the owner, developer, general contractor and major sub-contractors must be submitted to the Company for approval at least one week prior to the anticipated date of recordation.

   Forms are available upon request from the Company.

E. Chapter 669, Hawaii Revised Statutes, sets forth acceptable tolerances for discrepancies in structures or improvements relative to private property boundaries for various classes of real property. If your survey map shows a position discrepancy that falls within the tolerances of Chapter 669, call your title officer as affirmative coverage may be available to insured lenders.

F. The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in connection with this transaction.

G. If a policy of title insurance is issued, it will exclude from coverage all matters set forth in Schedule B of this report and in the printed Exclusions from Coverage contained in an ALTA policy or in the Hawaii Standard Owner's Policy, as applicable. Different forms may have different exclusions and should be reviewed. Copies of the policy forms are available upon request from the Company or on our website at www.tghawaii.com.

H. Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

DATE PRINTED: 06/24/2022

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION	ZONE	SECTION	PLAT	PARCEL	HPR NO.
(1)	3	6	023	006	0004

CLASS: RESIDENTIAL AREA ASSESSED: 12,587 SF

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2022

The records of this division show the assessed values and taxes on the property designated by Tax Key shown above are as follows:

BUILDING	$	0
EXEMPTION	$	0
NET VALUE	$	0
LAND	$	857,700
EXEMPTION	$	0
NET VALUE	$	857,700
TOTAL NET VALUE	$	857,700

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 02/20/2022

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2021	2	1,353.45				1,353.45	PAID
2021	1	1,353.45				1,353.45	PAID
2020	2	1,617.00				1,617.00	PAID
2020	1	1,617.00				1,617.00	PAID

The real property tax information provided is based on information furnished by the respective counties, is deemed reliable but not guaranteed, and no warranties are given express or implied. Billing and tax collection details may have changed. Please refer to the appropriate county real property tax offices for any further information or updates for the subject property.

PRELIMINARY REPORT
(No Liability Hereunder)

This report (and any revisions thereto) is issued solely for the convenience of the titleholder, the titleholder's agent, counsel, purchaser or mortgagee, or the person ordering it for the purpose of facilitating the issuance of a policy of title insurance by Title Guaranty of Hawaii, LLC and no liability will arise under this report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports that, subject to those matters set forth in Schedule "B" hereof, the title to the estate or interest to the land described in Schedule "C" hereof is vested in:

L & K INVESTMENTS, LLC,
a Hawaii limited liability company,
as Fee Owner

This report is dated as of June 21, 2022 at 8:00 a.m.

Inquiries concerning escrow should be directed to:
Escrow Officer - Jeremy Trueblood; Office: (808) 521-0208
Email: jtrueblood@tghawaii.com

Inquiries concerning this report should be directed to:
Title Officer - Andrew Fortini; Office: (808)533-5809
Email: AFortini@TGHAWAII.COM
Please reference Order No. 7311262371, Escrow No.

SCHEDULE B
EXCEPTIONS

1. Real Property Taxes, if any, that may be due and owing.

   Tax Key: (1) 3-6-023-006 C.P.R. No. 0005 Apt. No. E

   Tax Classification: RESIDENTIAL

   Street Address : 5203 KEIKILANI CIRCLE, #E, HONOLULU, HAWAII 96821

2. Mineral and water rights of any nature.

3. MORTGAGE, SECURITY AGREEMENT, FINANCING STATEMENT AND FIXTURE FILING

   MORTGAGOR : L&K INVESTMENTS, LLC, a Hawaii limited liability company

   MORTGAGEE : JAMES J. PAPPAS, Trustee of the James J. Pappas Trust dated April 11, 1988

   DATED : --- (acknowledged April 18, 2012)
   FILED : Land Court Document No. T-8155440
   AMOUNT : $2,200,000.00 - covers the apartment herein above, besides other apartments

4. MORTGAGE

   MORTGAGOR : L AND K INVESTMENTS LLC, a Hawaii limited liability company

   MORTGAGEE : LIFTFORWARD INC, a Delaware corporation

   DATED : April 28, 2017
   RECORDED : Document No. A-63270718
   AMOUNT : $309,000.00 - covers the apartment herein above, besides other apartments

Said instrument is not filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

5. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR "WAKEA KAI" CONDOMINIUM PROJECT

DATED : November 27, 2015
FILED : Land Court Document No. T-9467259
MAP : 2309 and any amendments thereto

-Note:- Title Guaranty of Hawaii, Incorporated, is unable to locate of record an Amendment to the Declaration of Condominium Property Regime setting forth the Redesignation of the Common Element shown as Easement "4", as set forth on Condominium Map 2309 affecting Units B and C.

6. The terms and provisions contained in the following:

INSTRUMENT : BY-LAWS OF THE ASSOCIATION OF "UNIT" OWNERS

DATED : November 27, 2015
FILED : Land Court Document No. T-9467260

7. The terms and provisions contained in the following:

INSTRUMENT : ENCROACHMENT AGREEMENT AND LICENSE

DATED : April 27, 2017
FILED : Land Court Document No. T-9989124
PARTIES : LINDA CHAO-LING TSU and GARY TZE-CHANG TSU, wife and husband, "First Party", and L & K INVESTMENTS, LLC, a Hawaii limited liability company, "Second Party"

8. MORTGAGE

MORTGAGOR : L & K INVESTMENTS, LLC, a Hawaii limited liability company

MORTGAGEE : LIFTFORWARD, INC., a Delaware corporation

DATED : January 5, 2018
FILED : Land Court Document No. T-10409067
AMOUNT : $515,000.00 - covers the apartment herein above, besides other apartments

9. The Final Public Report for the WAKEA KAI condominium project is not filed in the Real Estate Commission of the Department of Commerce and Consumer Affairs.

10. No insurance can be provided on a specific unit in Condominium Project until a legal description for the unit has been provided and this title report has been updated.

11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

12. Any unrecorded leases and matters arising from or affecting the same.

13. Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the land described in Schedule C herein.

END OF SCHEDULE B

SCHEDULE C

All of that certain parcel of land situate at Wailupe, Honolulu, City and County of Honolulu, State of Hawaii, described as follows:

LOT 2, area 126,663 square feet, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 134 of Marie Byrne Jennings

Being land(s) described in Transfer Certificate of Title No. 735,144 issued to L & K INVESTMENTS, LLC, a Hawaii limited liability company.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED (BY WAY OF EXCHANGE)

GRANTOR : KATHERINE DRISCOLL ZOELLNER, wife of Richard Fred Zoellner, JOHN JENNINGS DRISCOLL, unmarried, MICHAEL PATRICK DRISCOLL, unmarried, and PATRICIA JENNINGS CAMPBELL (also known as PATRICIA J. CAMPBELL, and formerly known as PATRICIA JENNINGS MORRISS), wife of Allan MacPherson Campbell, in her Individual capacity and as Trustee under that certain unrecorded Revocable Trust of Patricia J. Morriss dated November 18, 1985

GRANTEE : L & K INVESTMENTS LLC, a Hawaii limited liability company

DATED : February 8, 2005
FILED : Land Court Document No. 3230837

Together with a non-exclusive easement for roadway, utility lines, drainage and facilities purposes under, through and across Lot 7, as shown on Map 10, of Land Court Application No. 1032 (amended) of Robert Hind, Limited, granted by instrument dated January 25, 2007, filed as Land Court Document No. 3949663; and subject to the terms and provisions contained therein.

-Note:- The aforementioned premises has been divided into 8 units more particularly described in the Declaration of Condominium Property Regime dated November 27, 2015, filed as Land Court Document No. T-9467259, and shown on Condominium Map No.

2309, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

END OF SCHEDULE C

GENERAL NOTES

1. There is hereby omitted from any covenants, conditions and reservations contained herein any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Lawful restrictions under state or federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

GUIDELINES FOR THE ISSUANCE OF INSURANCE

A. Taxes shown in Schedule B are as of the date such information is available from the taxing authority. Evidence of payment of all taxes and assessments subsequent to such date must be provided prior to recordation.

B. Evidence of authority regarding the execution of all documents pertaining to the transaction is required prior to recordation. This includes corporate resolutions, copies of partnership agreements, powers of attorney and trust instruments.

C. If an entity (corporation, partnership, limited liability company, etc.) is not registered in Hawaii, evidence of its formation and existence under the laws where such entity is formed must be presented prior to recordation.

D. If the transaction involves a construction loan, the following is required:

   (1) a letter confirming that there is no construction prior to recordation; or

   (2) if there is such construction, appropriate indemnity agreements, financial statements and other relevant information from the owner, developer, general contractor and major sub-contractors must be submitted to the Company for approval at least one week prior to the anticipated date of recordation.

   Forms are available upon request from the Company.

E. Chapter 669, Hawaii Revised Statutes, sets forth acceptable tolerances for discrepancies in structures or improvements relative to private property boundaries for various classes of real property. If your survey map shows a position discrepancy that falls within the tolerances of Chapter 669, call your title officer as affirmative coverage may be available to insured lenders.

F. The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in connection with this transaction.

G. If a policy of title insurance is issued, it will exclude from coverage all matters set forth in Schedule B of this report and in the printed Exclusions from Coverage contained in an ALTA policy or in the Hawaii Standard Owner's Policy, as applicable. Different forms may have different exclusions and should be reviewed. Copies of the policy forms are available upon request from the Company or on our website at www.tghawaii.com.

H. Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

DATE PRINTED: 06/24/2022

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION	ZONE	SECTION	PLAT	PARCEL	HPR NO.
(1)	3	6	023	006	0005

CLASS: RESIDENTIAL AREA ASSESSED: 10,625 SF

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2022

The records of this division show the assessed values and taxes on the property designated by Tax Key shown above are as follows:

BUILDING	$	0
EXEMPTION	$	0
NET VALUE	$	0
LAND	$	773,900
EXEMPTION	$	0
NET VALUE	$	773,900
TOTAL NET VALUE	$	773,900

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 02/20/2022

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2021	2	1,221.15				1,221.15	PAID
2021	1	1,221.15				1,221.15	PAID
2020	2	1,459.15				1,459.15	PAID
2020	1	1,459.15				1,459.15	PAID

The real property tax information provided is based on information furnished by the respective counties, is deemed reliable but not guaranteed, and no warranties are given express or implied. Billing and tax collection details may have changed. Please refer to the appropriate county real property tax offices for any further information or updates for the subject property.

PRELIMINARY REPORT
(No Liability Hereunder)

This report (and any revisions thereto) is issued solely for the convenience of the titleholder, the titleholder's agent, counsel, purchaser or mortgagee, or the person ordering it for the purpose of facilitating the issuance of a policy of title insurance by Title Guaranty of Hawaii, LLC and no liability will arise under this report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports that, subject to those matters set forth in Schedule "B" hereof, the title to the estate or interest to the land described in Schedule "C" hereof is vested in:

L & K INVESTMENTS, LLC,
a Hawaii limited liability company,
as Fee Owner

This report is dated as of June 21, 2022 at 8:00 a.m.

Inquiries concerning escrow should be directed to:
Escrow Officer - Jeremy Trueblood; Office: (808) 521-0208
Email: jtrueblood@tghawaii.com

Inquiries concerning this report should be directed to:
Title Officer - Andrew Fortini; Office: (808)533-5809
Email: AFortini@TGHAWAII.COM
Please reference Order No. 7311262372, Escrow No.

SCHEDULE B
EXCEPTIONS

1. Real Property Taxes, if any, that may be due and owing.

   Tax Key: (1) 3-6-023-006 C.P.R. No. 0006 Apt. No. F

   Tax Classification: RESIDENTIAL

   Street Address : 5203 KEIKILANI CIRCLE, #F, HONOLULU, HAWAII 96821

2. Mineral and water rights of any nature.

3. MORTGAGE, SECURITY AGREEMENT, FINANCING STATEMENT AND FIXTURE FILING

   MORTGAGOR : L&K INVESTMENTS, LLC, a Hawaii limited liability company

   MORTGAGEE : JAMES J. PAPPAS, Trustee of the James J. Pappas Trust dated April 11, 1988

   DATED : --- (acknowledged April 18, 2012)
   FILED : Land Court Document No. T-8155440
   AMOUNT : $2,200,000.00 - covers the apartment herein above, besides other apartments

4. MORTGAGE

   MORTGAGOR : L AND K INVESTMENTS LLC, a Hawaii limited liability company

   MORTGAGEE : LIFTFORWARD INC, a Delaware corporation

   DATED : April 28, 2017
   RECORDED : Document No. A-63270718
   AMOUNT : $309,000.00 - covers the apartment herein above, besides other apartments

Said instrument is not filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

5. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR "WAKEA KAI" CONDOMINIUM PROJECT

DATED : November 27, 2015
FILED : Land Court Document No. T-9467259
MAP : 2309 and any amendments thereto

-Note:- Title Guaranty of Hawaii, Incorporated, is unable to locate of record an Amendment to the Declaration of Condominium Property Regime setting forth the Redesignation of the Common Element shown as Easement "4", as set forth on Condominium Map 2309 affecting Units B and C.

6. The terms and provisions contained in the following:

INSTRUMENT : BY-LAWS OF THE ASSOCIATION OF "UNIT" OWNERS

DATED : November 27, 2015
FILED : Land Court Document No. T-9467260

7. The terms and provisions contained in the following:

INSTRUMENT : ENCROACHMENT AGREEMENT AND LICENSE

DATED : April 27, 2017
FILED : Land Court Document No. T-9989124
PARTIES : LINDA CHAO-LING TSU and GARY TZE-CHANG TSU, wife and husband, "First Party", and L & K INVESTMENTS, LLC, a Hawaii limited liability company, "Second Party"

8. MORTGAGE

MORTGAGOR : L & K INVESTMENTS, LLC, a Hawaii limited liability company

MORTGAGEE : LIFTFORWARD, INC., a Delaware corporation

DATED : January 5, 2018
FILED : Land Court Document No. T-10409067
AMOUNT : $515,000.00 - covers the apartment herein above, besides other apartments

9. The Final Public Report for the WAKEA KAI condominium project is not filed in the Real Estate Commission of the Department of Commerce and Consumer Affairs.

10. No insurance can be provided on a specific unit in Condominium Project until a legal description for the unit has been provided and this title report has been updated.

11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

12. Any unrecorded leases and matters arising from or affecting the same.

13. Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the land described in Schedule C herein.

END OF SCHEDULE B

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GRANTOR : KATHERINE DRISCOLL ZOELLNER, wife of Richard Fred Zoellner, JOHN JENNINGS DRISCOLL, unmarried, MICHAEL PATRICK DRISCOLL, unmarried, and PATRICIA JENNINGS CAMPBELL (also known as PATRICIA J. CAMPBELL, and formerly known as PATRICIA JENNINGS MORRISS), wife of Allan MacPherson Campbell, in her Individual capacity and as Trustee under that certain unrecorded Revocable Trust of Patricia J. Morriss dated November 18, 1985

GRANTEE : L & K INVESTMENTS LLC, a Hawaii limited liability company

DATED : February 8, 2005
FILED : Land Court Document No. 3230837

Together with a non-exclusive easement for roadway, utility lines, drainage and facilities purposes under, through and across Lot 7, as shown on Map 10, of Land Court Application No. 1032 (amended) of Robert Hind, Limited, granted by instrument dated January 25, 2007, filed as Land Court Document No. 3949663; and subject to the terms and provisions contained therein.

-Note:- The aforementioned premises has been divided into 8 units more particularly described in the Declaration of Condominium Property Regime dated November 27, 2015, filed as Land Court Document No. T-9467259, and shown on Condominium Map No.

2309, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

END OF SCHEDULE C

GENERAL NOTES

1. There is hereby omitted from any covenants, conditions and reservations contained herein any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Lawful restrictions under state or federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

GUIDELINES FOR THE ISSUANCE OF INSURANCE

A. Taxes shown in Schedule B are as of the date such information is available from the taxing authority. Evidence of payment of all taxes and assessments subsequent to such date must be provided prior to recordation.

B. Evidence of authority regarding the execution of all documents pertaining to the transaction is required prior to recordation. This includes corporate resolutions, copies of partnership agreements, powers of attorney and trust instruments.

C. If an entity (corporation, partnership, limited liability company, etc.) is not registered in Hawaii, evidence of its formation and existence under the laws where such entity is formed must be presented prior to recordation.

D. If the transaction involves a construction loan, the following is required:

   (1) a letter confirming that there is no construction prior to recordation; or

   (2) if there is such construction, appropriate indemnity agreements, financial statements and other relevant information from the owner, developer, general contractor and major sub-contractors must be submitted to the Company for approval at least one week prior to the anticipated date of recordation.

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F. The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in connection with this transaction.

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H. Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

DATE PRINTED: 06/24/2022

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION	ZONE	SECTION	PLAT	PARCEL	HPR NO.
(1)	3	6	023	006	0006

CLASS: RESIDENTIAL AREA ASSESSED: 9,728 SF

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2022

The records of this division show the assessed values and taxes on the property designated by Tax Key shown above are as follows:

BUILDING	$	0
EXEMPTION	$	0
NET VALUE	$	0
LAND	$	735,600
EXEMPTION	$	0
NET VALUE	$	735,600
TOTAL NET VALUE	$	735,600

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 02/20/2022

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2021	2	1,160.77				1,160.77	PAID
2021	1	1,160.78				1,160.78	PAID
2020	2	1,386.87				1,386.87	PAID
2020	1	1,386.88				1,386.88	PAID

The real property tax information provided is based on information furnished by the respective counties, is deemed reliable but not guaranteed, and no warranties are given express or implied. Billing and tax collection details may have changed. Please refer to the appropriate county real property tax offices for any further information or updates for the subject property.

PRELIMINARY REPORT
(No Liability Hereunder)

This report (and any revisions thereto) is issued solely for the convenience of the titleholder, the titleholder's agent, counsel, purchaser or mortgagee, or the person ordering it for the purpose of facilitating the issuance of a policy of title insurance by Title Guaranty of Hawaii, LLC and no liability will arise under this report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports that, subject to those matters set forth in Schedule "B" hereof, the title to the estate or interest to the land described in Schedule "C" hereof is vested in:

L & K INVESTMENTS, LLC,
a Hawaii limited liability company,
as Fee Owner

This report is dated as of June 1, 2026 at 8:00 a.m.

Inquiries concerning escrow should be directed to:
Escrow Officer - Jeremy Trueblood; Office: (808)521-0208
Email: jtrueblood@tghawaii.com

Inquiries concerning this report should be directed to:
Title Officer - Liz Iglesias; Office: (808)533-5815
Email: Liz.Iglesias@tghawaii.com
Please reference Order No. 7311589607

SCHEDULE B
EXCEPTIONS

1. Real Property Taxes, if any, that may be due and owing.

   Tax Key: (1) 3-6-023-006-0007 Apt./Unit No. G

   Tax Classification: RESIDENTIAL A

   Street Address : 5203 KEIKILANI CIRCLE, #G, HONOLULU, HAWAII 96821

   Real Property Tax Website: (1) 3-6-023-006-0007

2. Mineral and water rights of any nature.

3. MORTGAGE, SECURITY AGREEMENT, FINANCING STATEMENT AND FIXTURE FILING

   MORTGAGOR : L&K INVESTMENTS, LLC, a Hawaii limited liability company

   MORTGAGEE : JAMES J. PAPPAS, Trustee of the James J. Pappas Trust dated April 11, 1988

   DATED : --- (acknowledged March 12 and 26, 2012 and April 18, 2012)
   FILED : Land Court Document No. T-8155440
   AMOUNT : $2,200,000.00 (covers the premises described herein, besides other premises)

4. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR "WAKEA KAI" CONDOMINIUM PROJECT

DATED : November 27, 2015
FILED : Land Court Document No. T-9467259
MAP : 2309 and any amendments thereto

-Note:- Title Guaranty of Hawaii, Incorporated, is unable to locate of record an Amendment to the Declaration of Condominium Property Regime setting forth the Redesignation of the Common Element shown as Easement "4", as set forth on Condominium Map 2309 affecting Units B and C.

5. The terms and provisions contained in the following:

INSTRUMENT : BY-LAWS OF THE ASSOCIATION OF UNIT OWNERS

DATED : November 27, 2015
FILED : Land Court Document No. T-9467260

6. The terms and provisions contained in the following:

INSTRUMENT : ENCROACHMENT AGREEMENT AND LICENSE

DATED : April 27, 2017
FILED : Land Court Document No. T-9989124
PARTIES : LINDA CHAO-LING TSU and GARY TZE-CHANG TSU, wife and husband, "First Party", and L & K INVESTMENTS, LLC, a Hawaii limited liability company, "Second Party"

© Title Guaranty of Hawaii, LLC
225 QUEEN STREET SUITE 500, HONOLULU, HAWAII 96813, PH: (808) 533-6261

7. MORTGAGE

MORTGAGOR : L & K INVESTMENTS LLC, a Hawaii limited liability company

MORTGAGEE : LIFTFORWARD INC, a Delaware corporation

DATED : April 28, 2017
RECORDED : Document No. A-63270718
AMOUNT : $309,000.00 (covers the premises described herein, besides other premises)

Said instrument is not filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

8. MORTGAGE

MORTGAGOR : L&K INVESTMENTS, LLC, a Hawaii limited liability company

MORTGAGEE : LIFTFORWARD, INC., a Delaware corporation

DATED : January 5, 2018
FILED : Land Court Document No. T-10409067
AMOUNT : $515,000.00 (covers the premises described herein, besides other premises)

9. The Final Public Report for the WAKEA KAI condominium project is not filed in the Real Estate Commission of the Department of Commerce and Consumer Affairs.

10. No insurance can be provided on a specific unit in WAKEA KAI Condominium Project until a legal description for the unit has been provided and this title report has been updated.

END OF SCHEDULE B

SCHEDULE C

All of that certain parcel of land situate at Wailupe, Honolulu, City and County of Honolulu, State of Hawaii, described as follows:

LOT 2, area 126,663 square feet, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 134 of Marie Byrne Jennings.

Being land(s) described in Transfer Certificate of Title No. 735,144 issued to L & K INVESTMENTS, LLC, a Hawaii limited liability company.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED (BY WAY OF EXCHANGE)

GRANTOR	:	KATHERINE DRISCOLL ZOELLNER, wife of Richard Fred Zoellner, JOHN JENNINGS DRISCOLL, unmarried, MICHAEL PATRICK DRISCOLL, unmarried, and PATRICIA JENNINGS CAMPBELL (also known as PATRICIA J. CAMPBELL, and formerly known as PATRICIA JENNINGS MORRISS), wife of Allan MacPherson Campbell, in her Individual capacity and as Trustee under that certain unrecorded Revocable Trust of Patricia J. Morriss dated November 18, 1985
GRANTEE	:	L & K INVESTMENTS LLC, a Hawaii limited liability company
DATED	:	February 7 and 8, 2005
FILED	:	Land Court Document No. 3230837

Together with a non-exclusive easement for roadway, utility lines, drainage and facilities purposes under, through and across Lot 7, as shown on Map 10, of Land Court Application No. 1032 (amended) of Robert Hind, Limited, granted by instrument dated January 25, 2007, filed as Land Court Document No. 3949663; and subject to the terms and provisions contained therein.

-Note:- The aforementioned premises has been divided into 8 units more particularly described in the Declaration of Condominium Property Regime dated November 27, 2015, filed as Land Court Document No. T-9467259, and shown on Condominium Map No. 2309, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

END OF SCHEDULE C

© Title Guaranty of Hawaii, LLC
225 QUEEN STREET SUITE 500, HONOLULU, HAWAII 96813, PH: (808) 533-6261

GENERAL NOTES

1. There is hereby omitted from any covenants, conditions and reservations contained herein any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Lawful restrictions under state or federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

GUIDELINES FOR THE ISSUANCE OF INSURANCE

A. Taxes shown in Schedule B are as of the date such information is available from the taxing authority. Evidence of payment of all taxes and assessments subsequent to such date must be provided prior to recordation.

B. Evidence of authority regarding the execution of all documents pertaining to the transaction is required prior to recordation. This includes corporate resolutions, copies of partnership agreements, powers of attorney and trust instruments.

C. If an entity (corporation, partnership, limited liability company, etc.) is not registered in Hawaii, evidence of its formation and existence under the laws where such entity is formed must be presented prior to recordation.

D. If the transaction involves a construction loan, the following is required:

   (1) a letter confirming that there is no construction prior to recordation; or

   (2) if there is such construction, appropriate indemnity agreements, financial statements and other relevant information from the owner, developer, general contractor and major sub-contractors must be submitted to the Company for approval at least one week prior to the anticipated date of recordation.

   Forms are available upon request from the Company.

E. Chapter 669, Hawaii Revised Statutes, sets forth acceptable tolerances for discrepancies in structures or improvements relative to private property boundaries for various classes of real property. If your survey map shows a position discrepancy that falls within the tolerances of Chapter 669, call your title officer as affirmative coverage may be available to insured lenders.

F. The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in connection with this transaction.

G. If a policy of title insurance is issued, it will exclude from coverage all matters set forth in Schedule B of this report and in the printed Exclusions from Coverage contained in an ALTA policy or in the Hawaii Standard Owner's Policy, as applicable. Different forms may have different exclusions and should be reviewed. Copies of the policy forms are available upon request from the Company or on our website at www.tghawaii.com.

H. Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

PRELIMINARY REPORT
(No Liability Hereunder)

This report (and any revisions thereto) is issued solely for the convenience of the titleholder, the titleholder's agent, counsel, purchaser or mortgagee, or the person ordering it for the purpose of facilitating the issuance of a policy of title insurance by Title Guaranty of Hawaii, LLC and no liability will arise under this report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports that, subject to those matters set forth in Schedule "B" hereof, the title to the estate or interest to the land described in Schedule "C" hereof is vested in:

L & K INVESTMENTS, LLC,
a Hawaii limited liability company,
as Fee Owner

This report is dated as of June 21, 2022 at 8:00 a.m.

Inquiries concerning escrow should be directed to:
Escrow Officer - Jeremy Trueblood; Office: (808) 521-0208
Email: jtrueblood@tghawaii.com

Inquiries concerning this report should be directed to:
Title Officer - Andrew Fortini; Office:
Email:
Please reference Order No. 7311262374, Escrow No.

SCHEDULE B
EXCEPTIONS

1. Real Property Taxes, if any, that may be due and owing.

   Tax Key: (1) 3-6-023-006 C.P.R. No. 0008 Apt. No. H

   Tax Classification: RESIDENTIAL A

   Street Address : 5203 KEIKILANI CIRCLE, #H, HONOLULU, HAWAII 96821

2. Mineral and water rights of any nature.

3. MORTGAGE, SECURITY AGREEMENT, FINANCING STATEMENT AND FIXTURE FILING

   MORTGAGOR : L&K INVESTMENTS, LLC, a Hawaii limited liability company

   MORTGAGEE : JAMES J. PAPPAS, Trustee of the James J. Pappas Trust dated April 11, 1988

   DATED : --- (acknowledged April 18, 2012)
   FILED : Land Court Document No. T-8155440
   AMOUNT : $2,200,000.00 - covers the apartment herein above, besides other apartments

4. MORTGAGE

   MORTGAGOR : L AND K INVESTMENTS LLC, a Hawaii limited liability company

   MORTGAGEE : LIFTFORWARD INC, a Delaware corporation

   DATED : April 28, 2017
   RECORDED : Document No. A-63270718
   AMOUNT : $309,000.00 - covers the apartment herein above, besides other apartments

Said instrument is not filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

5. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR "WAKEA KAI" CONDOMINIUM PROJECT

DATED : November 27, 2015
FILED : Land Court Document No. T-9467259
MAP : 2309 and any amendments thereto

-Note:- Title Guaranty of Hawaii, Incorporated, is unable to locate of record an Amendment to the Declaration of Condominium Property Regime setting forth the Redesignation of the Common Element shown as Easement "4", as set forth on Condominium Map 2309 affecting Units B and C.

6. The terms and provisions contained in the following:

INSTRUMENT : BY-LAWS OF THE ASSOCIATION OF "UNIT" OWNERS

DATED : November 27, 2015
FILED : Land Court Document No. T-9467260

7. The terms and provisions contained in the following:

INSTRUMENT : ENCROACHMENT AGREEMENT AND LICENSE

DATED : April 27, 2017
FILED : Land Court Document No. T-9989124
PARTIES : LINDA CHAO-LING TSU and GARY TZE-CHANG TSU, wife and husband, "First Party", and L & K INVESTMENTS, LLC, a Hawaii limited liability company, "Second Party"

8. MORTGAGE

MORTGAGOR : L & K INVESTMENTS, LLC, a Hawaii limited liability company

MORTGAGEE : LIFTFORWARD, INC., a Delaware corporation

DATED : January 5, 2018
FILED : Land Court Document No. T-10409067
AMOUNT : $515,000.00 - covers the apartment herein above, besides other apartments

9. The Final Public Report for the WAKEA KAI condominium project is not filed in the Real Estate Commission of the Department of Commerce and Consumer Affairs.

10. No insurance can be provided on a specific unit in Condominium Project until a legal description for the unit has been provided and this title report has been updated.

11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

12. Any unrecorded leases and matters arising from or affecting the same.

13. Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the land described in Schedule C herein.

END OF SCHEDULE B

SCHEDULE C

All of that certain parcel of land situate at Wailupe, Honolulu, City and County of Honolulu, State of Hawaii, described as follows:

LOT 2, area 126,663 square feet, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 134 of Marie Byrne Jennings

Being land(s) described in Transfer Certificate of Title No. 735,144 issued to L & K INVESTMENTS, LLC, a Hawaii limited liability company.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED (BY WAY OF EXCHANGE)

GRANTOR : KATHERINE DRISCOLL ZOELLNER, wife of Richard Fred Zoellner, JOHN JENNINGS DRISCOLL, unmarried, MICHAEL PATRICK DRISCOLL, unmarried, and PATRICIA JENNINGS CAMPBELL (also known as PATRICIA J. CAMPBELL, and formerly known as PATRICIA JENNINGS MORRISS), wife of Allan MacPherson Campbell, in her Individual capacity and as Trustee under that certain unrecorded Revocable Trust of Patricia J. Morriss dated November 18, 1985

GRANTEE : L & K INVESTMENTS LLC, a Hawaii limited liability company

DATED : February 8, 2005
FILED : Land Court Document No. 3230837

Together with a non-exclusive easement for roadway, utility lines, drainage and facilities purposes under, through and across Lot 7, as shown on Map 10, of Land Court Application No. 1032 (amended) of Robert Hind, Limited, granted by instrument dated January 25, 2007, filed as Land Court Document No. 3949663; and subject to the terms and provisions contained therein.

-Note:- The aforementioned premises has been divided into 8 units more particularly described in the Declaration of Condominium Property Regime dated November 27, 2015, filed as Land Court Document No. T-9467259, and shown on Condominium Map No.

2309, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

END OF SCHEDULE C

GENERAL NOTES

1. There is hereby omitted from any covenants, conditions and reservations contained herein any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Lawful restrictions under state or federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

GUIDELINES FOR THE ISSUANCE OF INSURANCE

A. Taxes shown in Schedule B are as of the date such information is available from the taxing authority. Evidence of payment of all taxes and assessments subsequent to such date must be provided prior to recordation.

B. Evidence of authority regarding the execution of all documents pertaining to the transaction is required prior to recordation. This includes corporate resolutions, copies of partnership agreements, powers of attorney and trust instruments.

C. If an entity (corporation, partnership, limited liability company, etc.) is not registered in Hawaii, evidence of its formation and existence under the laws where such entity is formed must be presented prior to recordation.

D. If the transaction involves a construction loan, the following is required:

   (1) a letter confirming that there is no construction prior to recordation; or

   (2) if there is such construction, appropriate indemnity agreements, financial statements and other relevant information from the owner, developer, general contractor and major sub-contractors must be submitted to the Company for approval at least one week prior to the anticipated date of recordation.

   Forms are available upon request from the Company.

E. Chapter 669, Hawaii Revised Statutes, sets forth acceptable tolerances for discrepancies in structures or improvements relative to private property boundaries for various classes of real property. If your survey map shows a position discrepancy that falls within the tolerances of Chapter 669, call your title officer as affirmative coverage may be available to insured lenders.

F. The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in connection with this transaction.

G. If a policy of title insurance is issued, it will exclude from coverage all matters set forth in Schedule B of this report and in the printed Exclusions from Coverage contained in an ALTA policy or in the Hawaii Standard Owner's Policy, as applicable. Different forms may have different exclusions and should be reviewed. Copies of the policy forms are available upon request from the Company or on our website at www.tghawaii.com.

H. Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

DATE PRINTED: 06/24/2022

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION	ZONE	SECTION	PLAT	PARCEL	HPR NO.
(1)	3	6	023	006	0008

CLASS: RESIDENTIAL A AREA ASSESSED: 51,871 SF

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2022

The records of this division show the assessed values and taxes on the property designated by Tax Key shown above are as follows:

BUILDING	$	0
EXEMPTION	$	0
NET VALUE	$	0
LAND	$	1,810,800
EXEMPTION	$	0
NET VALUE	$	1,810,800
TOTAL NET VALUE	$	1,810,800

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 02/20/2022

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2021	2	5,571.67				5,571.67	PAID
2021	1	5,571.68				5,571.68	PAID
2020	2	11,338.27				11,338.27	PAID
2020	1	11,338.28				11,338.28	PAID

The real property tax information provided is based on information furnished by the respective counties, is deemed reliable but not guaranteed, and no warranties are given express or implied. Billing and tax collection details may have changed. Please refer to the appropriate county real property tax offices for any further information or updates for the subject property.

PRELIMINARY REPORT
(No Liability Hereunder)

This report (and any revisions thereto) is issued solely for the convenience of the titleholder, the titleholder's agent, counsel, purchaser or mortgagee, or the person ordering it for the purpose of facilitating the issuance of a policy of title insurance by Title Guaranty of Hawaii, LLC and no liability will arise under this report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports that, subject to those matters set forth in Schedule "B" hereof, the title to the estate or interest to the land described in Schedule "C" hereof is vested in:

L & K INVESTMENTS, LLC,
a Hawaii limited liability company,
as Fee Owner

This report is dated as of June 21, 2022 at 8:00 a.m.

Inquiries concerning escrow should be directed to:
Escrow Officer - Jeremy Trueblood; Office: (808) 521-0208
Email: jtrueblood@tghawaii.com

Inquiries concerning this report should be directed to:
Title Officer - Andrew Fortini; Office: (808)533-5809
Email: AFortini@TGHAWAII.COM
Please reference Order No. 7311262365, Escrow No.

SCHEDULE B
EXCEPTIONS

1. Real Property Taxes, if any, that may be due and owing.

   Tax Key: (1) 3-6-023-006 Area Assessed: 126,672 sq. ft.

   Tax Classification: RESIDENTIAL A

   Street Address : 5203 KEIKILANI CIRCLE, HONOLULU, HAWAII 96821

2. Mineral and water rights of any nature.

3. MORTGAGE, SECURITY AGREEMENT, FINANCING STATEMENT AND FIXTURE FILING

   MORTGAGOR : L&K INVESTMENTS, LLC, a Hawaii limited liability company

   MORTGAGEE : JAMES J. PAPPAS, Trustee of the James J. Pappas Trust dated April 11, 1988

   DATED : --- (acknowledged April 18, 2012)
   FILED : Land Court Document No. T-8155440
   AMOUNT : $2,200,000.00

4. MORTGAGE

   MORTGAGOR : L AND K INVESTMENTS LLC, a Hawaii limited liability company

   MORTGAGEE : LIFTFORWARD INC, a Delaware corporation

   DATED : April 28, 2017
   RECORDED : Document No. A-63270718
   AMOUNT : $309,000.00

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DATED : November 27, 2015
FILED : Land Court Document No. T-9467259
MAP : 2309 and any amendments thereto

-Note:- Title Guaranty of Hawaii, Incorporated, is unable to locate of record an Amendment to the Declaration of Condominium Property Regime setting forth the Redesignation of the Common Element shown as Easement "4", as set forth on Condominium Map 2309 affecting Units B and C.

6. The terms and provisions contained in the following:

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DATED : November 27, 2015
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INSTRUMENT : ENCROACHMENT AGREEMENT AND LICENSE

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PARTIES : LINDA CHAO-LING TSU and GARY TZE-CHANG TSU, wife and husband, "First Party", and L & K INVESTMENTS, LLC, a Hawaii limited liability company, "Second Party"

8. MORTGAGE

MORTGAGOR : L & K INVESTMENTS, LLC, a Hawaii limited liability company

MORTGAGEE : LIFTFORWARD, INC., a Delaware corporation

DATED : January 5, 2018
FILED : Land Court Document No. T-10409067
AMOUNT : $515,000.00

9. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

10. Any unrecorded leases and matters arising from or affecting the same.

11. Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the land described in Schedule C herein.

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GRANTEE	:	L & K INVESTMENTS LLC, a Hawaii limited liability company
DATED	:	February 8, 2005
FILED	:	Land Court Document No. 3230837

Together with a non-exclusive easement for roadway, utility lines, drainage and facilities purposes under, through and across Lot 7, as shown on Map 10, of Land Court Application No. 1032 (amended) of Robert Hind, Limited, granted by instrument dated January 25, 2007, filed as Land Court Document No. 3949663; and subject to the terms and provisions contained therein.

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END OF SCHEDULE C

© Title Guaranty of Hawaii, LLC
235 QUEEN ST., HONOLULU, HAWAII 96813, PH: (808) 533-6261

GENERAL NOTES

1. There is hereby omitted from any covenants, conditions and reservations contained herein any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Lawful restrictions under state or federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

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A. Taxes shown in Schedule B are as of the date such information is available from the taxing authority. Evidence of payment of all taxes and assessments subsequent to such date must be provided prior to recordation.

B. Evidence of authority regarding the execution of all documents pertaining to the transaction is required prior to recordation. This includes corporate resolutions, copies of partnership agreements, powers of attorney and trust instruments.

C. If an entity (corporation, partnership, limited liability company, etc.) is not registered in Hawaii, evidence of its formation and existence under the laws where such entity is formed must be presented prior to recordation.

D. If the transaction involves a construction loan, the following is required:

   (1) a letter confirming that there is no construction prior to recordation; or

   (2) if there is such construction, appropriate indemnity agreements, financial statements and other relevant information from the owner, developer, general contractor and major sub-contractors must be submitted to the Company for approval at least one week prior to the anticipated date of recordation.

   Forms are available upon request from the Company.

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F. The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in connection with this transaction.

G. If a policy of title insurance is issued, it will exclude from coverage all matters set forth in Schedule B of this report and in the printed Exclusions from Coverage contained in an ALTA policy or in the Hawaii Standard Owner's Policy, as applicable. Different forms may have different exclusions and should be reviewed. Copies of the policy forms are available upon request from the Company or on our website at www.tghawaii.com.

H. Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

DATE PRINTED: 06/24/2022

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION	ZONE	SECTION	PLAT	PARCEL	HPR NO.
(1)	3	6	023	006	0000

CLASS: RESIDENTIAL A AREA ASSESSED: 126,672 SF

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2022

The records of this division show the assessed values and taxes on the property designated by Tax Key shown above are as follows:

BUILDING	$	0
EXEMPTION	$	0
NET VALUE	$	0
LAND	$	1,416,600
EXEMPTION	$	0
NET VALUE	$	1,416,600
TOTAL NET VALUE	$	1,416,600

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of -

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount

The real property tax information provided is based on information furnished by the respective counties, is deemed reliable but not guaranteed, and no warranties are given express or implied. Billing and tax collection details may have changed. Please refer to the appropriate county real property tax offices for any further information or updates for the subject property.

— Final —

Archaeological Inventory Survey of TMK: (1) 3-6-023:006, Waikīkī Ahupua‘a, Kona Moku, O‘ahu

TMK (1) 3-6-023:006

Prepared by:
Brennan V. Chambers
Christopher W. Filimoehala

Prepared for:
Pu‘uhonua o Wailupe
6119 Kawekiu Place
Honolulu, Hawai‘i 96821

International Archaeological Research Institute, Inc.
March 2024

— Final —

IARII

Archaeological Inventory Survey of TMK: (1) 3-6-023:006, Waikīkī Ahupua‘a,

Kona Moku, O‘ahu

TMK: (1) 3-6-023:006

Prepared by:

Brennan V. Chambers, B.A.
and
Christopher W. Filimoehala, Ph.D.

Prepared for:

Pu‘uhonua o Wailupe
6119 Kawekiu Place
Honolulu, Hawai‘i 96821

International Archaeological Research Institute, Inc.
2081 Young Street
Honolulu, Hawai‘i 96826

March 2024

ABSTRACT

Under contract to Pu‘uhonua o Wailupe and L & K Investments, LLC, International Archaeological Research Institute, Inc., (IARII) has completed an archaeological inventory survey at TMK (1) 3-6-023:006, Honolulu, O‘ahu. The 2.9-acre project area covers the parcel that has been proposed for a preservation purchase by the City and County of Honolulu, with cultural stewardship provided by members of Pu‘uhonua o Wailupe, a Native Hawaiian nonprofit with descendancy ties to the burials.

An archaeological inventory survey (AIS) of the 2.9-acre parcel was conducted in compliance with Hawai‘i Revised Statute Chapter 6E-42. Survey work included textual feature descriptions, detailed mapping, and photography. During test excavations, scaled stratigraphic profiles were drawn and soils were recorded for each test pit. Locations of all features and test pits were recorded with submeter accuracy using a Global Positioning System (GPS) unit.

Six features, forming five sites, were identified in the form of two rock shelter burials (Sites 50-80-15-09355 and 50-80-15-09356), a modified rock shelter and associated debris scatter showing evidence of lithic resource extraction (Site 50-80-15-09358), two modified pits (Site 50-80-15-09359), and a trail segment with associated walls (Site 50-80-15-09357).

Subsurface testing consisted of the excavation of five 50 by 50 cm test units within five rock shelters. Excavations revealed the presence of human skeletal material within TU-01 and TU-02 at Sites 50-80-15-09355 and -09356, respectively. The procedures outlined in HRS 6E-43.6 and HAR §13-300 were followed regarding notification of the necessary authorities, and the appropriate measures were taken concerning the treatment of human burials and remains. The remains were reburied by cultural stewards who are members of Pu‘uhonua o Wailupe upon positive identification by an IARII osteologist. The remaining test units (TU-04, TU-05, and TU-06) did not contain cultural material.

Results of the pedestrian survey and subsurface testing indicate that the project area was used for several purposes: ceremonial use, in the form of burials within rock shelters; transportation, in the form of a trail that traverses the project area towards the top of Wiliwilinui Ridge; lithic resource extraction, in the form of a modified rock shelter and associated debris scatter; and possibly combustion for a navigational or ceremonial purpose, in the form of two modified pits with commanding views of the coastline. In the past 100 years, and particularly the past five years, extensive residential and commercial development has heavily impacted the project area and surroundings, presumably destroying archaeological features and affecting the distribution of traditional Hawaiian and historic sites.

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I. INTRODUCTION

At the request of Puʻuhonua o Wailupe and L & K Investments, LLC, International Archaeological Research Institute, Inc. (IARII) completed an archaeological inventory survey (AIS) of TMK:(1) 3-6-023:006, Waikīkī Ahupuaʻa, Kona Moku, Oʻahu. The 2.9-acre project area covers the parcel that has been proposed for a preservation purchase by the City and County of Honolulu, with cultural stewardship provided by members of Puʻuhonua o Wailupe, a Native Hawaiian nonprofit with descendancy ties to the burials. The parcel is currently under the ownership of L & K Investments, LLC, who intended to develop the property as a Condominium Property Regime (CPR) prior to the identification of human skeletal material in 2018.

Surface survey was conducted and six features, forming five sites, were identified in the form of three modified rock shelters (Sites 50-80-15-09355, -09356, and -09358), two modified pits (Site 50-80-15-09359), and a trail segment with associated walls (Site 50-80-15-09357). Testing included the hand excavation of five 50 by 50-centimeter (cm) test units within five rock shelters. Excavations revealed the presence of human skeletal material within TU-01 and TU-02 at Sites 50-80-15-09355 and -09356, respectively. The procedures outlined in HRS 6E-43.6 and HAR §13-300 were followed regarding notification of the necessary authorities and the appropriate measures were taken concerning the treatment of human burials and remains. The remains were reburied by cultural stewards who are members of Puʻuhonua o Wailupe upon positive identification by an IARII osteologist.

Project Location

The project area is north of Wailupe Fishpond (Wailupe Peninsula), and Kalanaianaʻole Highway on the steeply sloping toe of Wiliwilinui Ridge (Figure 1 and Figure 2). It is bound by residential development on Kiaʻi Place to the west, residential development on Keikilani Circle and ʻĀina Haina Park and Elementary School to the south, residential development on Hao Street to the east, and residential development on Palaole Place and Panalea Place to the north at the top of the ridge.

Project Personnel and Dates of Fieldwork

Christopher W. Filimoehala, Ph.D., was the Principal Investigator (PI) and Project Director (PD) for this project. He was responsible for overall management, directing the fieldwork, and report preparation. Brennan V. Chambers, B.A., was the Field Supervisor; he was responsible for assisting fieldwork and writing this report. Phirum Kem, B.A., Kylie Tuitavuki M.A., and Jenna Golnik, B.A., assisted with fieldwork. Rona Michi Ikehara-Quebral, Ph.D., conducted osteological analysis and identification. Fieldwork was conducted from August 21 to August 22, 2023.

Disposition of Field Notes and Other Materials

Project field notes and electronic files produced during the project are temporarily stored at the IARII Honolulu office. The final disposition of these materials will be determined through consultation with Puʻuhonua o Wailupe and the State Historic Preservation Division.

Organization of the Report

This document is organized as follows. Section I provides an overview of the project. Section II summarizes the physical environmental characteristics and important cultural background information, and describes the archaeological resources that have been documented in the area. Section III presents the research questions that guided the fieldwork and describes the field methods. Section IV presents the

results of the investigation. Section V is a discussion of the results as they relate to the project's research questions. Section VI presents the conclusions, significance evaluations, and recommendations. All references cited in the body of the report are presented after Section VI. A glossary of Hawaiian words used in the report follows the references.

Figure 1. Location of the project area overlaid on World Imagery.

Figure 2. Location of the project area at TMK (1) 3-6-023:006 (TMK data source: Hawaii Office of Planning 2008).

II. ENVIRONMENTAL AND CULTURAL BACKGROUND

This section presents background information about the physical and cultural environment, history, and archaeology of the area to provide a context for the project. This section is adapted from Erkelens and Athens (1994) and Gotay and Rechtman (2020).

Physical Environment

The project area (Figure 3 and Figure 4) is on the southern talus slope of Wiliwilinui Ridge, which separates Waiʻaliʻi Valley and Wailupe Valley. Wiliwilinui Ridge is part of the Koʻolau Range, and the project area varies in elevation from approximately 15 to 80 meters (m) above sea level (asl).

The underlying geology is Koʻolau Basalt (QTkl), forming Rock Land (rRk) in the form of basaltic lava flows across much of the project area; voids in the project area, in the form of lava tubes, blisters, and over hangs were confirmed by geotechnical survey (Masa Fujioka & Associates 2018). Lualualei extremely stony clay, 3-35% slopes (LPE), is present in areas near the south boundary. The Lualualei series is characterized by well-drained soils on coastal plains, alluvial fans, and talus slopes that developed in alluvium and colluvium (Figure 5; Foote et al. 1972).

Annual rainfall in the area of Wailupe, encompassing the project area, averages 834.7 mm per year. The majority of precipitation occurs between the months of November and March during the rainy season (Giambelluca et al. 2013). Approximately half of the project area has been stripped of vegetation and soil with the remaining vegetation consisting of introduced species such as dragon fruit (*Selenicereus sp*.), prickly pear cactus (*Opuntia ficus-indica*), *koa haole* (*Leucaena leucocephala*), *kiawe* (*Prosopis pallida*), and guinea grass (*Megathyrsus maximus*). Native *ʻilima* (*Sida falax*) and *maʻo* (*Abutilon incanum*) are present in small groupings along the basalt outcrops. *ʻUhaloa* (*Waltheria indica*) is present across portions of the disturbed zone in the southern project area.

Cultural Geography

The project area is in Kona Moku, in eastern Waikīkī Ahupuaʻa, in the *ʻili* of Wailupe. The name Wailupe (*Lit.* kite water) may reference the ancient Hawaiian practice of kite flying, which was only conducted in prescribed places (Pukui et al. 1974:225). An alternative, suggested by Beckley (n.d. Hawaii State Archives), is that the *ahupuaʻa* was named for a spring called Wailupe, which was formed when the god Kāne struck the coral shelf at Wailupe with his staff, causing water to spring forth. He and Kanaloa then mixed the water with ʻ*awa* from a sacred grove near Kuliʻouʻou Ridge, which was guarded by a *moʻo* named Lupe. Wailupe (water of Lupe) became the name of one of two springs found along the coast near Wailupe Fishpond (Hawaiʻi Pacific Engineers 2009).

The name is also given to a fishpond that has since been infilled and now forms the peninsula that Wailupe Circle sits atop. The fishpond is approximately 250 m south of the project area and *makai* of Kalanianaʻole Highway and the Kahala Plain (Armstrong 1973; Pukui et al. 1974).

The project area is on the southern talus slope of Wiliwilinui Ridge (*Lit.* large *wiliwili*) which refers to the large *wiliwili* trees that once grew along the ridge. The wood of these trees was used for many items, including surfboards, fishing net floats, and floats for canoe outriggers, with the bright red seeds strung into *lei* (Little Jr. and Skolmen 1989).

Figure 3. Location of the project area overlaid on World Imagery.

Figure 4. Project area overlaid on USGS topographic map.

Figure 5. USDA soil classes in the vicinity of the project area.

Historical Background

The following section presents an abbreviated history of the project area and surrounding environs, from the pre-Contact era through the twentieth century.

Traditional History

The area of Wailupe is mentioned in passing in some legendary accounts. The great warrior, Palila, passed through Wailupe after killing the giant Olomana, before meeting with the fisherman Kahului in Maunalua. Waiʻalae *ʻili* to the west is featured as the home of Maʻakuakeke, who was the fishing instructor of the legendary hero Kawelo (Fornander 1918). Another account tells of Kamapuaʻa, a form of the god Lono, as recorded in 1861 by G.W. Kahiolo in the newspaper *Ka Hae Hawaii*:

> … when the chief Olopana was killed, the island of Oahu became Kamapuaa's. He then fetched his people (who he had hidden) from above Kaliuwaa and brought them down., and they then then returned to their lands. The priest (Lonoawohi) asked Kamapuaa if he could be given some lands for his own as well. He asked, "Perhaps the water lands might be mine." Kamapuaa agreed. This was something like a riddle that the lands which have the word "water" (*wai*) in their names would be his, like: Waialua, Waianae, Waimanalo, Waikele, Waipio, Waiawa, Waimano, Waimalu, Waikiki, Waialae, Wailupe, Waimanalo 2, Waihee, Waiāhole …" (Maly and Maly 2003)

It is also told that when Kamehameha I's fleet of war canoes made landfall on Oʻahu his army reached eastward from the area of Waikīkī all the way to Waiʻalae, from there they marched on to the famous battle of Nuʻuanu (Kalakaua 1888; Nakuina 1904).

In addition to these legendary accounts, according to boundary commission testimonies and Māhele documentation, the project area vicinity of Wailupe and neighboring Waiʻalae was host to several named freshwater springs such as Puhikani, Punakou, a water hole known as Kaualua, and another pond called Kamaikeaho, as well as a rock called Pukoakahalauaola (Maly and Maly 2003).

18th Century

One of the earliest historic accounts of the Wailupe area and the Kahala Plain comes from reports by Captains Portlock and Dixon, who made landfall on the island of Oʻahu on June 1, 1786. They were the second British expedition to reach Hawaiʻi, and the first to land on Oʻahu. Their vessels, the King George and Queen Charlotte, anchored in Maunalua Bay for provisioning (Portlock 1774; Beresford 1964). Beresford, an officer on board, wrote:

> We presently had a number of canoes along-side, but hogs and vegetables were much scarcer here than at Owhyee. Early on the morning of the 2d, our Captains went ashore, in order to find a watering place, and procure accommodations for the sick: They soon met with good water, but the access to it was very difficult…(1964:52-53)

The ships initially had difficulty obtaining sufficient food provisions:

> The people brought some hogs, potatoes, and taro, but not a sufficient quantity to supply us from day to day: on our inquiring the reason, we were given to understand, that the hogs and vegetables were tabooed, till the King had been on board the ships…In the forenoon of the 4th, Teereteere, the King, paid us a visit (Beresford 1968:96-97).

The king Beresford writes of was actually the *aliʻi nui* of Maui named Kahekili, who had conquered Oʻahu in 1783 and by 1786 controlled all the Hawaiian Islands except Hawaiʻi (Kuykendall 1965). Kahekili had taken up residence at Waikiki and assumed a tight control over resources and production surplus, which was the reason for the provisioning issues detailed above. After his visit to the anchored ships, Beresford wrote:

> …we soon felt the good effects of his visit, the inhabitants bringing hogs, and vegetables in much greater plenty than before, though from the little respect they seemed to pay him, we were led to suppose, that his influence over them was not great; in this point, however, we were mistaken (Beresford 1968:99).

This exchange gives a glimpse into the relationship between chiefs and their people, and also provides evidence for the productive potential of the southeastern coast and valleys of Oʻahu in the early European contact period.

19th Century

Almost 40 years would pass before another historic account of the area was recorded, when the missionary Gilbert Farquar Mathison walked the coast of the island in 1825. Travelling east to west across the Kahala Plain, Mathison describes a fishing village of "perhaps one hundred huts" near Maunalua fishpond followed by "occasional huts, scattered here and there together with several fine groves of cocoa-nut trees," before reaching a larger settlement near Waiʻalae. He also details that many European introduced cultivars, such as watermelon, tobacco, pumpkins, squash, and potatoes, were being grown in the valleys of Kuliʻouʻou, Niu, and Wailupe (Mathison 1825:387). A map created 30 years later of a portion of the southeast coast of Oʻahu aligns with Mathison's account, showing dispersed house sites along the coast line and a larger settlement near Waiʻalae (Figure 6).

Mid-nineteenth century testimony from Land Commission Awards (LCAs) provide evidence for the types of crops grown, the density of settlement, and the overall productivity of Wailupe after European contact, and may provide some evidence for the nature of the area prior to colonization. Testimony from the 33 awardees in Wailupe mentioned traditional Hawaiian *kula* crops that included gourds (*ipu)*, pandanus (*hala*), sugarcane (*kō*), coconut (*niu*), banana (*maiʻa*), and sweet potato (*ʻuala*). Twelve of the awards mentioned lots for pond field taro production and three claimed stream pools (*muliwai*) for inland fishponds. However, the majority of the claims were for *kula* dryland crops, which were minimally intensive to produce and may have been grown and marketed for the whaling and Pacific Coast trades. Seven of the awards also mention lots used for grassland or pasturage, presumably for grazing livestock. European cultigens included watermelon, potatoes, and two claims for orange trees (Erkelens and Athens 1994; referencing LCAs 802, 1835, 1837, 1839, 1841, 1846-1852, 1981, 2004, 2066, 2275, 2277, 2278, 2280, 2314, 2315, 2321, 2329B, 2331, 2347, 2917, 3077, 3093, 3348, 3580, 3581, 6175, and 10613).

Following the end of the Pacific Coast gold rush and decline of the whaling industry in the latter half of the 19th century, dryland agriculture in the area gave way to the raising of livestock as well as the expansion of urban Honolulu east towards the project area.

Figure 6. Portion of 1855 de Lapasse map of Honolulu showing the project area.

20th Century

In 1920, the Navy constructed a Naval Radio Station in Wailupe near the base of Wiliwilinui Ridge, to the southwest of what is now ʻAina Haina Community Park and Elementary School (Figure 7). At the time, it was one of the largest radio receivers in the world, able to receive six messages simultaneously. After the attack on Pearl Harbor the station was quickly dismantled and moved to Wahiawa, which was better protected in the event of another attack. The former radio station was converted to a training school for the U.S. Coast Guard in 1942, and the existing facilities were expanded (Leineweber and Davidson 2001).

Between 1924 and 1926, prosperous rancher and territorial senator Robert Hind consolidated approximately 2,900 acres of Wailupe ʻ*ili* into three lots which comprised Hind-Clarke Dairy. This land became known as ʻAina Haina (*Lit.* Hind's land), and future developments in the valley retained this name.

From the late 1940's to the present day, post-war commercial and residential development took place across much of Wailupe, Waiʻale Iki, and Niu Valleys, as well as the Kahala Plain, and Wailupe Fishpond was filled in by Hawaiian Dredging in 1947 (Gotay and Rechtmann 2020).

Figure 7. Project area overlaid on 1927 USGS topographic map..

Archaeological Background

Several archaeological projects have been carried out in the vicinity of the project area. Additionally, newspaper articles attest to the presence of burial caves in the ridges and cliffs surrounding Waiʻaliʻi, Wailupe, and Niu Valleys.

Previous Archaeological Investigations

The locations of previous archaeological investigations within the vicinity of the project area are illustrated in Figure 8. Table 1 lists the archaeological projects depicted in Figure 8 carried out in the vicinity of the project area since the 1990s. Table 2 and Figure 9 summarize the archaeological sites and historic properties identified within the vicinity of the project area.

Table 1. Archaeological Investigations Within the Vicinity of the Project Area.

Reference	Type of Study	Location	Findings (Site 50-80-)
Erkelens and Athens (1994)	Burial recovery and monitoring	Kalanianaʻole Highway between West Hind Drive and East Halemaumau Street	Site 15-4497: 15 burials and associated cultural deposits; radiocarbon provides a 200-400 years BP date

Reference	Type of Study	Location	Findings (Site 50-80-)
Anderson (1998)	Burial recovery	Kalaniana‘ole Highway west of Kawaikui Park	Site 14-5584: Burial
Hammatt and Bush (2001)	Monitoring	Kalaniana‘ole Highway between West Hind Drive and East ‘Āinakoa Avenue	No findings
Bush and Hammatt (2002)	Monitoring	Kalaniana‘ole Highway between Wailupe Circle and ‘Āinakoa Avenue	No findings
Collins (2002)	Burial recovery	Wailupe Place	Site 14-6401: Burial
Yucha et al. (2014)	Survey	South end of Laukahi St	Site 15-7591: Pre-Contact/historic rockshelter
Beauchan et al. (2016)	Survey and testing	Kalaniana‘ole Highway near Wailupe Place	No findings
Wiley et al. (2018)	Survey and testing	Wiliwilinui Ridge near Po‘ola Street	Site 15-8184: Four transportation related sites Site 15-8185: Rock wall segment
Gotay and Rechtmann (2020)	Reconnaissance and burial documentation	East end of Kia‘i Place	Site 15-08832: Burial

Table 2. Summary of Historic Properties in the Vicinity of the Project Area.

Site No. (50-80-)	Description	Age	Inferred Function	Location
14-5584	Burial	Pre-Contact	Burial	Kalaniana‘ole Highway west of Kawaikui Beach Park
14-09136	Cultural deposit	Pre-Contact	Habitation	Kaimoku Place
14-09137	Midden deposit	Historic	Habitation	Kaimoku Place
15-0056	Wailupe Fishpond	Pre-Contact	Aquaculture	Coastline south of Kalaniana‘ole Highway; now Wailupe Circle
15-4497	Burials and cultural deposits	Pre-Contact	Burial/habitation	Kalaniana‘ole Highway between West Hind Drive and East Halemaumau Street
15-6401	Burial	Pre-Contact	Burial	Wailupe Place

15-7591	Rock shelter	Pre-Contact/Historic	Habitation	South end of Laukahi St
15-8184	Four transportation related features	Historic	Transportation	Wiliwilinui Ridge
15-8185	Rock wall segment	Unknown	Unknown	Wiliwilinui Ridge
15-08832	Burial	Pre-Contact	Burial	East end of Kiaʻi Place

Figure 8. Previous archaeological investigations within the vicinity of the project area.

Figure 9. Previously recorded sites and properties within the vicinity of the current project.

Of particular interest to the project area are two newspaper articles that detail the presence of burial caves at Wiliwilinui Ridge, as well as in the ridges and cliffs surrounding Waiʻalae Iki, Wailupe, and Niu Valleys. In an August 19, 1923 article from The Honolulu Advertiser, Fred L. Goddard details excursions to several caves in Nuʻuanu Valley, Kalihi Valley, Moanalua Valley, and near the Wailupe wireless station. He details the extensive looting that had occurred during the 19th and 20th centuries, despite the caves often being difficult to find or access (Honolulu Advertiser August 19, 1923).

On October 5, 1950, the Honolulu Star-Advertiser published an article about two boys who had discovered a burial cave while searching for their lost dog along Wiliwilinui Ridge. The cave entrance was partially hidden by a rock wall, and contained a portion of a canoe used as a repository for the remains of four adults and four children. Materials found with the cave consisted of *kapa,* a smoking pipe, a pillow stuffed with *hapuʻu,* and a cowhide wrapped in a *lauhala* mat. The nature of the associated grave goods, as well as saw marks on the canoe segment, indicate these individuals were buried after European contact (Honolulu Star Bulletin October 5, 1950). Documentation and removal of the cave contents was conducted by William Davenport at the direction of the Bishop Museum (Davenport 1950).

Early archaeological surveys indicate the presence of three sites, since destroyed, in the vicinity of the project area: Kawauoha Heiau, Kaunua Kahekili Heiau, and Wailupe Fishpond. Wailupe Fishpond was 41 acres with a wall approximately 762 m long (McAllister 1933:71).

Erkelens and Athens (1994) completed burial recovery and monitoring after the inadvertent discovery of human skeletal remains uncovered during the expansion of Kalanianaʻole Highway. This site, which stretches from Nenue Stream to the foot of Kuliʻouʻou Ridge, was designated Site 50-80-15-04497, and includes 15 burials, numerous pits, and extensive subsurface cultural deposits. Radiocarbon dates provided a date range of AD 1484 to 1800 for occupation of the area which indicates widely dispersed settlement and relatively intense use of the area prior to European contact.

Anderson (1998) completed burial documentation and recovery for an inadvertent discovery of human remains at a property on Kalaniana‘ole Highway west of Kawaikui Beach Park. The burial was interpreted as being pre-Contact in age and designated Site 50-80-14-5584.

Bush and Hammatt (2002) completed archaeological monitoring for Board of Water Supply water line improvements on Kalaniana‘ole Highway between West Hind Drive and ‘Āinakoa Avenue. They reported no culturally sensitive materials or areas, but did record a historic horseshoe, possible *poi* pounder fragment, and a buried basalt boulder alignment that may be a remnant of Wailupe Fishpond.

Collins (2002) completed burial documentation for an inadvertent discovery of human remains at a property on Wailupe Place. The burial was interpreted as being pre-Contact in age and designated Site 50-80-14-6401.

Yucha et al. (2014) conducted survey for a rockfall mitigation project near the south end of Laukahi Street. They recorded a single pre-Contact or historic rock shelter, Site 50-80-15-7591, which was interpreted as being used for temporary habitation.

Wiley et al. (2018) conducted survey of a 2.4-acre parcel on Wiliwilinui Ridge and identified two historic period sites, likely dating to the early or mid-twentieth century. Site 50-80-15-8184 is a cluster of four transportation related features associated with the development of roadway infrastructure during urbanization of the surrounding area. Site 50-80-15-8185 is a segment of rock wall of indeterminate function.

Gotay and Rechtmann (2020) completed reconnaissance and burial documentation of a portion of the current project area. They identified Site 50-80-15-08832, the fragmentary and disarticulated remains of a single adult individual interred in a small lava tube exposed in a vertical cliff face.

Two investigations along Kalaniana‘ole Highway reported no findings (Hammatt and Bush 2001; Beauchan et al. 2016).

III. RESEARCH METHODS

This section presents the research questions and fieldwork procedures that were employed during the project. Details on specific analyses are described in each subsection.

Research Questions

Three research questions guided the survey and data analyses.

1) What is the depositional and soil forming sequence for the project area?

Given the condition of the project area, as well as the extent of Rock Land soils along the north boundary, there is a limited likelihood of encountering intact soil deposits. However, it is possible that any overhangs, rock shelters, caves, or lava tubes present may contain sufficient sediment buildup; testing of these areas could provide insight into pre-Contact and historic use of the project area.

2) Is there evidence for pre- and/or post-Contact use of the project area?

Eighteenth century accounts as well as 19th and early 20th century maps and other documentary sources indicate that the surrounding region was under various kinds of cultivation, particularly dryland (*kula)* agriculture, although the steep terrain of the project area was likely excluded from this. Archaeologically, former agricultural activities could be evident by associated infrastructure such as terrace retaining walls or field boundaries. In addition, there is the potential for historic use of the project area given the nearby residential developments and former military installations in the area.

3) Are burials or isolated human skeletal remains present?

Previous archaeological investigations and newspaper articles indicate the possibility that additional burials or isolated human skeletal remains may be present within the project area, particularly in overhangs, rock shelters, caves, or lava tubes along the slopes and cliff lines of Wiliwilinui Ridge.

Survey and Subsurface Testing Methods

The entirety of the project area, excluding areas of dangerous or inaccessible terrain, was subject to pedestrian survey. Figure 10 shows the starting and ending points of the survey transects. The project director and a field supervisor conducted pedestrian survey using the following methods:

1. Survey transects were spaced no more than 5 m apart; tighter or looser spacing was employed in areas of dense vegetation, low surface visibility, and/or rough terrain. Survey transects were intermittently flagged and at least one transect of each sweep was recorded as a line geometry with a Trimble DA2 GPS unit. Areas that were dangerous or otherwise inaccessible were recorded in the field and noted on subsequent maps.

2. The archaeologists kept an updated daily log that recorded work completed (including the number of transects), notes on any finds, and summaries of other relevant information (e.g., the density of vegetation or evidence for modern disturbance). The daily log was completed using a standardized form on Samsung Galaxy tablet computers.

3. Photographs were taken of all archaeological finds and overviews of the survey area. Photographs included a scale and north arrow (with the exception of landscape overview photographs) and were recorded in a photography log. The log included the photograph file number, the date that the photograph was taken, the direction the photographer was facing, a general description of the photograph, and the initials of the photographer.

4. The locations of archaeological sites and features were recorded with a professional-grade Trimble DA2 GPS unit. Global positioning system (GPS) data has been differentially corrected for submeter accuracy and has been exported as a geographic information system (GIS) geodatabase.

5. Archaeological deposits and features were documented through text descriptions, profile and/or plan view maps as appropriate, and photography (with a north arrow and scale), along with GPS recording. Text descriptions were completed using a standardized form on the tablet computers, which includes fields to record site/feature form and construction details, metric dimensions, age and function assessments, integrity and condition evaluations, associated surface artifacts, and environmental characteristics (slope, substrate/soil, vegetation).

Following pedestrian survey, subsurface testing was conducted with the excavation of five controlled excavation units:

1. Five 50 by 50 cm excavation units were excavated with the location of the excavation units determined by the Project Director and the goals of establishing the presence or absence of archaeological deposits, assessing deposition and site formation processes, and collecting artifact and midden samples and suitable dating samples.

2. Each excavation unit was manually excavated by natural strata with arbitrary 10-cm levels. All excavated material was screened through 1/8-inch mesh. Archaeological material retained in screens was collected and catalogued.

3. Units were recorded using standardized grid level forms on Samsung Galaxy tablet computers.

4. Scaled profile drawings were completed for at least one of the long sidewalls in each test unit, excluding TU-01 and TU-02 due to the presence of human skeletal material. Soils were described, and the excavation unit sidewalls and locations were photographed. Stratigraphic profiles and soil descriptions were described using a fresh vertical face. The following soil characteristics were recorded, at a minimum: color, including moisture condition (wet, moist, dry) when color read; texture; structural grade, size, and form (or absence of structure); dry or moist consistence; wet consistence (stickiness, plasticity); root frequency and size; presence of charcoal or other cultural materials; and lower boundary distinctness and topography (Munsell Color 2000; Soil Science Division Staff 2017). Each deposit was examined for signs of sedimentary structures, such as bedding, and for any other information (e.g., evidence for basaltic or coralline origin) that could help to clarify depositional and soil forming history.

5. The locations of all excavation units were recorded using a professional-grade Trimble GPS unit using the North American Datum of 1983 (NAD 83) in Universal Transverse Mercator Zone 4 North (UTM 4N). Data has been differentially corrected.

6. All artifacts, midden, charcoal, or bulk samples recovered during excavation were collected in sealable plastic bags that have a unique catalog number and which record the contents,

provenience (excavation unit number, layer and level, and depth below surface), collection date, and recorder.

Figure 10. The project area on World Imagery showing the location of survey transects.

IV. RESULTS

The following section presents the results of the archaeological pedestrian survey and subsurface testing.

Pedestrian Survey

Six features comprising five sites were identified during pedestrian survey (Photo 1): three rock shelters (Sites 50-80-15-09355, 50-80-15-09356, and 50-80-15-09358), two modified pits (Site 50-80-15-09359), and one trail with associated stacked walls (Site 50-80-15-09357). Figure 11 shows the location of the sites identified during pedestrian survey as well as the location of test units excavated during subsurface testing; it also shows the location of previously recorded Site 50-80-15-8832. Table 3 summarizes the sites identified, with narrative descriptions and photographs provided below.

The southern half and a large portion of the eastern side of the project area has been extensively modified by ground-disturbing activities in the form of grading, excavation, and rock removal. No archaeological features were identified in this area, and all features identified were located on the steeply sloping terrain above the large landscape modifications.

Photo 1. Overview of feature documentation during fieldwork.

Figure 11. The location of sites identified and the locations of test units overlaid on World Imagery. Test units were numbered by associated site; as such, no TU-03 was excavated as no excavation was conducted at Temporary Site IA-03 (Site 50-80-15-09357).

Table 3. Sites Identified During Pedestrian Survey.

Site No. (50-80-15-)	Feature Types	Function	Probable Age
08832*	Burial within rock shelter	Burial	Pre-Contact Hawaiian
09355	Rock shelter	Burial	Pre-Contact Hawaiian
09356	Rock shelter	Burial	Pre-Contact Hawaiian
09357	Trail	Transportation	Unknown
09358	Modified rock shelter	Resource extraction	Unknown
09359	Two modified pits	Combustion, possible	Unknown

SITE 50-80-15-08832

Site 50-80-15-08832 is a rock shelter in a vertical cliff face, directly downslope from Site 50-80-15-09356. During ground-disturbing activity within the project area in 2018, the City and County of Honolulu and the State Historic Preservation Division (SHPD) were notified of the possible presence of a burial by community members. Surveys conducted by ASM Affiliates (ASM) in 2018 identified the presence of human remains within a lava blister. Guidance provided after a meeting with the SHPD stated that the site would be considered previously identified and the landowner was directed to prepare a Burial Treatment Plan (BTP) and to seek an Oahu Island Burial Council (OIBC) determination. Gotay and Rechtman (2020) completed the BTP and proposed the creation of a preservation easement with the remains to be preserved in place. The entrance to the rock shelter was sealed to mimic the surrounding bedrock.

SITE 50-80-15-09355

Site 50-80-15-09355 is a rock shelter in a vertical cliff face, approximately 10 m southwest of Site 50-80-15-09356 and Site 50-80-15-08832 (Photo 2). At the entrance of the rock shelter, there appears to be the remains of a stacked basalt wall that has since collapsed in to the interior of the rock shelter. The entrance opens onto a narrow natural terrace, and is 1.8 m wide and 0.88 m high, extending north into the ridge to a maximum depth of 2.5 m (Figure 12). No surface cultural material was identified in the interior of the rock shelter, and a thin horizon of gravelly silty clay loam was noted on the floor.

Photo 2. Overview of Site 50-80-15-09355, a rock shelter containing buried human skeletal material.

Figure 12. A scaled plan view map of Site 50-80-15-09355 showing the location of TU-01.

SITE 50-80-15-09356

Site 50-80-15-09356 is a rock shelter in a vertical cliff face, approximately 10 m northeast of Site 50-80-15-09355 and directly upslope of Site 50-80-15-08832 (Photo 3). The entrance opens onto a narrow natural terrace, and is 1.2 m wide, 0.45 m high, and extends northeast into the ridge to a maximum depth of 2.4 m (Figure 13). No surface cultural material was identified in the interior of the rock shelter, and a thin horizon of gravelly silty clay loam was noted on the floor.

Photo 3. Overview of Site 50-80-15-09356, a rock shelter containing buried human skeletal material.

Figure 13. A scaled plan view map of Site 50-80-15-09356 showing the location of TU-02.

SITE 50-80-15-09357

Site 50-80-15-09357 is a trail segment with associated retaining walls that follows natural switchbacks in the terrain (Photo 4 to Photo 6). The trail climbs the slope roughly south to north, becoming diffuse at the north end approximately 10 m south of the rock shelter where TU-05 was excavated with the south end likely destroyed by recent ground-disturbing activities. Sections of dry-stacked basalt retaining walls, three to five courses in height, line down slope portions of the trail segment, and what appears to be a constructed step is present. The wall varies between 0.5–0.6 m wide and 0.65–0.75 m high and the longest intact section is 8.0 m (Figure 14).

Photo 4. Overview of Site 50-80-15-09357, a trail segment, showing an intact portion of the associated wall.

Photo 5. Overview of Site 50-80-15-09357, a trail segment, showing a constructed step.

Photo 6. Overview of Site 50-80-15-09357, a trail segment, showing a portion of intact wall.

Figure 14. A scaled plan view map of Site 50-80-15-09357.

SITE 50-80-15-09358

Site 50-80-15-09358 is a modified rock shelter in a vertical cliff face approximately 20 m northwest and upslope from Site 50-80-15-09359 (Photo 7). The entrance opens onto a narrow terrace that quickly slopes down to the south. The entrance is 3.0 m wide, 1.8 m high, and extends northeast into the outcrop to a maximum depth of 1.8 m (Figure 15). A thin horizon of gravelly silty clay loam was noted on the floor of the rock shelter. Modern refuse, such as lumber, corrugated metal, glass bottles, and aluminum cans are present within and surrounding the feature, and a 3-inch diameter metal pipe runs down slope from a residence on Panalea Place.

The floor of the interior has a modified rectangular shape, which is likely the result of material extraction, and the basalt bedrock in the lower northeast corner is distinctly fine-grained with a waxy, dark brown appearance. Additionally, there is clear evidence of material removal in the form of scarring along the top of the rock shelter.

A large debris field emanates from the rock shelter and extends downslope. The debris consists of fine-grained basalt, varying in size from small sub-centimeter fragments to angular cobbles. The area of the debris is approximately 20 meters square (m sq.), extending in a roughly triangular shape downslope and becoming more diffuse as the terrain becomes steeper. No evidence of lithic reduction or tool manufacturing was identified.

Photo 7. Overview of Site 50-80-15-09358, a modified rock shelter. Note the evidence of material removal.

Figure 15. A scaled plan view map of Site 50-80-15-09359 showing the location of TU-06.

SITE 50-80-15-09359

Site 50-80-15-09359 consists of two circular pits. The pits are approximately 40 m apart at roughly the same elevation on the slope, and appear to be natural features with limited modification.

The western pit is 0.8 m in diameter and 0.55 to 0.65 m deep (Photo 8). This pit is on the south side of a prominent outcrop and there is an approximately 200° view of the coastline from Lē‘ahi to Koko Head. Near the base of the pit there are two apparent tool marks; they appear to be marks left by a chisel, pick, or adze and are 10 cm across (Figure 16; Photo 9). One angular basalt boulder is present in the base of the pit; any other material that was removed from the pit walls must have been taken out of the base of the pit.

The eastern modified pit has since been filled in by large fragments of basalt that have collapsed from the surrounding outcrop (Photo 10). The location of the pit affords expansive views of the coastline, Koko Head, and Wailupe Valley. The pit is 0.9 m long, 1.2 m wide, and at least 0.7 m deep, with the rock fall preventing an exact determination of depth (Figure 17). No evidence of tool marks was identified; however, they may have been covered or destroyed by collapses from the outcrop.

Photo 8. Overview of the western modified pit of Site 50-80-15-09359.

Figure 16. A scaled plan view map of the western pit of Site 50-80-15-09359 showing the locations of possible tool marks.

Photo 9. A close-up of the interior of the western pit of Site 50-80-15-09359 showing possible tool marks.

Photo 10. Overview of the eastern pit of Site 50-80-15-09359. Note the presence of rock fall within the pit.

Figure 17. A scaled plan view map of the eastern pit of Site 50-80-15-09359.

Subsurface Testing

Five 50 by 50 cm test units were excavated within rock shelters at Sites 50-80-15-09355, -09356, and -09358, and two additional rock shelters. Test units were excavated by arbitrary 10 cm levels within natural strata where applicable. Soils were screened through 1/4-inch mesh with the screened material placed in buckets prior to backfill after excavation. Table 4 summarizes the results of the excavations, with narrative description and photographs provided below, and Table 5 presents the soils recorded during excavation. Test unit numbers were assigned based on the associated feature number; as such, TU-03 was not assigned as no test unit was excavated at Temporary Site IA-03 (Site 50-80-15-09357).

Table 4. Results of Test Unit Excavation.

Test Unit No.	Location	Depth (cm bs)	Excavation Results
TU-01	Site 50-80-15-09355; rock shelter	0-10	Human skeletal material identified
TU-02	Site 50-80-15-09356; rock shelter	0-10	Human skeletal material identified
TU-04	Rock shelter	0-12	No cultural material present
TU-05	Rock shelter	0-25	No cultural material present
TU-06	Site 50-80-15-09358; modified rock shelter	0-10	No cultural material present

TU-01

TU-01 was excavated within Site 50-80-15-09355, a rock shelter in a vertical cliff face near Site 50-80-15-8832 (Photo 11). The northeast corner was excavated to 10 cm bs, and the southwest corner was excavated to 5 cm bs. Soils consisted of a dark brown (10YR 3/2) silty clay loam. At 5 cm bs in the southwest corner of the unit, a human tooth with intact root was identified and excavation was stopped. The unit was covered with cloth and a thin layer of soil prior to osteological analysis. Positive identification of a human maxillary incisor was made by an IARII osteologist. No further work was conducted in TU-01 or within Site 50-80-15-09355.

Photo 11. Overview of TU-01 in Site 50-80-15-09355 prior to excavation.

TU-02

TU-02 was excavated within Site 50-80-15-09356, a rock shelter in a vertical cliff face upslope of Site 50-80-15-8832 (Photo 12). The maximum depth of excavation was 10 cm bs. Soils consisted of a dark brown (10YR 3/2) silty clay loam. At 10 cm bs, in roughly the center of the unit, an element of possible human skeletal material was identified and excavation was stopped. The unit was covered with cloth and a thin layer of soil prior to osteological analysis. Positive identification of an unfused sub-adult vertebral centrum was made by an IARII osteologist. No further work was conducted in TU-02 or within Site 50-80-15-09356.

Photo 12. Overview of TU-02 in Site 50-80-15-09356 prior to excavation.

TU-04

TU-04 was excavated within sediments identified in the interior of a rock shelter (Photo 13). The maximum depth of excavation was 12 cm bs, when basalt bedrock was exposed. Sediment consisted of a brown to yellowish brown silt with approximately 35 percent angular basalt gravel content (Figure 18). No cultural material, charcoal, or charcoal staining was identified within the test unit.

Photo 13. TU-04 showing the base of excavation.

Figure 18. A stratigraphic profile of the northeast wall of TU-04.

TU-05

TU-05 was excavated within sediments identified in the interior of a rock shelter (Photo 14). The maximum depth of excavation was 25 cm bs, when basalt bedrock was exposed. Sediment consisted of a gravelly olive brown silt to 12 cm bs over a very gravelly light olive brown silt to the base of excavation where basalt bedrock was exposed (Figure 19). No cultural material, charcoal, or charcoal staining was identified within the test unit.

Photo 14. TU-05 showing the base of excavation.

Figure 19. A stratigraphic profile of the north wall of TU-05.

TU-06

TU-06 was excavated within soils identified in the interior of Site 50-80-15-09358 (Photo 15). The maximum depth of excavation was 12 cm bs, when basalt bedrock was exposed. Soils consisted of a dark grayish brown (10YR 4/3) silty clay loam (Figure 20). No cultural material, charcoal, or charcoal staining was identified within the test unit. Exposure of the bedrock at the base of the test unit shows a roughly right angle between the wall and floor of the rock shelter, as well as a fairly level floor.

Photo 15. TU-06 in Site 50-80-15-09358 showing the base of excavation. Note the relatively level floor and near right angle where it joins the wall.

Figure 20. A stratigraphic profile of the north wall of TU-06.

Project Area Stratigraphy

Thin horizons of soil and sediment were present in a portion of the rock shelters encountered in the project area. Table 5 presents the descriptions of the soil layers and interpretations of their deposition.

Table 5. Project Area Soil Descriptions.

Test Unit No.	Layer	Depth (cm bs)	Description	Interpretation
TU-01, -02, -06	I	0–10	Dark brown to dark grayish brown [10YR 3/2 to 4/2] gravelly silty clay loam; weak to moderate, fine, crumb structure; dry, soft, non-sticky and non-plastic	Lualualei series clay mixed with rock shelter sediment
TU-04	I	0–12	Brown to yellowish brown [10YR 5/3 to 5/4] gravelly silt; dry, loose, non-sticky and non-plastic	Natural rock shelter sediment
TU-05	I	0–12	Olive brown [2.5Y 4/3] gravelly silt; dry, loose, non-sticky and non-plastic	Natural rock shelter sediment
	II	12–25	Light olive brown [2.5Y 5/4] very gravelly silt; dry, loose, non-sticky and non-plastic	Natural rock shelter sediment

V. DISCUSSION

The research questions outlined in Section III guided the analyses. These are addressed using data generated by the project along with results from other projects in the area.

1) What is the depositional and soil forming sequence for the project area?

Soil was present in five of the accessible rock shelters identified in the project area, and consisted of thin horizons of silt and silty clay loam, extending to a maximum depth of 25 cm bs in TU-05, but typically extending to a depth of approximately 10 cm bs. The soils present in Sites 50-80-15-09355, -09356, and -09358 appear to be Lualualei series clay mixed with silty sediment that had accumulated in the rock shelter. Sediments within the sterile rock shelters are naturally derived silts that have accumulated over time.

2) Is there evidence for pre- and/or post-Contact use of the project area?

Site 50-80-15-09357, a segment of trail, Site 50-80-15-09358, a modified rock shelter, and Site 50-80-15-09359, two modified pits, indicate pre- and possibly post-Contact use of the project area.

The trail segment, which has associated stacked basalt walls, follows natural switchbacks up the toe of Wiliwilinui Ridge in the possible direction of two *heiau* that have since been destroyed. Thrum (1907:45) describes Kawauoha Heiau as "75 x 75 feet in size, just above Pu‘u Hua, at the foot of hill Hawai‘i Loa." The *heiau* was described as "completely destroyed just a few years ago (McAllister 1933:71)." Additionally, Kaunua Kahekili Heiau was described from first-hand accounts as a very large *heiau* located on top of the ridge that divides Wailupe and Wai‘alae, on the highest and most pronounced knoll (McAllister 1933:71). A map showing the approximate location of *heiau* on O‘ahu shows it as roughly one mile inland from Wailupe Fishpond (Sterling and Summers 1978; Shimizu 1980).

Historic evidence for the trail exists in the form of a 1932 aerial photograph of the former U.S. Naval Radio Station at Wailupe, which was approximately 400 m southwest of the project area. Photo 16 shows an oblique angle of the area, and a portion of a trail can be seen traversing the toe of Wiliwilinui Ridge through the project area.

Photo 16. A 1932 oblique aerial photograph of Wailupe, with the approximate location of the project area highlighted (Hawaiian Island Airscapes 1932). Note the trail extending up Wiliwilinui Ridge.

Site 50-80-15-09358 is a rock shelter in the northeast corner of the project area. It exhibits modification as a result of lithic extraction activity. The interior of the rock shelter has a distinct rectangular shape, with a fairly level floor and right angles where the floor and the walls adjoin. Additionally, there is evidence of material removal along the interior walls of the rock shelter. A large debris field, approximately 20 m sq., extends downslope from the entrance to the rock shelter, and contains a high amount of relatively fine-grained basalt debris in the form of small sub-centimeter to large angular cobbles.

The two modified pits that form Site 50-80-15-09359 are at approximately the same elevation, and provide commanding views of the coastline from Lēʻahi to Koko Head, with the eastern pit also providing expansive views of Wailupe Valley and Hawaii Loa Ridge. A third pit, outside the project area in the vicinity of Wiliwilinui Cave entrance, has similar construction except for the presence of hastily applied concrete along the rim, with the initials "GH" in the concrete along the southern wall. Cultural Surveys Hawaiʻi, in a memo about Makaihuwaʻa Ridge in Haleleʻa Moku, Kauaʻi, describe the presence of three large hand-excavated pits aligned on the ridge. They interpret the pits as having been the locations of *lamakū*, used to guide fishermen and voyagers safely to shore at night; this interpretation aligns with stories about the fishermen of Hanalei, as well as the name of the ridge itself which translates to "eyes for the canoe prow" (Cultural Surveys Hawaiʻi 2013).

Additionally, there are accounts of searchlights and other anti-aircraft equipment present in the hills behind the "Navy property" in the area of a "deep Hawaiian burial cave." It is possible the pits identified, as well as the one to the west outside of the project area, were used or re-purposed for searchlights or other military uses during the early to mid-20th century (*Honolulu Advertiser* May 24, 1941).

3) Are burials or isolated human skeletal remains present?

Burials, in the form of isolated human skeletal remains, were identified in test units excavated at Sites 50-80-15-09355 and -09356. Both sites are small rock shelters in vertical cliff faces, and are within 15 m of Site 50-80-15-8832, which is a previously recorded rock shelter containing human skeletal material. Given the context of the remains and proximity to a known burial, the remains identified are likely pre-Contact in age, though an early Historic age cannot be ruled out. Following positive identification by IARII osteologist Rona Ikehara-Quebral, the remains were reburied by cultural stewards and members of Puʻuhonua o Wailupe.

VI. CONCLUSIONS AND RECOMMENDATIONS

Under contract to Pu‘uhonua o Wailupe and L & K Investments, LLC, International Archaeological Research Institute, Inc., completed an archaeological inventory survey of TMK: (1) 3-6-023:006. The 2.9-acre project area covers the parcel that has been proposed for a preservation purchase by the City and County of Honolulu, with cultural stewardship provided by members of Pu‘uhonua o Wailupe, a Native Hawaiian nonprofit with descendancy ties to the burials. The parcel is currently under the ownership of L & K Investments, LLC, who intended to develop the property as a Condominium Property Regime (CPR) prior to the identification of human skeletal material in 2018.

Pedestrian survey identified six surface features in the form of two rock shelters containing burials, one modified rock shelter and associated debris field showing evidence of lithic resource extraction, two modified pits, and a trail segment with associated walls. Excavations revealed the presence of burials in rock shelter at Sites 50-80-15-09355 and -09356, which are in the vicinity of previously documented Site 50-80-15-8832.

Significance Evaluations

Following HAR §13-284-6, the five documented sites are evaluated as significant (Table 6). As stated in HAR §13-284-6, “[t]o be significant, a historic property shall possess integrity of location, design, setting, materials, workmanship, feeling and association” and will meet one or more of Criteria a through e. These criteria are:

- Criterion a. Be associated with events that have made an important contribution to the broad patterns of our history;
- Criterion b. Be associated with the lives of persons important to our past;
- Criterion c. Embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; or possess high artistic value;
- Criterion d. Have yielded, or is likely to yield, information important for research on prehistory or history; or
- Criterion e. Have an important value to the native Hawaiian people or another ethnic group of the State due to associations with cultural practices once carried out, or still carried out, at the property or due to associations with traditional beliefs, events or oral accounts—these associations being important to the group’s history and cultural identity.

Site 50-80-15-08832, a burial in a rock shelter, is in good condition, retains integrity of location, and is assessed as significant under HAR §13-284-6 Criteria d and e. The site has the potential to yield information important for research on prehistory or history, and has an important value to native Hawaiian people due to burial practices once carried out at the property and the associations with traditional beliefs and the treatment of *iwi kūpuna*.

Site 50-80-15-09355, a burial in a rock shelter, is in good condition, retains integrity of location, and is assessed as significant under HAR §13-284-6 Criteria d and e. The site has the potential to yield information important for research on prehistory or history, and has an important value to native Hawaiian people due to burial practices once carried out at the property and the associations with traditional beliefs and the treatment of *iwi kūpuna*.

Site 50-80-15-09356, a burial in a rock shelter, is in good condition, retains integrity of location, and is assessed as significant under HAR §13-284-6 Criteria d and e. The site has the potential to yield information important for research on prehistory or history, and has an important value to native Hawaiian people due to burial practices once carried out at the property and the associations with traditional beliefs and the treatment of *iwi kūpuna*.

Site 50-80-15-09357, a trail and associated walls, is in fair condition, retains integrity of location, and is assessed as significant under HAR §13-284-6 Criteria d and e. The trail would have served as a means of transportation between the coastal plain and ridges, and may have been associated with since destroyed *heiau* on Wiliwilinui Ridge with an important value to native Hawaiian people.

Site 50-80-15-09358, a modified rock shelter and associated debris field, is in good condition, retains integrity of location, and is assessed as significant under HAR §13-284-6 Criteria d and e. The modified rock shelter and debris field provide, and can continue to provide, information on traditional lithic procurement and manufacturing, and has an important value to native Hawaiian people.

Site 50-80-15-09359, consisting of two modified pits, is in good condition, retains integrity of location, and is assessed as significant under HAR §13-284-6 Criteria d and e. The modified pits may have served as combustion locations for ceremonial fires relating to the Makahiki or as signal fires for fishermen at sea, and have an important value to native Hawaiian people.

The sites described remain in the original locations with original materials and design still present, and maintain original workmanship, setting, feeling, and association. Furthermore, the sites retain their sense of interconnectedness on the landscape, and further inland on Wiliwilinui Ridge and in the adjoining valleys additional traditional sites and features are extant.

Table 6. Documented Sites, Significance Evaluations, and Recommended Actions.

Site No. (50-80-15-	Form	State Sign.	Effect Determination	Recommended Action
08832	Burial in rock shelter	d, e	No adverse effect	Preservation

Site No. (50-80-15-	Form	State Sign.	Effect Determination	Recommended Action
09355	Burial in rock shelter	d, e	No adverse effect	Preservation
09356	Burial in rock shelter	d, e	No adverse effect	Preservation
09357	Trail and walls	d, e	No adverse effect	Preservation
09358	Modified rock shelter and debris field	d, e	No adverse effect	Preservation
09359	Modified pits	d, e	No adverse effect	Preservation

Consultation

During the course of the AIS, consultation occurred between IARII and Pu‘uhonua o Wailupe regarding the resources found on the property and the treatment of the human remains found at Sites 50-80-15-09355 and 50-80-15-09356. The SHPD provided insight on assessments of integrity and significance for the five newly identified sites and previously recorded Site 50-80-15-08832, as well as guidance on mitigation recommendations relating to a preservation plan and burial treatment plan.

Recommendations

The parcel at TMK: (1) 3-6-023:006 has been proposed for a preservation purchase by the City and County of Honolulu under the Clean Water and Natural Lands (CWNL) Fund, with cultural stewardship provided by members of Pu‘uhonua o Wailupe. However, the parcel is currently under the ownership of L & K Investments, LLC, who intended to develop the property prior to the identification of human skeletal material in 2018.

A preservation plan meeting the requirements of HAR §13-277 will be prepared for SHPD review and acceptance. The plan shall address the five newly identified sites (Sites 50-80-15-09355, -09356, -09357, -09358, and -09359) as well as previously identified Site 50-80-15-08832. The preservation plan shall also address whether the six properties will be preserved as a singular cultural landscape or as six individual site preserves and provide a rationale for that decision.

Regarding the presence of human skeletal remains within rock shelters at Sites 50-80-15-08832, 50-80-15-09355, and 50-80-15-09356, per HRS 43.6, HAR §13-276, and HAR §13-300, a burial treatment plan will be completed with consultation between Pu‘uhonua o Wailupe, the landowner, the SHPD History and Culture branch, and IARII, and submitted to the SHPD for review. The ultimate disposition of the remains will be determined by the O‘ahu Island Burial Council upon submission of the BTP.

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GLOSSARY OF HAWAIIAN WORDS

Hawaiian Spelling*	Definition
ahupua‘a	land division usually extending from the uplands to the sea, so called because the boundary was marked by a heap (ahu) of stones surmounted by an image of a pig (pua‘a), or because a pig or other tribute was laid on the altar as tax to the chief
ali‘i	chief, chiefess, officer, ruler, monarch, peer, headman, noble, aristocrat, king, queen, commander
ali‘i nui	high chief
hala	*Pandanus*
hapu‘u	an endemic tree fern (*Cibotium splendens*), common in many forests of Hawai'i
heiau	temple, shrine
‘ili	traditional land unit, a subdivision of an ahupua‘a
ipu	the bottle gourd (*lagenaria siceroria*, also *L.vulgaris*)
iwi kūpuna	ancestral human remains
kapa	tapa, a cloth, made from *wauke* or *māmaki* bark; formerly clothes of any kind or bedclothes
kiawe	algaroba tree (*Prosopis pallida*), a legume from Peru, first planted in 1828 in Hawai‘i
koa haole	a common roadside shrub or tree (*Leucaena leucocephala*)
kō	sugarcane

Hawaiian Spelling*	Definition
kula	plain, field, open country, pasture; an act of 1884 distinguished dry land from wet or taro land
lamakū	large torch; signal fire
lauhala	*Pandanus* leaf
lei	a garland, wreath; necklace of flowers, leaves, shells, ivory, feathers, paper, or beads
maiʻa	banana
makai	towards the ocean, in terms of direction
maʻo	the hoary abutilon (*Abutilon incanum*), a small native, velvety shrub in the hibiscus family
moʻo	lizard
muliwai	river, river mouth; pool near mouth of a stream, as behind a sand bar
niu	coconut (*Cocos nucifera*)
poi	cooked and fermented taro corms
ʻuala	sweet potato (*Ipomoea batatas*)
ʻuhaloa	a native shrub (*Waltheria indica*) with medicinal uses
wiliwili	an endemic leguminous tree (*Erythrina sandwichensis*)

* Adapted from Mary K. Pukui and Samuel H. Elbert, 1986, *Hawaiian Dictionary*, University of Hawaii Press, Honolulu.

Burial Site Component of a Preservation Plan for SIHP Site 50-80-15-8832

TMK:(1) 3-6-023:006 (Por.)

Waikīkī Ahupua'a
Kona/Honolulu District
Island of O'ahu

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Burial Treatment Plan
for SIHP Site 50-80-15-8832 50-80-15-8832

TMK:(1) 3-6-023:006 (por.)

Waikīkī Ahupua‘a
Kona/Honolulu District
Island of O‘ahu

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1. INTRODUCTION

This report presents preservation measures for State Inventory of Historic Places (SIHP) Site 50-80-15-08832 located on TMK: (1) 3-6-023:006, a 126-acre property at 5088 Kiai Place in the Wailupe portion of Waikīkī Ahupua‘a, Kona/Honolulu District, on the island of O‘ahu (Figures 1, 2, and 3). This parcel is owned by L & K Investments, LLC, who intends to develop the property as a Condominium Property Regime (CPR). Ground-altering construction (grubbing and the installation of a dust barrier) began on this property in April 2017, under City and County of Honolulu Grading Permit # GP2017-04-0158 (approved April 6, 2017); and continued under City and County of Honolulu Grading Permit # GP2018-03-0135 (approved March 27, 2018). During the construction process, community members notified the City and County of Honolulu and the State Historic Preservation Division (SHPD) of the possible presence of a burial site on the property. The landowner was also notified and construction work on the property was halted. ASM affiliates (ASM) conducted a reconnaissance of the property, but did not locate the referenced site. A subsequent site visit was conducted in May of 2018 with community members and SHPD staff, at which time the presence of a lava blister containing human remains was verified. ASM staff returned to the property in June of 2018 and fully documented the lava blister and the remains within; this site was assigned SIHP Site 50-80-15-8832 (Site 8832). In a subsequent (July 2018) meeting with the SHPD (Alan Downer, Susan Lebo, Regina Hilo), guidance was provided that the SHPD would consider the site to be previously identified and thus directed the landowner to prepare a Burial Treatment Plan (BTP) and to seek an O‘ahu Island Burial Council (OIBC) determination. ASM made an informational presentation to the OIBC at their November 2018 meeting and subsequently met on site with the OIBC chair.

In an effort to address the concerns of community members, the landowner met with community members on several occasions to discuss treatment of the site and possible acquisition of the property by some form of land trust and similar entity. The landowner remains open to continued discussions, but to date no mutually acceptable resolution has been worked out with the community members. Treatment measure for the site have been discussed with a recognized descendant, and agreements have been reached and proposed in the document.

The purpose of the current Burial Treatment Plan (BTP) is to establish procedures for the appropriate treatment of Site 8832. This BTP follows the process described in the applicable sections of Chapter 6E - Historic Preservation (Hawai‘i Revised Statutes; as amended), and in the current Administrative Rules (HAR 13§13-300) for the treatment of burial sites and human remains, approved and adopted by the State of Hawai‘i. The information presented within this BTP, in conjunction with the presentations before the OIBC, are designed to assist the OIBC in making a determination on the preservation of Site 8832.

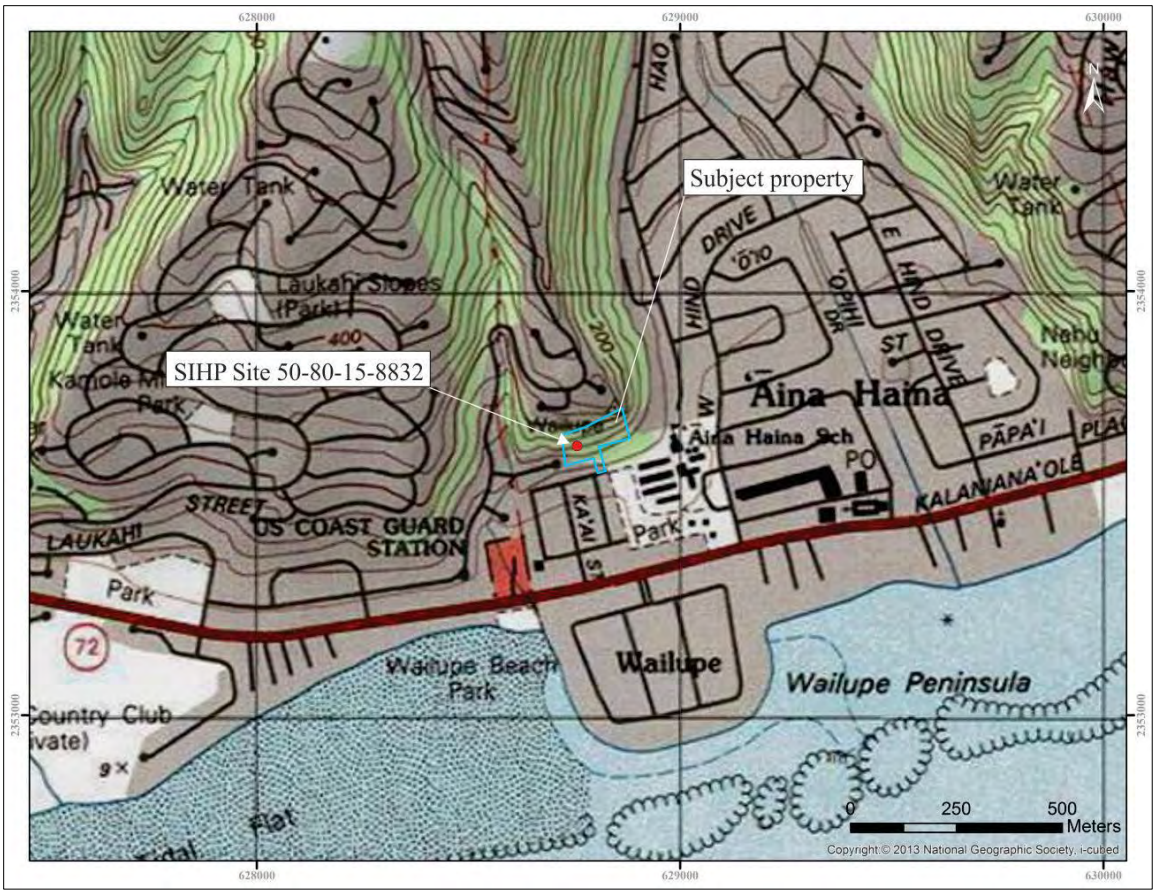


Figure 1. Portion of 1999 USGS 7.5-minute Koko Head quadrangle showing the location of Site 8832 within the subject property.

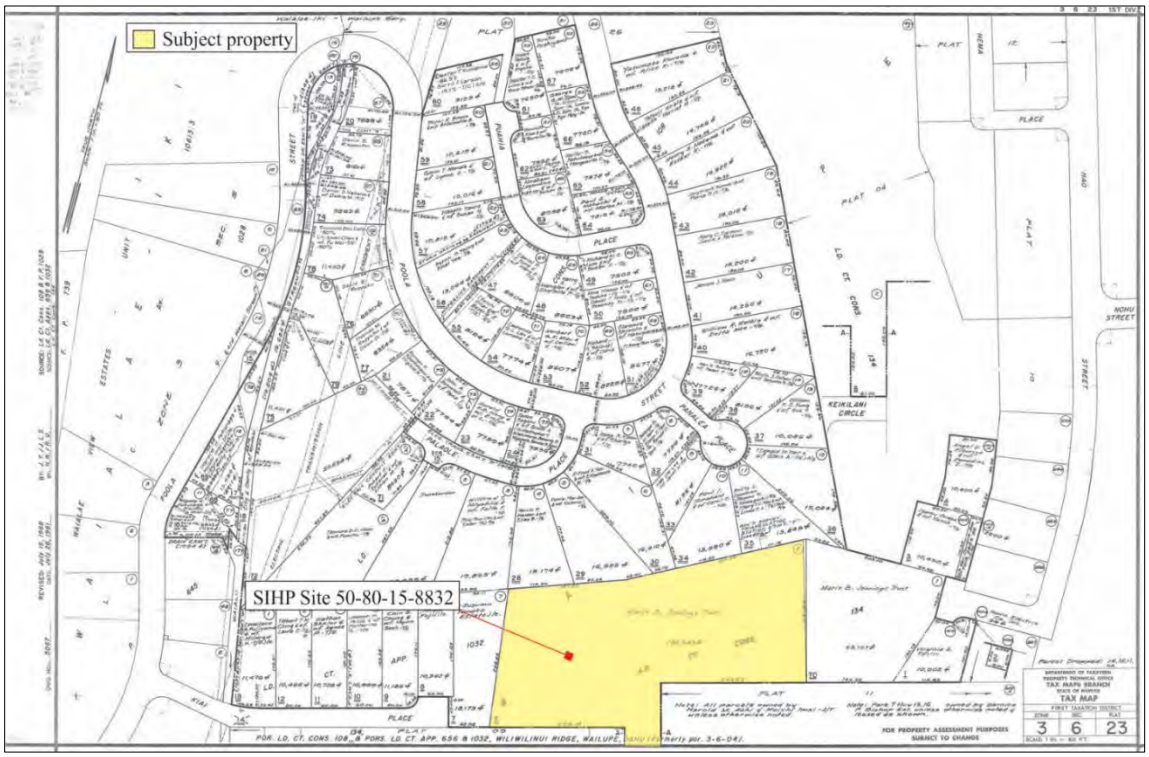


Figure 2. Tax Map Key (1) 3-6-023 showing location of Site 8832 within the subject property (Parcel 006).



Figure 3. Satellite image captured in 2011 with subject property outlined in yellow and location of Site 8832 within (Source: USDA-NRCS-NGCE processed the DigitalGlobe delivered WorldView-2 Multi-Spectral/Pan data bundle).



Figure 4. Satellite image captured on August 30, 2018 with subject property outlined in yellow and location of Site 8832 within (Source: Google Earth).

PROJECT AREA DESCRIPTION

As previously mentioned, Site 8832 lies within a 126-acre property located on steeply sloping toe of Wiliwilinui Ridge between Waiʻalae Iki Ridge and Wailupe Gulch at elevations ranging from roughly 9 to 61 meters (30 to 200 feet) above mean sea level. The project area receives approximately 750 to 1,000 mm (29.5 to 39.4 inches) of rainfall per year (Giambelluca et al. 2013). The property is bounded on the west by residential development along Kiai Place and on the east by residential development along Hao Street; on the south by residential development along Keikilani Circle and ʻĀina Haina Community Park and Elementary School; and on the north by residential development along Palaole Place and Panalaoa Place, which are situated at the top of the ridge (see Figures 3 and 4).

PROPOSED DEVELOPMENT ACTIVITY

The original development proposal involved the creation of eight CPR units, each with a pad for a single-family residential structure, along with a central roadway extending eastward from the end of Kiai Place (Figure 5).



Figure 5. Proposed CPR plan prior to discovery of Site 8832.

2. CULTURE-HISTORICAL BACKGROUND

To develop a comprehensive and holistic understanding of Site 8832, this chapter provides legendary and historical data relevant to Wailupe and the Waiʻalae area. This contextual discussion also includes a summary of the findings from prior archaeological investigations conducted in the project area vicinity.

HISTORY OF THE PROJECT AREA VICINITY

As previously mentioned, the subject property is located within eastern Waikīkī Ahupuaʻa, immediately to the west of the neighborhood of ʻĀina Haina in an *ʻili* (land division, smaller than an *ahupuaʻa*) known as Wailupe. The literal translation of Wailupe is "kite water" (Pūkuʻi et al. 1974:225) and may refer to the land division having been one of the designated areas for ancient Hawaiians to engage in kite flying. To the southwest of the subject parcel, and *makai* (seaward) of Kalanianaʻole Highway, there used to be a large traditional Hawaiian fishpond known as Wailupe Pond with a few smaller *loko* (ponds) along its margins. The over forty-acre fish pond referred to as Loko Nui i Wailupe "Big Pond at/in Wailupe" likely contributed untold quantities of fish to help sustain the local community and their neighbors. The neighboring *ʻili* of Waiʻalae Iki was formerly known as Wiliwilinui, which refers to large (*nui*) Wiliwili trees, "a Hawaiian leguminous tree (*Erythrina sandwicensis*) . . . found on dry coral plains and on lava flows. . . The wood is very light and formerly was used for surfboards, canoe outriggers, [and] net floats" (Pūkuʻi and Elbert 1986:385). The project area is located on a toe of Wiliwilinui Ridge, which separates the *ʻili* of Waiʻalae Iki from Wailupe.

Although Wailupe is not featured in legendary accounts, nearby Waiʻalae is featured as the home of Makuakeke (also spelled Maakuakeke), who was the fishing instructor of the legendary hero Kawelo (Fornander 1918-1919). It is also told that when Kamehameha I's fleet of war canoes made landfall on Oʻahu, his army reached eastward from the present-day resort area of Waikīkī all the way to Waiʻalae, from whence they marched on to the great battle of Nuʻuanu (Kalakaua 1888; Nakuina 1904). In addition to these legendary accounts, according to boundary commission testimonies and *Māhele* documentation, the project area vicinity of Wailupe and neighboring Waiʻalae was host to several named freshwater springs such as Puhikani, Punakou, a water hole known as Kaualua, and another pond called Kamaikeaho, as well as a rock called Pukoakahalauaola (Maly and Maly 2003).

One can also reconstruct the project area environs in the early Historic Period based on firsthand accounts provided by visitors during the nineteenth century. For instance, missionary Levi Chamberlain made the following observations in 1826 during a visit to Waiʻalae School, to the west of the project area:

> At a quarter before 9 o'clock we arrived at the pleasant settlement of Waialae, distant on a straight line from Waikiki in a N.E. direction, about 4 miles but much farther following the circuitous path along the sea shore. This place is rendered agreeable by a grove of cocoanut [sic] trees and a number of branching kou trees, among which stand the grass huts of the natives, having a cool appearance, overshadowed by the waving tops of the cocoanuts, among which the trade winds sweep unobstructed. (Chamberlain 1957:28–29 in Yucha et al. 2014:15)

Chamberlain went on to mention three settlements in the project area vicinity; O'Hare et al (2009) suggest that these communities were probably located adjacent to Wailupe, Niu, and Kuliʻouʻou Streams. Other visitors to Oʻahu anchored in Maunalua Bay during the late 1700s and early 1800s. For instance, in May of 1786, Captain Nathanial Portlock (1789) observed that there was a larger population of inhabitants to the west of Maunalua Bay (near Diamondhead) and that the shores of Maunalua Bay were sparsely populated. And on a trek from the northeast corner of the island to Diamondhead, in 1822, Gilbert Mathison reported "our route lay along the seashore; nothing particularly attracted notice, except occasional huts, scattered here and there, together with several fine groves of cocoa-nut trees, until we reached Diamond Point" (1825:388). Regarding settlement in the project area vicinity, Erkelens and Athens opined "inland of the project area [just to the west of the current project area], land use was probably more intensive, though settlement in these areas remained scattered and of low density" (1994:39).

Among the historical accounts penned by visitors and residents of the coastal project area vicinity during the nineteenth century, quite a few tell of gruesome battles that resulted in the formation of burial grounds. O'Hare et al. (2009) provide a thorough synopsis of these accounts, and the reader is referred to their report for further details. Some of these references to ancient burial grounds claim Kamehameha's first battle on Oʻahu took place on the shores of Waiʻalae but closer to Diamond Head, which in fact would have still been considered as within Waiʻalae, for the western boundary of Waiʻalae Nui used to be drawn as far as Diamond Head. As O'Hare et al. point out, many of these accounts of burial grounds refer to bleached bones eroding out of the dunes as the tides washed over them and exposed them, as well as multiple references to looters/graverobbers labeled "naturalists" and "skull hunters" seeking a "treasure-trove in the shape of bleached and whitened bones" or "interesting ethnological specimens" (2009:31). Thus, natural erosion combined with human agency likely contributed to the paucity of mentions of these burial grounds in twentieth century accounts.

Another account of coastal Waiʻalae Iki by J.K. Mokumaia ("*Aekai o Waialae-nui a me Waialae-ike*" [the place where the ocean meets the land in Waiʻalae Nui and Waiʻalae Iki]) published in the Hawaiian language newspaper *Kuokoa* in 1920 and translated for inclusion in *Sites of Oahu* by Sterling and Summers (1978) tells of how life there used to be when chiefs and the *kapu* (taboo) system still ruled the land. It reads as follows:

> Many people lived along the shores and they worked at farming and fishing. Plants grew. There were taro patches, tobacco, sweet potatoes, bananas and sugar cane. There were many konohikis in former days. . . Kamamalu was Waialae-iki's konohiki of fishing. There were ever so many people on the shores when the chiefs came to spend a while with the common people.
>
> There was the pool that Kamamalu used to bathe in. I went to see its beauty for myself.
>
> There are two springs, one. . . is on Waialae-iki. These appear to be good sites, there is much water, but its beauty of the time of the konohikis is gone. Now the kapu is freed and the kapu places are trodden underfoot. (Sterling and Summers 1978:275)

During the *Māhele ʻĀina* (Land Division), the *ʻili kūpono* of Wailupe was awarded to Kamaha no Malaea (Land Commission Award 6715:1;Royal Patent 4498) who retained half of the land (over 2,000 acres) and returned the other half to the Crown (Soehren 2008). Based on a review of historical maps and *Māhele* records it appears that no *kuleana* were awarded within or in the immediate vicinity of the subject parcel. Most *kuleana* awarded in Wailupe, were located *mauka* of Kalanianaʻole Highway the east of the subject property, along the banks of Wailupe Stream.

In the early 1900s, Hawaiian Historian John Papa ʻĪʻī documented trails that connected the project area vicinity with Honolulu to the west. The alignment of one of these historic trails appears to coincide with the later Waiʻalae Road and Waiʻalae Avenue, which would become modern-day Kalanianaʻole Highway. "Ī'ī described this early trail as follows:

> From Paliiki [Kamanawa's house site near Waialua] the trail ran up to Kalahu, above Leahi [Diamond Head], and on to the place where the Waialae stream reached the sand [present-day Waialae Beach Park, to the southwest of the current project area]. The trail that ran through Kaluahole went to Kaalawai, up, over, and down into Kahala, to meet the other trail at the place where the stream reached the sand. There they met the mauka trail [later Waiʻalae Avenue] that came from Ululani's place in Pawaa to Kapaakea, then up to Kamoiliili, and to Kaphohakikeke, where it left the trail that went up to Palolo, and continued on to Mauumae, above Kaimuki. . . From there it went down to, and along the upper side of, the taro patches and the pools of Waialae to join the other trails at the sand and go along Keahia and [eastward] on to Maunalua to the sea of Koko, to Makapuu, and so on. (1959:92, 94)

During the early twentieth century, Reverend W. D. Westervelt wrote an article titled "Hawaiian Burial Caves" that was published in Thrum's *Hawaiian Almanac and Annual for 1904* (Thrum 1903). He begins the article with a brief discussion of the volcanic origins of Hawaiʻi's caves, "it is well said that all the mountains of Hawaii are honey-combed with long caves—recesses and tunnels, left by departed lava floods" (Westervelt 1903:146). He continues thusly,

> It is no wonder that from time immemorial such caves have been used by the Hawaiians as depositories for their dead. They were so numerous and so easily concealed, and so thoroughly connected with the mysterious forces of nature that they were naturally chosen for the sacred hiding places. All the larger islands have cave localities devoted to burial and known as *ua wahi huna kele*, "the place for secreting the bones of the dead." (ibid.)

Westervelt reports on various such locales on the Hawaiʻi, Lanai, Maui, and Kauaʻi, as well as Oʻahu. In particular he mentions "the caves of Niu" (ibid.:147), the next valley over from the project area, to the east. Of the burial caves at Niu Valley, Westervelt states that "sometimes the bodies of chiefs were placed in small canoes, or parts of a canoe, and hidden in roomy caves, watched over by devoted guards" (ibid.:140), which he said occurred in Niu, "where decayed remnants of canoes can still be seen" (ibid.). A similar burial was observed near the project area in 1950 and is discussed in further detail below.

In the 1920s, improvements were made to Waiʻalae Road/Avenue as it became part of the Kalanianaʻole Highway construction project that extended from Kaimuki across southeast Oʻahu (Hammatt and Bush 2001). An early aerial photograph captured ca. 1935 shows Wailupe Pond on the *makai* side of the highway prior to the urbanization that would begin after World War II (Figure 6). Also depicted is the former Hind-Clarke Dairy and associated pasture land immediately south and southwest of the undeveloped subject parcel where the ʻĀina Haina Community Park and Elementary School now stand. Around 1947, the development of neighboring Wailupe Valley began, and Hawaiian Dredging filled in the Historic Wailupe Fishpond to create Wailupe Peninsula, which would become host to a residential subdivision known as Wailupe Circle; while the remaining residential development in Wailupe Valley and

across the lowlands would become known as ʻĀina Haina or Hind's Land—a reference to Robert Hind the owner/operator of the 2,900-acre Hind-Clarke Dairy started in 1924 in Wailupe Valley (Pūkuʻi and Elbert 1974:7).

Born on Hawaiʻi Island, prosperous rancher Robert Hind served as a territorial senator from 1916 until 1936 (Kelly 1995). Between 1924 and 1926 Hind took over roughly 2,000 acres in Wailupe. In 1925, Robert Hind consolidated most of the lands comprising Wailupe ʻIli, including *kuleana* parcels, into three lots at which time the subject property became part of Lot 1 (Land Court Application 656 Map 1). A review of Land Consolidation Court (LCC) and Land Court Application (LCApp.) documents revealed that over the ensuing decades further subdivision, consolidations and resubdivisions redefined the subject property. The subject property was listed as belonging to Robert Hind Limited from 1925 until 1957, at which time Willis Cornelius Jennings and Marie Byrne Jennings were listed as the owners (LCApp. 656 Map 124). The subject parcel first appears as it does today (boundaries and area) in 1975, as Lot 2 of Land Court Consolidation 134 (Map 1) after the consolidation and resubdivision of Lot 85 (of LCC 36 Map 2) and Lot 1460 (of LCC 656 Map 124). An aerial photograph reproduced as Figure 7 below depicts the subject property as it appeared in 1952; including what appears to be a former roadway alignment and a cleared/graded area in the southeastern portion of the subject parcel.

In the fall of 1950, a burial cave with a partial canoe was discovered to the east of the current project area in Āina Haina as evidenced by a newspaper article under the headline "Young Boys Accidentally Uncover Ancient Hawaiian Burial Cave" (*Honolulu Star Bulletin* October 5, 1950). The six and eight-year old brothers happened upon the cave after they lost their dog on a hike along Wiliwilinui Ridge. Upon the discovery the boys told their mother and she notified Anthropology faculty at UH-Manoa, who subsequently removed the remains and associated artifacts and gave them to the Bishop Museum for curation.

According to the article, the cave was "located only about a quarter of a mile mauka of Kalanianaole highway on the lower portion of the ridge behind the Ranch House [a former restaurant], where a new Aina Haina subdivision is in progress" (ibid.). Four adults and four children had been interred in the cave, along with pieces of kapa cloth, "the bowl of a smoking pipe, a pillow with hapuu (fern) and covered with a cotton print, hundreds of small beads, and a piece of animal hide, apparently cowhide" (ibid.). Based on the associated grave goods the anthropologist responsible for the recovery, William H. Davenport, determined that the burial "was a cave of post-European burials which had been previously disturbed and then closed until found by the Norton children" (ibid.). As part of the current study, the primary author conducted research at the Bishop Museum to determine whether the cave discovered in 1950 coincided with Site 8832 within the current project area. However, upon reviewing Davenport's field notes and reviewing museum accession records, it is clear that the accidentally discovered cave featured in the 1950 article is distinct from Site 8832.

In sum, a review of archival resources indicates that the project area vicinity of Wailupe and neighboring Waiʻalae Iki have been inhabited since well before foreigners first made landfall on Oʻahu in the late eighteenth century. As Erkelens and Athens so eloquently summed up the potential for cultural resources nearby:

> Presently Oʻahu's eastern coast is an urban residential setting with little remaining overt evidence of the previous environment that existed there. Given the availability of numerous springs and streams, rich offshore fishing grounds, and adequate conditions for growing the entire complement of traditional Hawaiian cultigens, it is not surprising that the archaeological remains of historic and prehistoric occupation of this section of coastline would be encountered during construction excavations. (Erkelens and Athens 1994:41)



Figure 6. Aerial photograph showing the project area vicinity ca. 1935 including the former Hind-Clarke Dairy and Wailupe Pond (Bishop Museum Archive/North is up).



Figure 7. 1952 USGS aerial photograph with subject parcel outlined in red, showing what appears to be a former roadway alignment and a cleared/graded area in the southeastern portion of the subject parcel.

PREVIOUS ARCHAEOLOGICAL STUDIES

Based upon a review of reports housed at DLNR-SHPD Kapolei, the current project area has not been the subject of any prior archaeological studies. Furthermore, no State Inventory of Historic Places (SIHP) sites have been identified within the subject parcel. However, several projects conducted along the Kalaniana‘ole Highway corridor have resulted in the preparation of archaeological monitoring plans and subsequent monitoring reports. Summaries of the findings from these and other relevant prior studies conducted near the current project area are presented below and their locations are depicted in Figure 8.

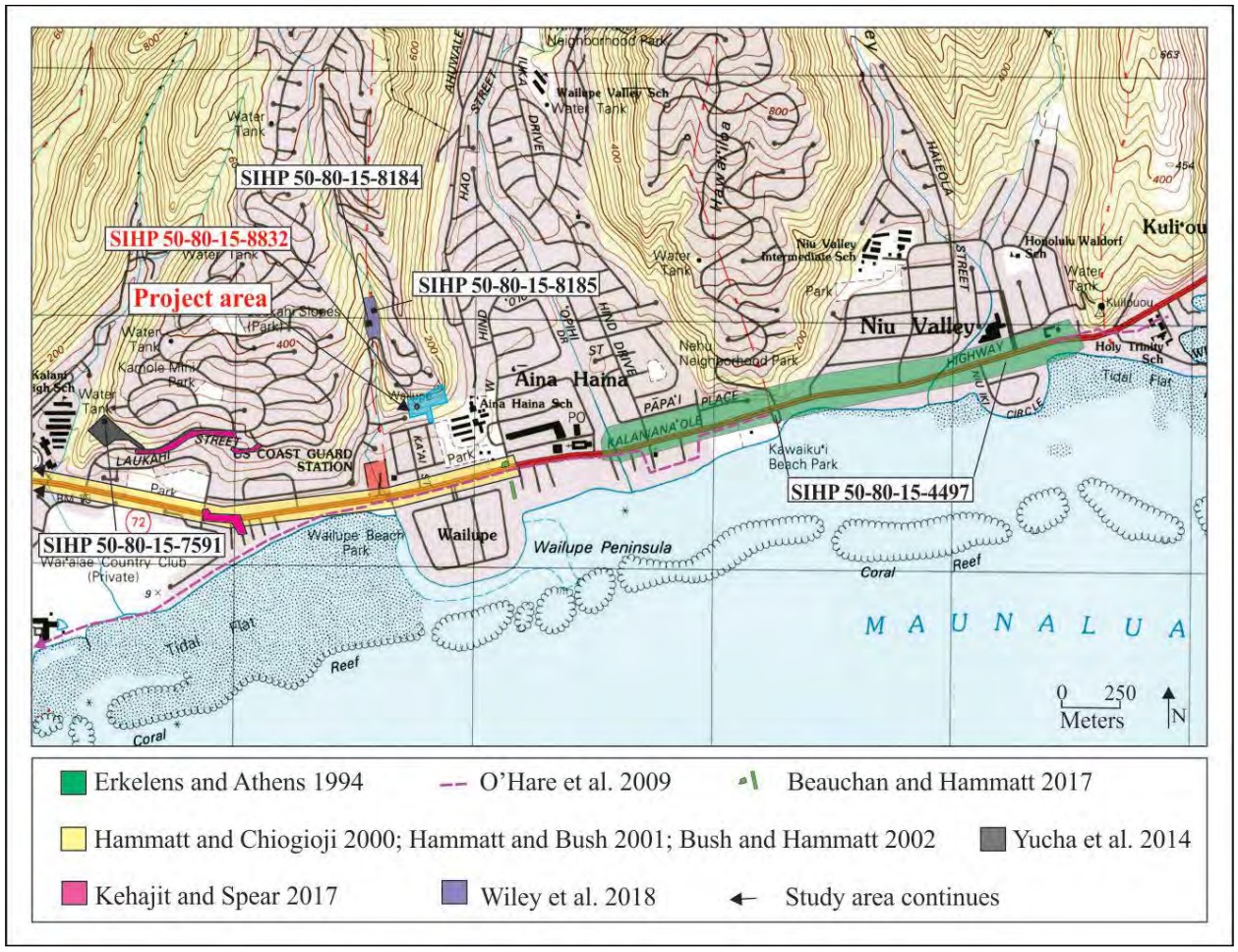


Figure 8. Locations of previous archaeological study areas and SIHP sites recorded in the project area vicinity.The earliest published descriptions of archaeological sites in the Wai‘alae area were originally recorded and published in *Archaeology of Oahu* by McAllister (1933). McAllister’s survey focused on sites that were readily visible on the surface based on ethnographic accounts that he and T.G. Thrum had collected from people familiar with local history; such as *heiau* platforms, stone mounds, caves, ditches, ponds, and stones. Less visible sites and buried resources such as *‘auwai* and *lo‘i* terrace walls were often overlooked in such early studies. McAllister reported on just two sites (Site 55 and Site 56) within the vicinity of the current project area; his descriptions are reproduced below:

> Site 55. Kaunua Kahekili heiau, Waialaeiki
>
> Punahoa of Keahia says that Kaunua Kehekili was a very large heiau. It was located on the top of the ridge which divides Wailupe and Waialae, on the highest and most pronounced knoll. The site was formerly planted in pineapples, but now the heiau is overgrown with high grass and weeds and the pineapples are on the sloping ground which surrounds it. Many large rocks embedded in the earth are all that remain of the structure.

> Site 56. Wailupe fishpond, adjacent to the land of the same name.
>
> The pond is 41 acres in area. The wall is approximately 2500 feet long. The west side is a broad sandy area, at least 50 feet wide, through which four outlets (*makaha*) now pass. The remainder of the wall is 12 feet wide, with waterworn basalt faced higher on the outside than within. The central part is of a dirt and sand fill. (1933:71)

Of particular relevance to the current project, is the existence of burial caves along the hills and ridges of nearby Wailupe and Niu Valleys as discussed above. Furthermore, McAllister offers this firsthand account of his visit to a burial cave in Niu Valley:

> Chief Justice Antonio Perry kindly directed me to the Niu cave. It is a tunnel approximating 100 feet in length. Near the mouth are remnants of numerous burials. Not far from the entrance is a wooden coffin which contains a few bones. Back of the coffin are fragments of tapas, cloth, lauhala mats, and portions of many skeletons. A small part of a canoe was seen. All of the burials have been disturbed and plundered. (ibid.:70)

In 1992, International Archaeological Research Institute, Inc. (IARII) conducted an archaeological investigation (Erkelens and Athens 1994) triggered by the inadvertent discovery of human skeletal remains beneath Kalaniana‘ole Highway that were encountered during Phase 2 of the Highway Widening Project, located to the southeast of the current project area (see Figure 8). Their investigation comprised three separate periods of work that included the disinterment of remains, archaeological sample collection, and monitoring of ground-disturbing activities along the highway corridor between West Hind Drive and East Halemaumau Street. IARII reported their findings in a report titled “Burials, Highways, and History: Archaeology along Kalanianaole Highway” (Erkelens and Athens 1994). During the initial planning phase of the project, the State Historic Preservation Officer (SHPO) wrote a letter expressing that it was unlikely that any sites eligible for listing in the National Register existed within the Kalaniana‘ole Highway right-of-way; thus, no archaeological investigation of the project area was conducted, and monitoring was not called for at that time. Because archaeologists did not become involved in the project until after human skeletal remains had been encountered, Erkelens and Athens concluded “the results of the present investigation suggest that it is likely much valuable information concerning Hawai‘i’s history and prehistory was lost during the course of this construction project” (1994:1). Despite such failures, IARII reported that “the remains of at least l5 individuals were recovered” and recorded “significant historical resources,” which included midden remains, faunal remains, and pit features containing black greasy sediments and charcoal (Erkelens and Athens 1994:5).

The location of the first burial encountered during excavations for the Highway Widening Project was designated Site 50-80-15-4497, which would later come to refer to their entire project area, from Nenue Stream to the foot of Kuliouou Ridge (see Figure 8). Radiocarbon analysis of charcoal revealed that Hawaiians inhabited the Wailupe Stream area as early as 200-400 years B.P. (before present). Erkelens and Athens interpreted their observations and findings as follows:

> It was apparent from observations in the field that the area under the present road was at one time an aeolian calcareous sand dune, extending back from the shoreline approximately 100 meters (1994:14)
>
> It is apparent from the foregoing archaeological investigation that the entire shoreline along the route of Kalanianaole Highway from Wailupe Stream to Niu stream was a single continuous coastal settlement of dispersed residences prior to the first contact with Europeans. (ibid.:67)

In their conclusion, Erkelens and Athens write:

> The most important finding from this project is that disturbance from the previous road construction and the installation of utilities does not necessarily destroy the archaeological record. Significant archaeological resources still exist under the Kalanianaole Highway road corridor, and probably many other modern roads as well. This finding should have an impact on all studies evaluating the potential for archaeological deposits or historic resources in Hawai‘i’s urban areas” (1994:68).

In 2000, Cultural Surveys Hawai‘i (CSH) prepared an Archaeological Monitoring Plan (AMP; Hammatt and Chiogioji 2000) for a Board of Water Supply water line improvement project located along Kalaniana‘ole Highway between West Hind Drive and ‘Āinakoa Avenue, located to the south and west of the project area (see Figure 8). From July 2001 through March 2002, CSH conducted the archaeological monitoring (Bush and Hammatt 2002) outlined in the AMP (Hammatt and Chiogioji 2000). As a result of their monitoring effort, “No culturally sensitive materials or areas were observed during the length of monitoring of this project area” (ibid.:3). However, CSH did record a historic horseshoe and a possible *poi* pounder fragment, as well as a basalt boulder alignment between 50 and 150 centimeters below the surface thought to be a remnant of the west/southwest wall of the former Wailupe fishpond based on their location.

Also in 2001, DLNR-SHPD agreed to apply the water line improvements AMP (Hammatt and Chiogioji 2000) to another project for The Gas Company—a 1.4-mile long gas line located along Kalaniana‘ole Highway between Wailupe Circle and ‘Āinakoa Avenue, to the south and west of the project area (see Figure 8). The resultant archaeological monitoring report (Hammatt and Bush 2001) showed that no cultural material was encountered as a result of monitoring, and the stratigraphy observed during trenching was predominantly fill material with some pockets of sand located on the *makai* side of the highway. Both Hammatt and Bush (2001) and Bush and Hammatt (2002) recommended archaeological monitoring for any additional ground-disturbing activities due to the possibility of inadvertent discoveries of such cultural deposits within the pockets of sand occasionally present beneath the highway.

In 2009, CSH prepared an AMP (O’Hare et al. 2009) for a sewer system improvements (rehabilitation) project along a 4.3-kilometer section of Kalaniana‘ole Highway from Wai‘alae Beach Park to Kawaiku‘i Beach Park, in which they recommended monitoring for all ground-disturbing activities of more than 1-foot in depth. A portion of their project area extended along the *makai* side of Kalaniana‘ole Highway to the south of the project area and beyond (see Figure 8). O’Hare et al. (2009) posited that excavations below previously disturbed/fill layers held the potential for Precontact and Historic burials, as well as cultural remains from ancient and historic habitations.

In 2014, CSH prepared an Archaeological Inventory Survey (AIS) for a Rockfall Mitigation Project (Yucha et al. 2014) located to the southwest of the current project area (see Figure 8). As a result of their fieldwork, CSH recorded a single Precontact/Historic rockshelter (SIHP Site 50-80-15-7591) used for temporary habitation. Yucha et al. (2014) recommended data recovery in the case of future ground disturbance that might affect the historic property.

In 2017, CSH prepared an AMP (Beauchan and Hammatt 2017) for drainage improvements to Kalaniana‘ole Highway in the vicinity of Wailupe Place, within two small discontiguous project areas located to the southeast of the current project area (see Figure 8). Prior to the preparation of the AMP, CSH conducted an Archaeological Inventory Survey (AIS) with subsurface testing (Beauchan et al. 2016) for the same project, which resulted in negative findings. As a result of the AIS, no further archaeological work was the recommended treatment for the portion of their project area located *mauka* of Kalaniana‘ole Highway at the northwest corner of the intersection of the highway with Hind Drive.

ln 2017, Scientific Consultant Services, Inc (SCS) prepared an archaeological literature review (Kehajit and Spear 2017) in advance of the Wai‘alae Iki Booster 1 Relocation project, for lands *mauka* and *makai* of Kalaniana'ole Highway to the west and southwest of the current project area (see Figure 8). The authors indicated that the project area consists entirely of built land and that no historic properties or archaeological sites had been documented in the project area, which resulted in a determination of no historic properties affected. However, they did recommend on-call monitoring for the project.

In 2017, SCS also conducted an AIS (Wiley et al. 2018) of roughly 2.4 acres for the then-proposed Mahana Lei residential development located on Wiliwilinui Ridge, *mauka* of the current project area (see Figure 8). As a result of their study, which also included subsurface testing, SCS identified two previously unrecorded Historic Period (early to mid-twentieth century) sites: a site complex (Site 50-80-15-8184) that comprises four transportation-related features associated with the development of roadway infrastructure during urbanization of the area; and a rock wall segment (Site 50-80-15-8185). Archaeological monitoring was the recommended mitigation for their project.

3. DESCRIPTION OF SIHP SITE 50-18-15-8832

Site 8832 is a lava blister that contains remnant human skeletal remains, which represent a single adult individual, in addition to some historic/modern material as depicted in Figure 9 and discussed in detail below. The entrance to the lava blister is situated within an exposed cliff face roughly 1 meter above the ground surface (Figure 10). The opening is obscured by overgrown grasses (Figure 11).

The narrow (30 centimeters wide) entrance to the lava blister opens up to a chamber roughly 1.5 meters wide and between 30 and 60 centimeters high (measured from floor to ceiling). This anterior section extended northwest for about 4 meters, at which point the blister narrowed to a roughly 50 centimeters wide by 1-meter long opening, from whence a second area extended an additional 1.5 meters to its posterior terminus. This rear section varied in height from a maximum of 50 centimeter to 10 centimeters at its terminus (Figure 12). The rear section comprised an exposed bedrock floor with very little sediment (see Figure 12) compared to the area immediately inside the cave entrance. No artifacts or human skeletal remains were observed in the rear part of the cave.

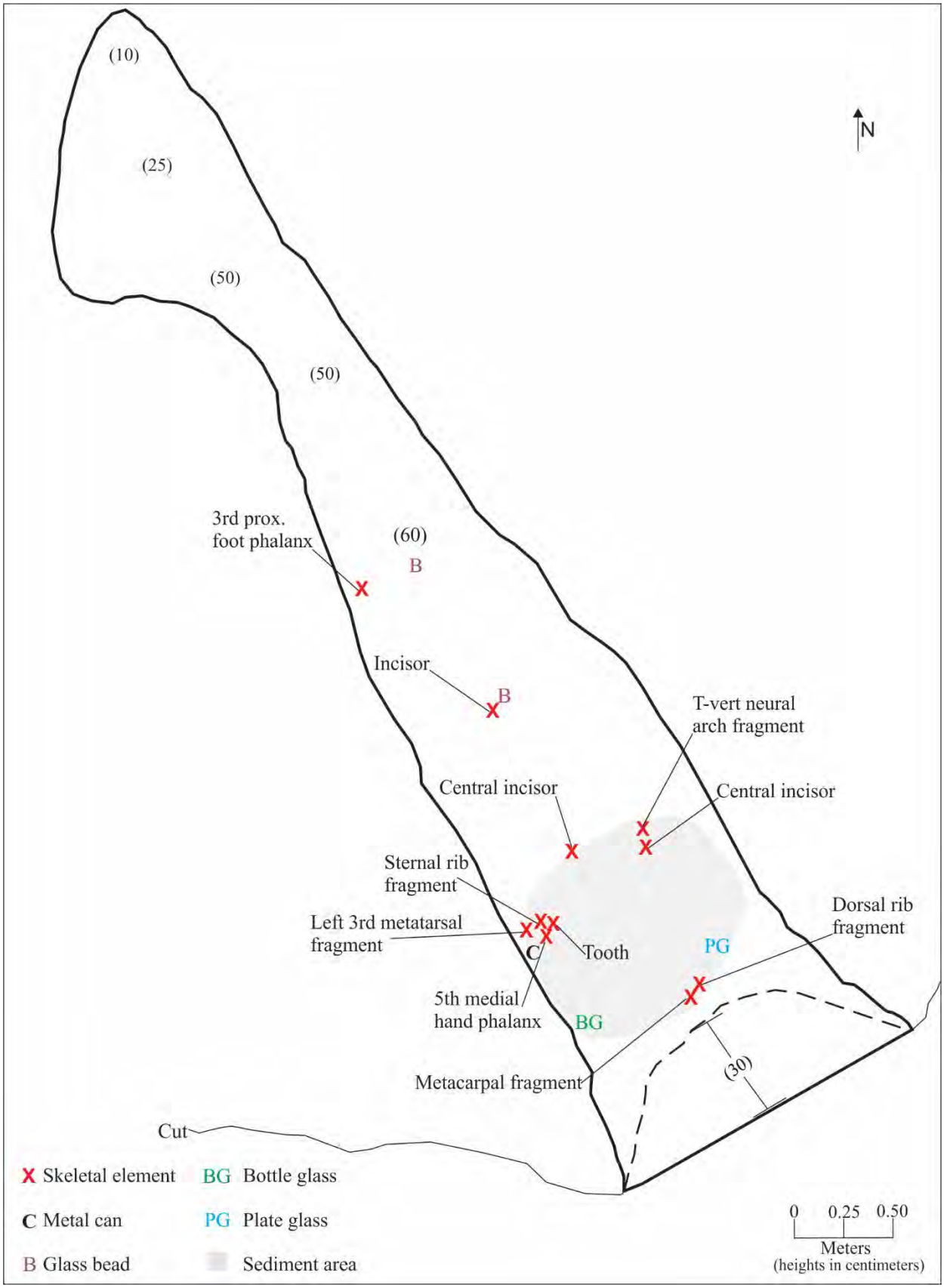


Figure 9. Plan view of Site 8832.

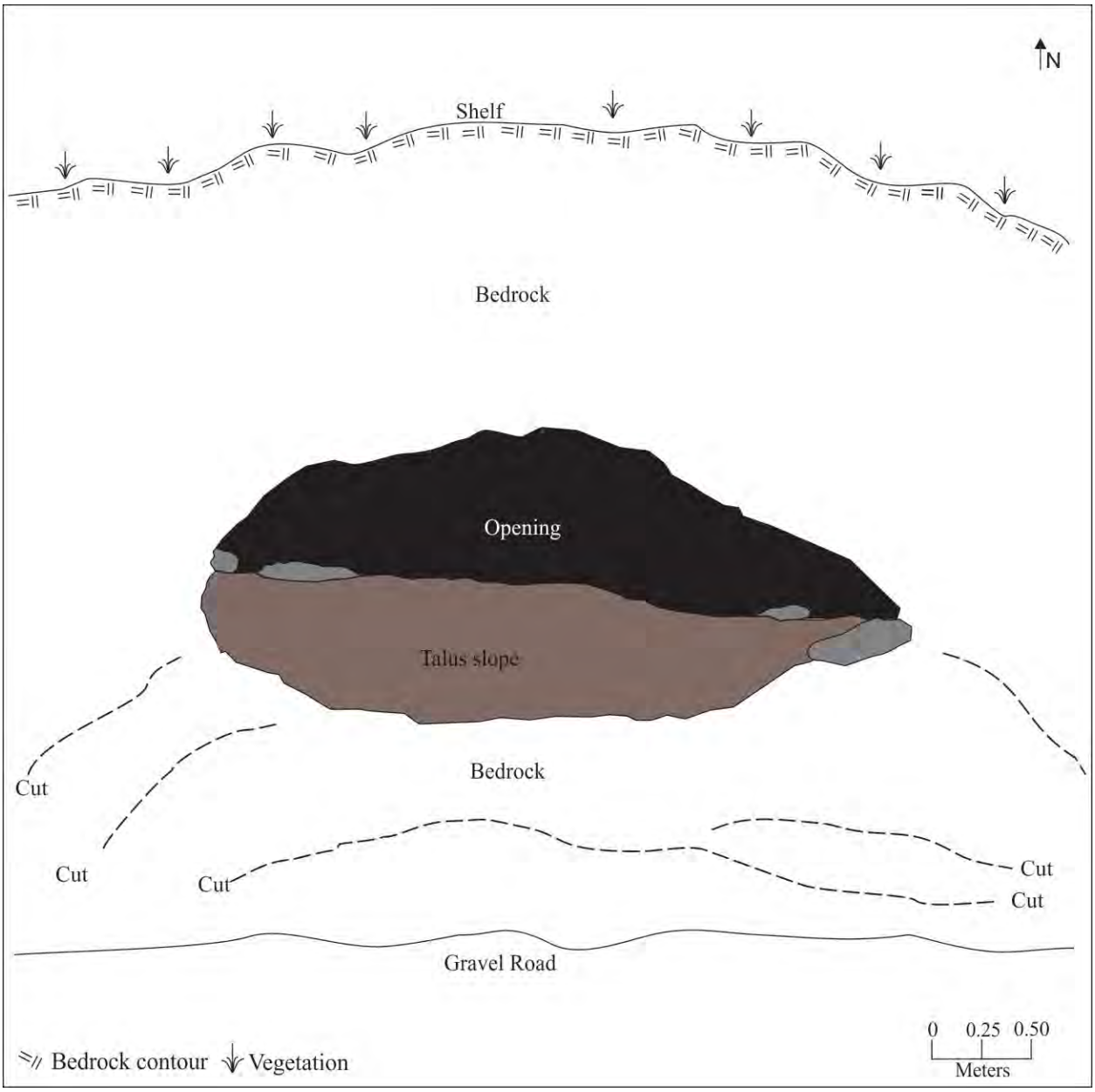


Figure 10. Site 8832 profile across opening.



Figure 11. Entrance to lava blister after grass was cleared from the opening, view to the northeast (red and white sections of meter stick measure 25 centimeters).



Figure 12. Northern terminus of lava blister showing exposed bedrock floor, view to the northwest.

A handful of human skeletal elements was observed within an area 1.25 to 3.25 meters from the entrance to the lava blister. A single green glass bottle shoulder fragment was observed about 75 centimeters from the cave entrance near the western wall of the cave; and across from this historic bottle fragment was a triangle-shaped fragment of plate glass about 25 centimeters from the east wall of the cave. Also, against the western wall of the cave, roughly 50 centimeters beyond the green glass fragment, there was a rusty can (likely a coffee can). This metal can was situated in close proximity to a small concentration of skeletal fragments.

One ovoid purple glass bead was observed roughly 4 meters from the cave entrance and 25 centimeters to the west of an isolated adult third proximal foot phalanx. A second ovoid purple glass bead was observed near (less than ten centimeters away from) an isolated adult maxillary central incisor located roughly 2.5 meters from the opening of the cave. Most of the remaining skeletal elements were observed scattered across the width of the cave roughly 1.25-1.5 meters from the entrance and near the metal can. These included the following: a second maxillary central incisor, a neural arch fragment of a thoracic vertebra, a partial adult left third metatarsal (proximal end), a fifth medial hand phalanx, a sternal rib fragment, and an adult single rooted tooth (possible canine or lateral incisor – marked attrition renders the crown unidentifiable). An additional adult dorsal rib fragment (head and partial neck) and an adult metacarpal fragment were observed roughly 75 centimeters from the cave opening.

The central incisors appear to be from the same individual based on size, morphology, tartar buildup, and tooth wear. No duplicate remains were encountered within this lava blister, which suggests an MNI of 1. However, based on the limited number of skeletal elements and their lack of diagnostic features from which to estimate biological profile, it was not possible to determine the age at death, sex, or ancestry of the individual represented by the skeletal material in the cave.

4. SEARCH FOR LINEAL AND CULTURAL DESCENDANTS

The search for lineal and cultural descendants consisted of the following activities:

1. Review of documentary research relating to the project area and its general vicinity;
2. Publication of appropriate public notices in newspapers of local and statewide distribution; and
3. Consultations with local community members and DLNR-SHPD.

DOCUMENTARY RESEARCH

A review of archival records and maps of the project area did not shed any light on the specific origins of Site 8832; although, as can be seen on Figure 13, was useful for identifying potential descendants. The names of the documented *kuleana* recipients as shown in the general area on Figure 13 were included in the second round of public notices.

PUBLIC NOTICES

As part of the burial treatment planning process, public notices were published in the *Honolulu Star-Advertiser* and in the *Ka Wai Ola o OHA* publication. The notices contained (a) location information, (b) identification of multiple contact persons, and (c) indication of the landowner's intents for treatment. Copies of each Affidavit of Publication and Public Notice are attached to this plan (Appendix A). The public notices were published as follows:

Honolulu Star Advertiser — August 5, 2019 (Sunday), August 8, 2019 (Wednesday) August 10, 2019 (Friday).

Ka Wai Ola— Iulai (July) 2019, Vol. 36, No. 7.

One response to the public notices was received by DLNR-SHPD; and on October 9, 2019, Brandy Kalehua Kamohalii Caceres along with her following family members (Norman "Mana" Christopher Moore Kaleilani Caceres, Kekamamakoaakailihou Kaleilani Kamohalii Caceres, Keahealaiianiikekamaehuokahikiku Kiekiekananiokuuleilehua Kamohalii Caceres, Kekamakeuakauiikuhaoikalai Kalehuahiehie Kamohalii Caceres, Kahuakaokekamaakawai Kamanaokaopuulehua Kamohalii Caceres) became OIBC-recognized cultural descendants to Site 8832.

Both the OIBC and community members pointed out that the published Public Notices were lacking in sufficient detail; so, the landowner decided to publish new announcements in both the *Honolulu Star Advertiser* and *Ka Wai Ola* that read as follows:

> Searching for cultural/lineal descendants to an unmarked burial on TMK: (1) 3-6-023:006 in the ʻili of Wailupe, Waikīkī Ahupuaʻa, Oʻahu. This burial site is being preserved in-place; consultation on the details of preservation is sought. Interested parties should contact Bob Rechtman, ASM Affiliates, (808) 969-6066, 820 Mililani Street, Suite 700, Honolulu, HI 96813, or Regina Hilo, SHPD Burial Sites Specialist (808) 692-8026, 601 Kamokila Blvd., Rm. 555, Kapolei, HI 96707, within 30 days of this notice.
>
> Names historically associated with this area include: Halekii, Haloi, Hewahewa, Huli, Kaai, Kaalehu, Kahai, Kahue, Kaihelaumeki, Kalawaia, Kalua, Kama, Kamaha, Keala, Kealaiki, Keliau, Kuewa, Kukaulalii, Makaina, Malili, Naehu, Nainea, Nakaha, Nauele, Nawaa, Opunui, Pauloa, Umiumi.

Numerous phone call responses were received (Table 1), however, only three formal claims for cultural descendancy were submitted and processed by DLNR-SHPD. The following three individuals were recommended by DLNR-SHPD to the OIBC for cultural descendant recognition: Leilani Coelho, Maelani Lee, and Kahala Motoyama. A copy of this plan was sent to each recognized descendant.

Table 1. Public notice respondents.

Leilani Coelho	Kahala Motoyama
Maile Cummings	Kohl Naehu
Stacy Ferreira	John Nunes
Leilani Kahoana	Charlene Rowland
Alexis Kahua	Irene Sands
Samson Kama	Kyle Simms
Ann Kupau	Stephan Thomas
Maelani Lee	Michelle Waikiki

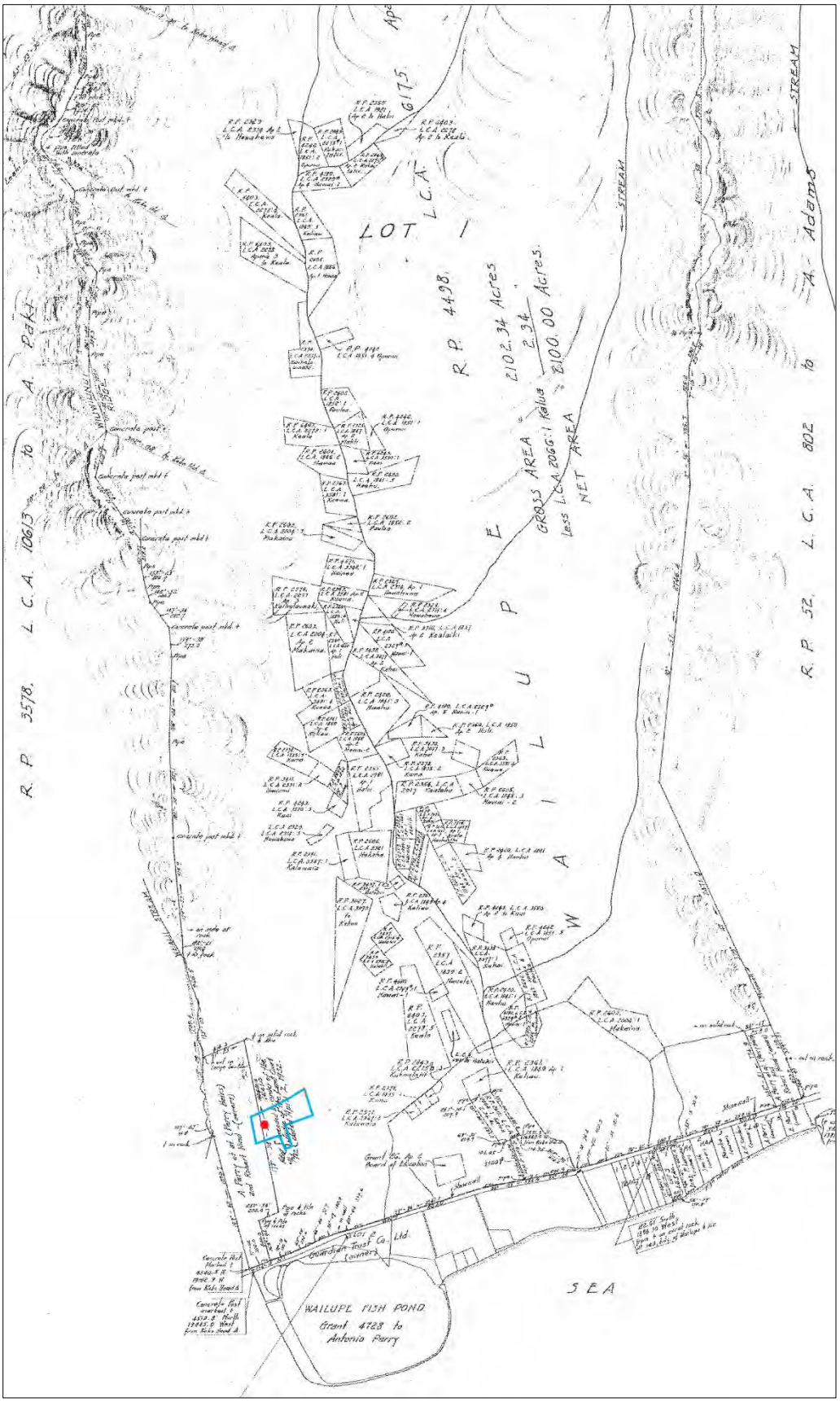


Figure 13. Portion of Map 1 from Land Court Application 0656 dated February 4, 1925, with approximate location of subject property outlined in blue and Site 8832 indicated in red.

CONSULTATION

The landowner came before the OIBC in November of 2018 to provide information about the site and seek guidance on its treatment. Initially floating the idea of relocating the remnant material contained in the lava blister, the OIBC strongly recommended that the landowner consider preservation in place. The OIBC also recommended pursuing meaningful consultation with potential descendants and interested parties. Subsequent to the meeting the OIBC chair (also the representative of the district in which the site is located) conducted a site visit and further emphasized a preservation in place consideration and a continued consultation effort.

Between November of 2018 and June 2019, the landowner participated in several in-person meetings and numerous group email exchanges with representative members of the community that have come forward to protect the Wailupe burial cliff area. This group of individuals indicated that they were exploring (and I believe continue to explore) ways to purchase all or part of the property to protect the entire hillside area, inclusive of Site 8832. The landowner expressed his openness to this option and engaged in an outside discussion with at least one individual that was recommended by the community members. To date, no proposals have come forward with respect to purchasing the property. When specifically asked about the treatment of Site 8832, other than no further development of the property, the community members consulted offered no responses.

On October 11, 2019, an on-site meeting was held between the landowner, the community members, representatives from the Office of Hawaiian Affairs, ASM staff, and Mana Caceres representing the recognized cultural descendants. The community members expressed their concern that additional burial sites might once have existed within the already disturbed part of the property (the landowner assured then that no such sites were encountered during ground-disturbing activities) and that other such sites might still exist on the property outside of the proposed development area (ASM staff conducted another cursory survey of the undisturbed portion of the cliff and encountered no additional sites).

With respect to the treatment of Site 8832, Mana Caceres had no objection to the proposed buffer size (see below) and further offered his preferred treatment that the small opening to the lava blister be permanently sealed and naturalized; the landowner agreed to that treatment (see below).

COMMENTS FROM THE THREE ADDITIONAL RECOGNIZED DESCENDANTS

5. PROPOSED TREATMENT

The proposed treatment for Site 8832 is preservation in place. The area surrounding the preservation easement will be partitioned and developed with residential structures.

LONG-TERM/PERMANENT PRESERVATION MEASURES

Long-term preservation will be accomplished through the creation of a preservation easement consisting of a protective buffer that at a minimum extends from the centerline of the lava blister a distance of 7.62 meters (25 feet) to the east and west; to the north (*mauka*) of the lava blister entrance the preservation easement will extend all the way to the northern boundary of the subject property (Figure 14). On the *makai* side of the lava blister, adjacent to the existing roadway cut, the protective buffer will extend a minimum of three feet and the entrance to the lava blister will be sealed with rock and a surface application of gunite to mimic the surrounding bedrock. No development or ground-disturbing activity (including cutting of the cliff face) will be permitted within the preservation easement, which will be left in its current natural state.

SHORT-TERM/INTERIM PRESERVATION MEASURES

As mentioned above, the burial cave entrance will be sealed prior to the commencement of any ground-disturbing activities that may have an impact on the burial preserve. Furthermore, the permanent preservation easement will be demarcated with the installation of temporary orange construction fencing placed along the permanent preservation easement boundary, the placement of which will be verified in writing to DLNR-SHPD. Also prior to any further development activity on the subject property, an awareness briefing will be presented to all parties that may be conducting such activity, informing them of the location and protected status of the preservation easement.

ACCESS FOR LINEAL AND/OR CULTURAL DESCENDANTS

Access to the burial site location will be granted to any lineal or cultural descendants that have been formally recognized by the OIBC in accordance with the administrative procedures expressed in HAR § 13-300-35. The landowner will provide reasonable access under mutually agreed upon terms and conditions.

IMPLEMENTATION OF THE BURIAL TREATMENT PLAN

As stated, the landowner will implement both the short-term and long-term preservation measures as part of any development activities that may occur on the property; and this plan, along with a metes and bounds survey of the preservation easement, and the described requirements and restrictions associated with the perpetual easement, will be duly recorded against the title to the land parcel.

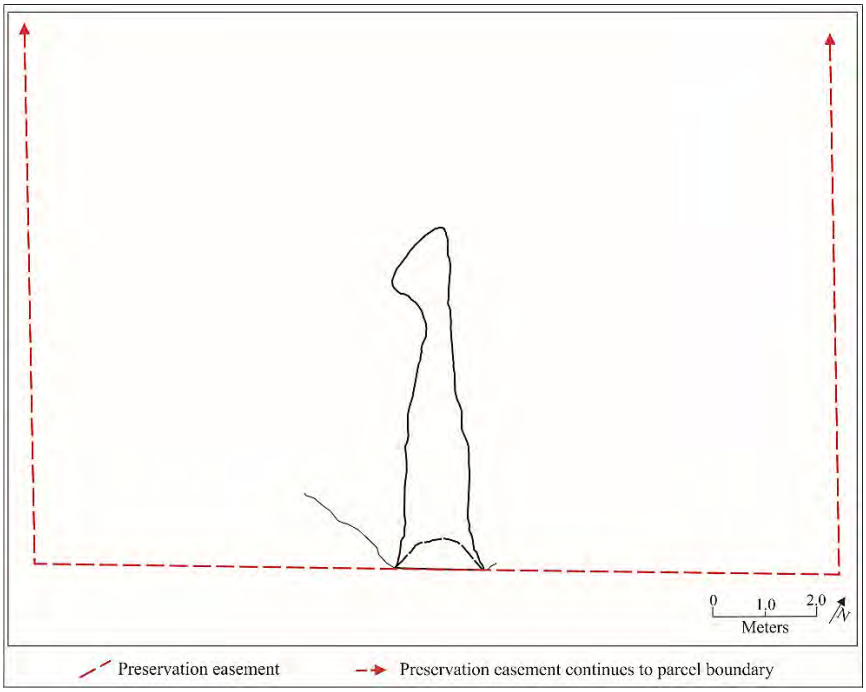


Figure 14. Site 8832 preservation easement plan view.

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APPENDIX A

PUBLIC NOTICES

Honolulu Star Advertiser

AFFIDAVIT OF PUBLICATION

IN THE MATTER OF
PUBLIC NOTICE

STATE OF HAWAII)
) SS.
City and County of Honolulu)

Doc. Date: JUN 21 2019 # Pages: 1
Notary Name: Patricia K. Reese First Judicial Circuit
Doc. Description: Affidavit of Publication
Notary Signature JUN 21 2019 Date

PATRICIA K. REESE NOTARY PUBLIC No. 86-467 STATE OF HAWAII

PUBLIC NOTICE

Persons having information concerning an unmarked burial on a portion of TMK: (1) 3-6-023:006 in the Waialae Iki portion of Waikiki Ahupua'a, Kona District, Island of O'ahu. Interested parties are requested to contact Bob Rechtman, ASM Affiliates, (808) 969-6066, 820 Mililani Street, Suite 700, Honolulu, HI 96813, and/or Regina Hilo, DLNR-SHPD Burial Specialist (808) 692-8026, 601 Kamokila Blvd., Rm. 555, Kapolei, HI 96707.

Appropriate treatment of the remains will occur in accordance with HRS, Chapter 6E, respective to this burial site in consultation with any identified descendants and with the approval of the O'ahu Island Burial Council. All interested parties should respond within thirty (30) days of this notice.
(SA1207352 6/16, 6/19, 6/21/19)

Gwyn Pang being duly sworn, deposes and says that she is a clerk, duly authorized to execute this affidavit of Oahu Publications, Inc. publisher of The Honolulu Star-Advertiser, MidWeek, The Garden Island, West Hawaii Today, and Hawaii Tribune-Herald, that said newspapers are newspapers of general circulation in the State of Hawaii, and that the attached notice is true notice as was published in the

Honolulu Star-Advertiser 3 times on:
06/16, 06/19, 06/21/2019
MidWeek 0 times on:
The Garden Island 0 times on:
Hawaii Tribune-Herald 0 times on:
West Hawaii Today 0 times on:
Other Publications: 0 times on:

And that affiant is not a party to or in any way interested in the above entitled matter.

Gwyn Pang

Subscribed to and sworn before me this 21 day of June A.D. 20 19

Patricia K. Reese, Notary Public of the First Judicial Circuit, State of Hawaii
My commission expires: Oct 07, 2022

Ad # 0001207352

PATRICIA K. REESE NOTARY PUBLIC No. 86-467 STATE OF HAWAII

SP.NO.: _____ L.N.

Copy of Affidavit of Publication for *Honolulu Star Advertiser* (June 2019) public notice.

WAIKĪKĪ AHUPUA'A

Persons having information concerning an unmarked burial on a portion of TMK: (1) 3-6-023:006 in the Waialae Iki portion of Waikīkī Ahupua'a, Kona District, Island of O'ahu. Interested parties are requested to contact Bob Rechtman, ASM Affiliates, (808) 969-6066, 820 Mililani Street, Suite 700, Honolulu, HI 96813, and/or Regina Hilo, DLNR-SHPD Burial Specialist (808) 692-8026, 601 Kamokila Blvd., Rm. 555, Kapolei, HI 96707.

Appropriate treatment of the remains will occur in accordance with HRS, Chapter 6E, respective to this burial site in consultation with any identified descendants and with the approval of the O'ahu Island Burial Council. All interested parties should respond within thirty (30) days of this notice. ■

Copy of *Ka Wai Ola* (July 2019) public notice.

— Draft —

Burial Treatment Plan for Sites 50-80-15-09355 and 50-80-15-09356, Waikīkī Ahupua‘a, Kona Moku, O‘ahu

TMK (1) 3-6-023:006

Prepared by:
Brennan V. Chambers

Prepared for:
Pu‘uhonua o Wailupe
6119 Kawekiu Place
Honolulu, Hawai‘i 96821

INTERNATIONAL ARCHAEOLOGICAL RESEARCH INSTITUTE, INC.
AUGUST 2025

— DRAFT —

BURIAL TREATMENT PLAN FOR SITES 50-80-15-09355 AND 50-80-15-09356, WAIKĪKĪ AHUPUA‘A, KONA MOKU, O‘AHU

Prepared by:
Brennan V. Chambers, M.A.

Prepared for:
Pu‘uhonua o Wailupe
6119 Kawekiu Place
Honolulu, Hawai‘i 96821

International Archaeological Research Institute, Inc.
2081 Young Street
Honolulu, Hawai‘i 96826

August 2025

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Table 1. Recognized Cultural Descendants for Sites 50-80-15-09355 and 50-80-15-09356 and Their Positions Regarding the Disposition of the Remains 6

I. INTRODUCTION

Under contract to Pu‘uhonua o Wailupe and L & K Investments,. LLC, International Archaeological Research Institute, Inc., (IARII) has prepared this burial treatment plan to address the treatment of human skeletal remains identified at Sites 50-80-15-09355 and 50-80-15-09356 (Figure 1 and Figure 2). These sites were documented during an archaeological inventory survey (AIS) completed by IARII on behalf of Pu‘uhonua o Wailupe (Chambers and Filimoehala 2024). The sites are located on the toe of Wiliwilinui Ridge in Waikīkī Ahupua‘a, Kona Moku, Island of O‘ahu, TMK (1) 3-6-023:006.

Sites 50-80-15-09355 and 50-80-15-09356 consist of burials in rock shelters, in proximity to a previous burial in a rock shelter (Site 50-80-15-09222; Gotay and Rechtman 2020). At Site 50-80-15-09355, a single human maxillary incisor was identified during subsurface testing in the interior of the rock shelter. At Site 50-80-15-09356, an unfused subadult vertebral centrum was identified during subsurface testing in the interior of the rock shelter. Both burials were determined to be Native Hawaiian based on the context.

Both sites were evaluated as significant under Hawaii Administrative Rules (HAR) §13-284-6 Criteria d and e, retaining integrity of location, setting, feeling, and association. The sites have yielded information important for research on prehistory and history as it relates to Native Hawaiian burial practices. Additionally, both sites have an important value to Native Hawaiians due to burial practices once carried out at the property and the associations with traditional beliefs and the treatment of *iwi kūpuna*.

As per HAR §13-300-33(b), this burial treatment plan describes Pu‘uhonua o Wailupe’s and L & K Investments, LLC efforts to contact lineal and cultural descendants to obtain their input on the disposition of the human remains and provides recommendations for the final treatment of the remains. Pu‘uhonua o Wailupe and L & K Investments, LLC, as well as the contacted cultural descendants, are requesting the preservation in place for both burials.

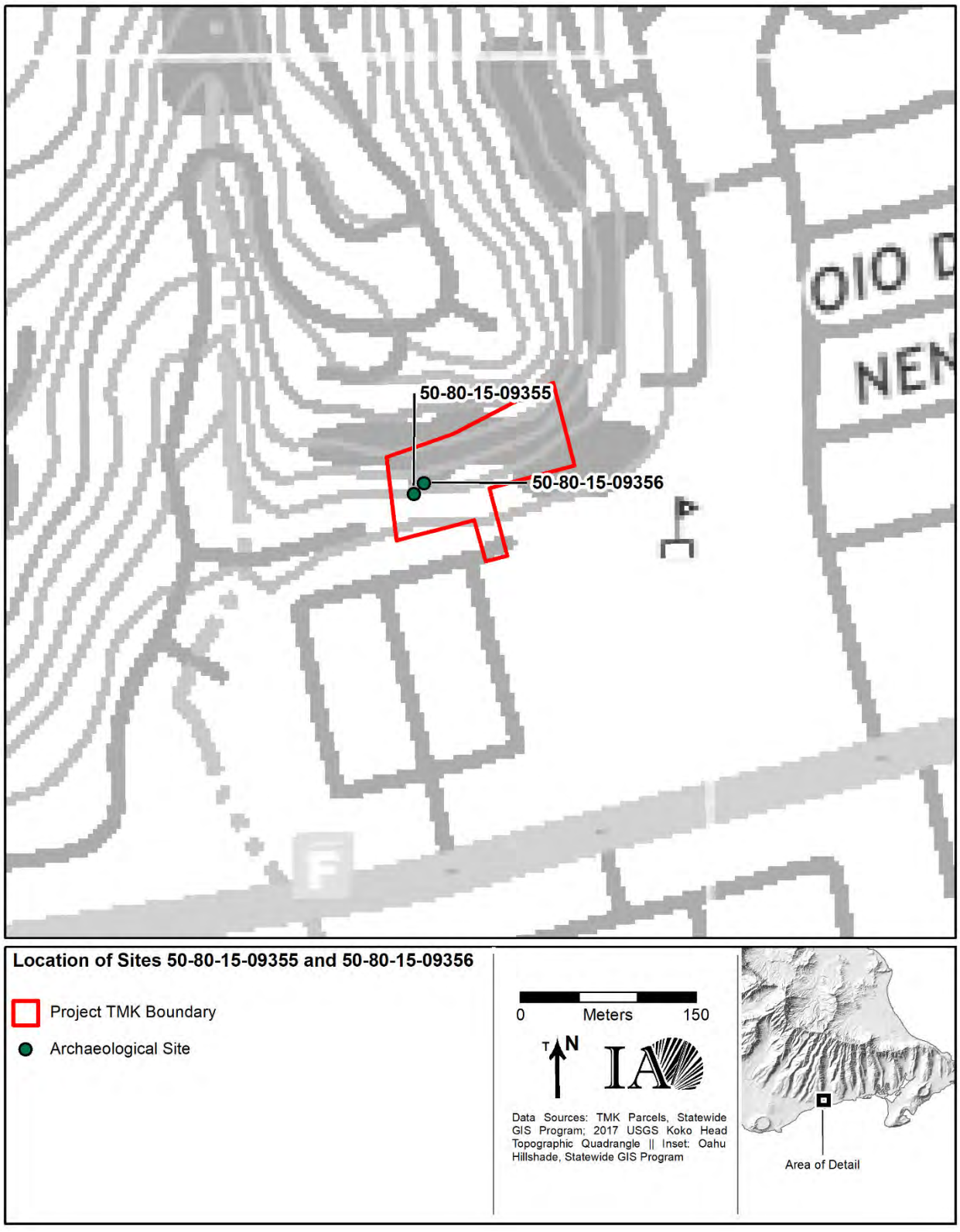


Figure 1. The location of burial Sites 50-80-15-09355 and 50-80-15-09356 on USGS topographic quadrangle.

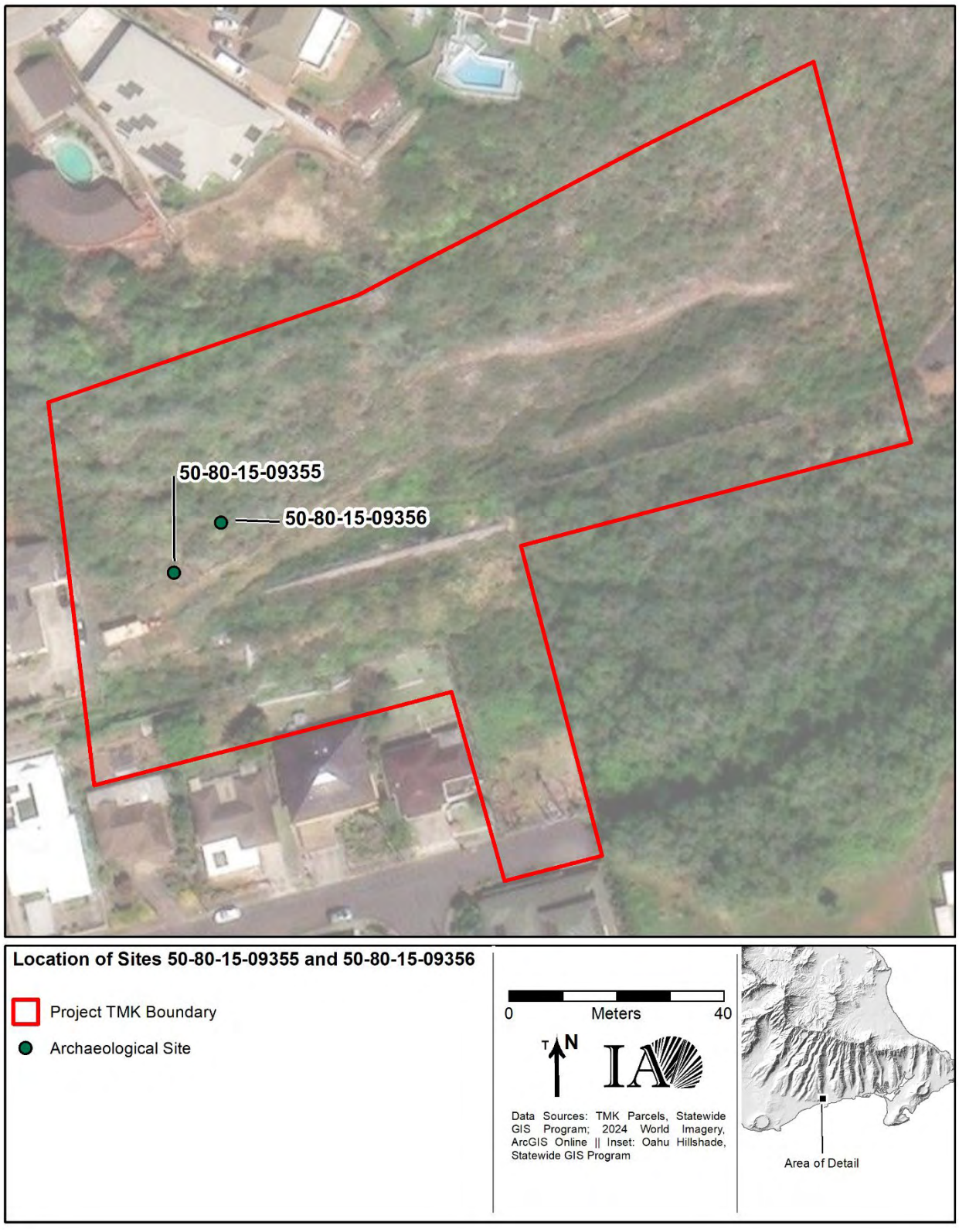


Figure 2. The location of burial Sites 50-80-15-09355 and 50-80-15-09356 on World Imagery aerial.

II. HAR §13-300-33

This section describes the subcomponents of HAR §13-300-33 pertaining to a burial treatment plan.

HAR §13-300-33(B)(1): SEARCH FOR LINEAL AND CULTURAL DESCENDANTS

This section of HAR 13-300-33(b) relates to research aimed at identifying lineal or cultural descendants for the burial.

HAR §13-300-33(B)(1)(B): INQUIRIES FOR AFFILIATED FAMILIES

A preliminary presentation of the project and findings was presented to Kamanaʻo Mills of the Oʻahu Island Burial Council (OIBC) on June 27, 2024. No families possibly associated with the skeletal remains were identified.

HAR §13-300-33(B)(1)(C): NEWSPAPER NOTICE

The following notice was published in the *Honolulu Star-Advertiser* and in the August 2025 issue of the Office of Hawaiian Affairs *Ka Wai Ola* newspaper and adheres to HAR 13-300-33(b)(1)(C)(i-v).

> Notice to interested parties is hereby given that human skeletal remains were discovered by International Archaeological Research Institute, Inc. One complete and one partial skeletal element were identified within two rock shelters. Based on the disposition of the remains, they were determined to be primarily deposited. The finds were made during archaeological inventory survey excavations for the proposed purchase of a parcel in Waikīkī Ahupuaʻa, Kona District, Island of Oʻahu, TMK (1) 3-6-023:006, through the Clean Water and Natural Lands Fund for preservation. The find does not fall within a kuleana LCA. The SHPD has assigned State Inventory of Historic Places numbers of 50-80-15-09355 and 50-80-15-09356 to the burials. The remains were left in place following identification, and preservation in place is proposed. A final determination will be made by the Oʻahu Island Burial Council in consultation with the SHPD and any identified lineal and/or cultural descendants. Individuals with information pertaining to the burial should contact Ms. Regina Hilo at the SHPD ([808] 692-8026, Regina.Hilo@hawaii.gov) or Ms. Leslie Iaukea ([808] 692-8023, Leslie.Iaukea@hawaii.gov) within thirty days of this notice. These individuals must provide information to the SHPD demonstrating lineal descent from these remains or descent from ancestors buried in Waikīkī Ahupuaʻa or Kona District.

HAR §13-300-33(B)(2): NAMES OF KNOWN DESCENDANTS AND THEIR POSITIONS

Table 1 lists individuals that are recognized by the OIBC as cultural descendants for Waikīkī Ahupuaʻa and provides their *manaʻo* and position regarding the ultimate disposition of the remains.

Puʻuhonua o Wailupe conducted digital consultation meetings with descendants on July 21, 2025, to present the specific treatment options outlined in this BTP. The proposed treatment of preservation in place was presented, followed by a presentation on interim and long-term protection measures. The descendants were unanimous in recommending that the remains should be preserved in place.

Table 1. Recognized Cultural Descendants for Sites 50-80-15-09355 and 50-80-15-09356 and their Positions Regarding the Disposition of the Remains.

Individual	*Mana'o*	Position
Michael Hikalea	Requested that the burials remain in place and undisturbed	Preservation in place
Maelani Lee	Requested that the burials remain in place and untouched, as their peace is sacred and their connection to the land must be preserved	Preservation in place

HAR §13-300-33(B)(3)(A): PRESERVATION

Following the wishes of the recognized cultural descendants and with the concurrence of the OIBC and the SHPD, the remains will be preserved in place. No families possibly associated with the skeletal remains were identified.

HAR §13-300-33(B)(3)(A)(I): SHORT-TERM PROTECTION

Access to the parcel is currently limited to L & K Investments LLC and Pu'uhonua o Wailupe behind a locked gate, with the entirety of the parcel fenced. Pu'uhonua o Wailupe accesses the parcel on a weekly basis for general upkeep, vegetation restoration, traditional cultural practices, and to monitor the status of the burial areas. No additional construction work is planned for the property, with the ultimate goal of preservation in perpetuity. A two-meter buffer zone will be established around the burial areas, measured out from the entrances of the lava tubes. No physical barriers or markers are needed as the site is located on private property and not accessible to the public.

HAR §13-300-33(B)(3)(A)(II): LONG-TERM PROTECTION

Access to the parcel will be controlled by Pu'uhonua o Wailupe through a locked gate. Pu'uhonua o Wailupe will facilitate access for any lineal or cultural descendants and will be the cultural stewards and caretakers. No additional construction work is planned for the property, with the ultimate goal of preservation in perpetuity. A two-meter buffer zone will be established around the burial areas, measured out from the entrances of the lava tubes. No physical barriers or markers are needed as the site is located on private property and not accessible to the public.

HAR §13-300-33(B)(4): MAPS

Figure 3 displays the burial sites documented during the archaeological inventory survey and previously recorded Site 50-80-15-09222, as well as the boundaries of the cultural landscape, Site 50-80-15-09457, they are included within (Chambers and Filimoehala 2024; Gotay and Rechtman 2020).

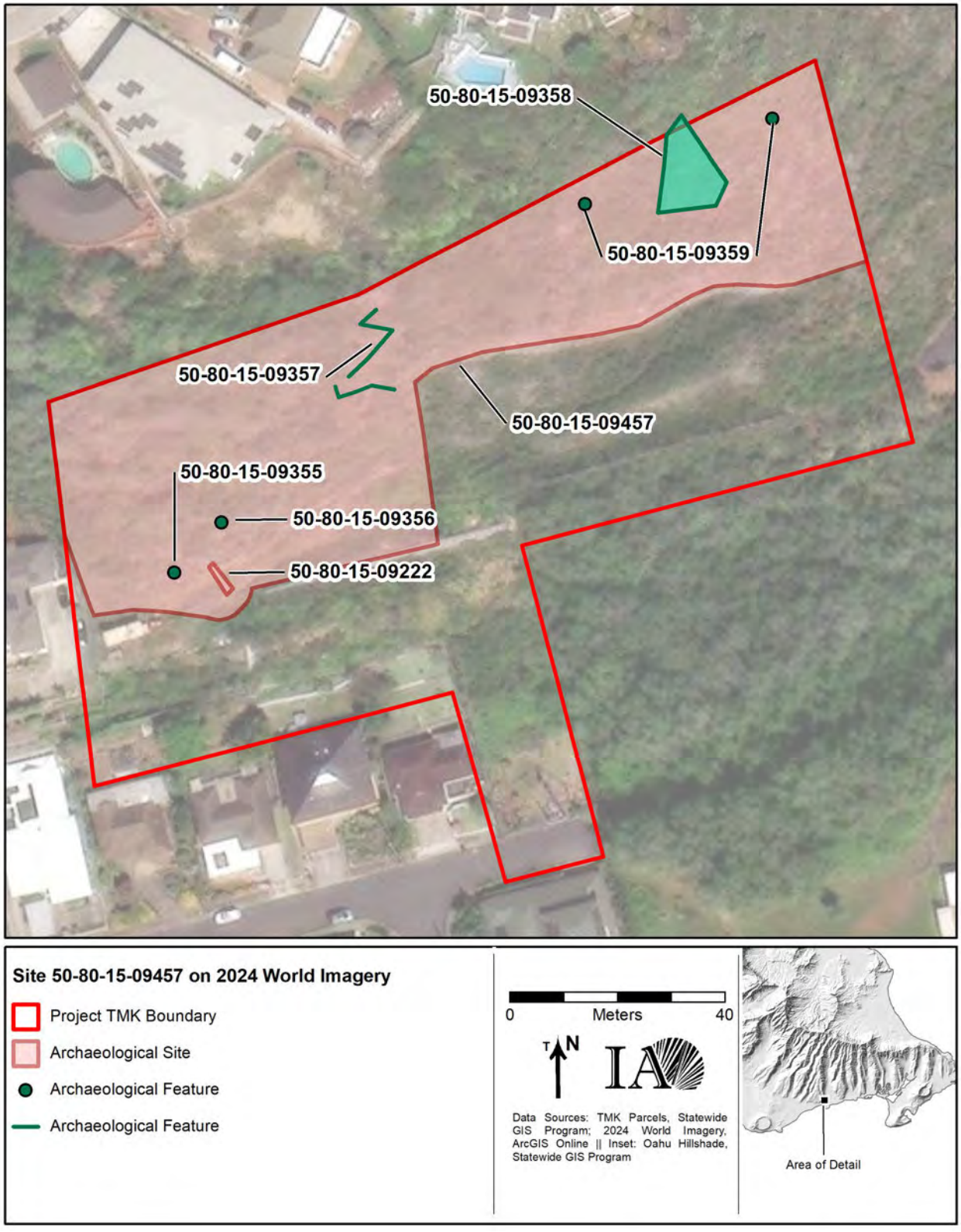


Figure 3. The locations of burialSites 50-80-15-09222, 50-80-15-09355, and 50-80-15-09356 in relation to the cultural landscape and its other components (Site 50-80-15-09457).

HAR §13-300-33(B)(5): NAME AND ADDRESS OF THE APPLICANT

Pu‘uhonua o Wailupe
6119 Kawekiu Place
Honolulu, Hawai‘i 96821

HAR §13-300-33(B)(6): NAME AND ADDRESS OF THE LANDOWNER

L & K Investments, LLC
91-275 Hanua Street
Kapolei, Hawai‘i 96707

HAR §13-300-33(B)(7): TAX MAP KEY

TMK (1) 3-6-023:006

HAR §13-300-33(B)(8): AHUPUA‘A, DISTRICT, ISLAND

Waikīkī Ahupua‘a, Kona District, O‘ahu Island

HAR §13-300-33(B)(9): CONDITION OF BURIAL SITES

Three burial sites exist on the property (Sites 50-80-15-09222, 50-80-15-09355, and 50-80-15-09356). All three sites are interpreted as Native Hawaiian burials within rock shelters and are in an approximately 20 sq. m. area. The rock shelter that comprises Site 50-80-15-09222 was previously sealed with gunnite and basalt to mimic the surrounding terrain (Gotay and Rechtman 2020). The rock shelters comprising Sites 50-80-15-09355 and 50-80-15-09356 remain open, with access to the property restricted to the landowner and cultural stewards of Pu‘uhonua o Wailupe.

HAR §13-300-33(B)(11): ARCHAEOLOGICAL INVENTORY SURVEY REPORT

Copies of the final AIS report can be provided upon request.

HAR §13-300-33(B)(12): STATE OF HAWAII HISTORIC PRESERVATION DIVISION ACCEPTANCE LETTER

The SHPD’s acceptance letter for the AIS report (Doc. No. 2408SCH01) is included as Appendix A.

HAR §13-300-38(G): BURIAL PRESERVE RECORDATION

In order to provide perpetual protection for the burials, an O‘ahu Island Burial Council determination to preserve in place shall be recorded in the Bureau of Conveyances by the Department of Land and Natural Resources.

REFERENCES

Chambers, Brennan V., and Christopher W. Filimoehala
2024 *Archaeological Inventory Survey of TMK: (1) 3-6-023:006, Waikīkī Ahupua‘a, Kona Moku, O‘ahu*. International Archaeological Research Institute, Inc., Honolulu.

Gotay, T. and R. B. Rechtman
2020 *Burial Site Component of a Preservation Plan for SIHP Site 50-80-15-8832 TMK: (1) 3-6-023:006 (Por.), Waikīkī Ahupua‘a, Kona/Honolulu District, Island of O‘ahu*. ASM Affiliates, Honolulu.

GLOSSARY OF HAWAIIAN WORDS

Hawaiian Spelling*	Definition
iwi kūpuna	the bones of the dead
mana‘o	thought, belief, idea, opinion

* Adapted from Mary K. Pukui and Samuel H. Elbert, 1986, *Hawaiian Dictionary*, University of Hawaii Press, Honolulu, unless otherwise noted.

APPENDIX A:
SHPD ACCEPTANCE LETTER FOR THE AIS REPORT

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

DEAN D. UYENO
ACTING DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAI'I
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

August 1, 2024

IN REPLY REFER TO:
Project No.: 2023PR00861
Doc. No.: 2408SCH01
Archaeology

Catherine A. Taschner, Director Designate
Department of Land Management
City and County of Honolulu
Frank F. Fasi Municipal Building
650 S. King Street, 3rd Floor
Honolulu, Hawai'i 96813
c.taschner@honolulu.gov

Dear Catherine A. Taschner:

SUBJECT: **Hawaii Revised Statutes (HRS) Chapter 6E-42 Historic Preservation Review – Archaeological Inventory Survey of TMK: (1) 3-6-023:006 Waikiki Ahupua'a, Honolulu (Kona) District, Island of O'ahu TMK: (1) 3-6-023:006**

This letter provides the State Historic Preservation Division's (SHPD's) review of the revised draft archaeological inventory survey (AIS) report titled *An Archaeological Inventory Survey of TMK: (1) 3-6-023:006, Waikiki Ahupua'a, Kona Moku, O'ahu* (Chambers and Filimoehala, July 2024). Our office reviewed two earlier AIS report drafts and requested revisions in letters dated February 27, 2024 (Doc. No. 2402SCH11) and June 7, 2024 (Doc. No. 2406SCH04). SHPD received the current revised AIS report on July 11, 2024).

International Archaeological Research Institute, Inc. (IARII) conducted the subject AIS of the 2.9-acre privately owned parcel at the request of the City and County of Honolulu, Department of Land Management (DLM) in order to proceed with a Clean Water and Natural Lands (CWNL) application process. During ground-disturbing activities within the project area in 2018, community members notified the City and County of Honolulu and SHPD of the possible presence of a burial. Subsequent surveys conducted by ASM Affiliates (ASM) in 2018 confirmed the presence of human remains within a lava blister (State Inventory of Historic Places [SIHP] Site 50-80-15-09832). Guidance provided after a meeting with SHPD stated that the site would be considered previously identified and the landowner was directed to prepare a Burial Treatment Plan (BTP) and to seek an O'ahu Island Burial Council (OIBC) determination. The Burial Site Component of a Preservation Plan Associated with 50-80-15-09832 (Gotay and Rechtman, 2020) was accepted by SHPD in a letter dated December 8, 2020 (Doc. No. 2012RKH01).

The AIS fieldwork was conducted on August 21-22, 2023. It consisted of a 100%-coverage pedestrian survey of the entire parcel and excavation of five 50-cm^2 test units within five rock shelters. Six features, forming five sites were identified (Table 1), consisting of two rock shelters with burials (SIHP Sites 50-80-15-09355 and 50-80-15- 09356), a modified rock shelter and associated debris scatter showing evidence of lithic resource extraction (SIHP Site 50-80-15-09358), two modified pits (SIHP Site 50-80-15-09359), and a trail segment with associated walls (SIHP Site 50-80-15-09357). SIHP Site 50-80-15-09832 was previously identified in 2018 and is included in Table 1.

Table 1. Sites Identified within TMK: (1) 3-6-023:006

Site #	Site Type	Significance Assessment	Recommended Treatment	Integrity
50-80-15-08832	Burial in rock shelter	d and e	Burial Site Component of a Preservation Plan (Gotay and Rechtman, 2020) and Preservation Plan	location, setting, feeling, and association
50-80-15-09355	Burial in rock shelter	d and e	Burial Treatment Plan and Preservation Plan	location, setting, feeling, and association
50-80-15-09356	Burial in rock shelter	d and e	Burial Treatment Plan and Preservation Plan	location, setting, feeling, and association
50-80-15-09357	Trail and walls	d and e	Preservation Plan	location, setting, materials, workmanship, and association
50-80-15-09358	Modified rock shelter and debris field	d and e	Preservation Plan	location, setting, and association
50-80-15-09359	Modified pits	d and e	Preservation Plan	location, setting, workmanship, association

The AIS report (Chambers and Filimoehala, July 2024) includes a summary of consultation with Pu'uhonua o Wailupe, OIBC, Office of Hawaiian Affairs (OHA), and recognized cultural descendants, and the comments received during the consultation effort. OIBC recommends working with identified lineal and cultural descendants to determine short-term and long-term preservation measures during the drafting of the BTP.

The sites retain their sense of interconnectedness on the landscape, and further inland on Wiliwilinui Ridge and in the adjoining valleys additional traditional sites and features are extant. Due to the nature of the sites, they should be considered a cultural landscape that extends across a large portion of the project area and has associations with known sites, both destroyed and extant, outside of the project area along Wiliwilinui Ridge and within the adjoining valleys.

SHPD agrees with the assessments of significance and integrity, and the recommended treatments for the six documented sites. Based on the information provided, SHPD's project effect determination is "**Effect, with agreed upon mitigation commitments"** for the current project pursuant to HAR §13-284-7(a)(2). As stipulated in HAR §13-284-7, when SHPD comments that a project will result in "Effect, with agreed upon mitigation commitments," then detailed mitigation plans shall be developed for SHPD review and acceptance prior to project initiation.

The AIS report (Chambers and Filimoehala, July 2024) meets the minimum requirements of HAR §13-276-5. **It is accepted.** Please send a hard copy of the document, clearly marked Final, along with a text-searchable copy of the AIS report and a copy of this acceptance letter, to the Kapolei SHPD office, attention SHPD Library. Also submit a text-searchable PDF copy of the Final AIS report to HICRIS Project No. 2023PR00861 using the Project Supplement option, and a text-searchable PDF copy to lehua.k.soares@hawaii.gov.

Please include the following revisions in the Final draft:

- Provide a SIHP Site number for the cultural landscape. Include the SIHP Site number throughout the report and on figures and maps where applicable.
- Indicate the BTP (Gotay and Rechtman 2020) was accepted by SHPD in a letter dated December 8, 2020 (Doc. No. 2012RKH01). Include a copy of the letter as an appendix. SHPD uploaded a copy of the letter to HICRIS Project No. 2023PR00861.

Per the Chambers and Filimoehala (July 2024) AIS recommendations, **SHPD requests** the submission of a BTP for SIHP Sites 50-80-15-09355 and 50-80-15-09356 (burials). Additionally, **SHPD looks forward** to receiving for review and acceptance a preservation plan (PP) meeting the requirements of HAR §13-277. The plan will address the cultural landscape (SIHP No. Required) consisting of SIHP Sites 50-80-15-09355, 50-80-15-09356, 50-80-15-09357, 50-80-

15-09358 (excluding the portion that is outside of the project area, and 50-80-15-09359) as well as previously identified SIHP Site 50-80-15-08832. When completed, please submit to BTP and PP to SHPD for review, along with the associated filing review fees, to HICRIS Project No. 2023PR00861 using the Project Supplement option.

SHPD shall notify the City and County of Honolulu DLM when the mitigation plans are accepted and the CWNL application process may continue.

Please contact Samantha Hemenway, Oahu Island Archaeologist, at Samantha.Hemenway@hawaii.gov, for any matters regarding this letter.

Aloha,

Susan A. Lebo

Susan A. Lebo, PhD
Archaeology Branch Chief
Acting Administrator, State Historic Preservation Division

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— Draft —

Preservation Plan for Site 50-80-15-09457, Waikīkī Ahupua‘a, Kona Moku, O‘ahu

TMK (1) 3-6-023:006

Prepared by:
Brennan V. Chambers

Prepared for:
Pu‘uhonua o Wailupe
6119 Kawekiu Place
Honolulu, Hawai‘i
96821

INTERNATIONAL ARCHAEOLOGICAL RESEARCH INSTITUTE, INC.
AUGUST 2025



— DRAFT—

PRESERVATION PLAN FOR SITE 50-80-15-09457, WAIKĪKĪ AHUPUA‘A, KONA MOKU, O‘AHU

TMK (1) 3-6-023:006

Prepared by:
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August 2025

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I. INTRODUCTION

Under contract to Pu‘uhonua o Wailupe and L & K Investments, International Archaeological Research Institute, Inc., (IARII) completed this preservation plan for Site 50-80-15-09457, located at TMK (1) 3-6-023:006, Waikīkī Ahupua‘a, Kona Moku, O‘ahu (Figure 1 and Figure 2). Site 50-80-15-09457 is part of a 2.9-acre parcel proposed for preservation through the City and County of Honolulu’s Clean Water and Natural Lands Fund. Pu'uhonua o Wailupe is proposing that the City acquire the conservation easement, the Office of Hawaiian Affairs (OHA) hold title, and while long-term cultural stewardship remains with Pu'uhonua o Wailupe. The parcel is currently under the ownership of L & K Investments, who intended to develop the property as a Condominium Property Regime prior to the identification of human skeletal material (Site 50-80-15-09222) in 2018 (Gotay and Rechtman (2020).

At the request of Pu‘uhonua o Wailupe and L & K Investments, LLC, IARII completed an archaeological inventory survey (AIS) of the parcel (Chambers and Filimoehala 2024). Five additional sites were documented and included two rock shelters with burials (Sites 50-80-15-09355 and 50-80-15-09356), a trail segment with associated walls (Site 50-80-15-09357), a modified rock shelter and associated debris field (Site 50-80-15-09358), and two modified pits (Site 50-80-15-09359). These five sites, as well as Site 50-80-15-092222, have been determined to be significant under Criteria d and e following Hawai‘i Administrative Rules (HAR) §13-284-6. These sites are interpreted as a cultural landscape and designated as Site 50-80-15-09457. Site 50-80-15-09457 extends across a large portion of the property and is associated with nearby archaeological features outside of the property, including Wiliwilinui Cave, numerous burial caves, Kawauoha Heiau and Kaunua Heiau, which have since been destroyed but once sat atop Wiliwilinui Ridge, as well as many feature complexes and isolated features that extend into the back of the valleys that flank the ridge.

As per HAR §13-277, this Preservation Plan describes Pu‘uhonua o Wailupe’s proposed site preservation actions for Site 50-80-15-09457, excluding the portion of Site 50-80-15-09358 that is outside of the property boundary, which are avoidance and protection, rehabilitation, restoration, and appropriate cultural use.

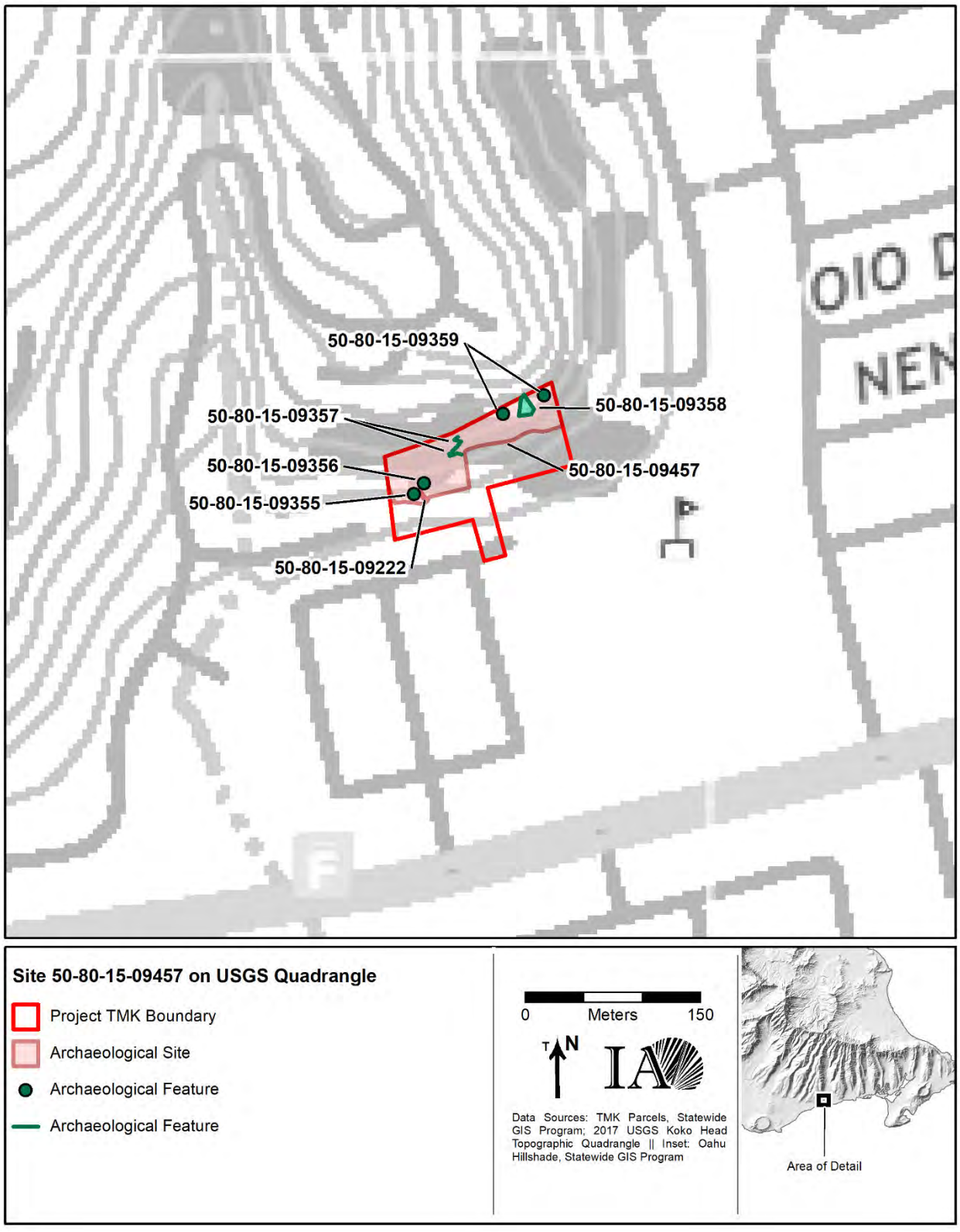


Figure 1. The location of Site 50-80-15-09457 and its six components on USGS topographic quadrangle.

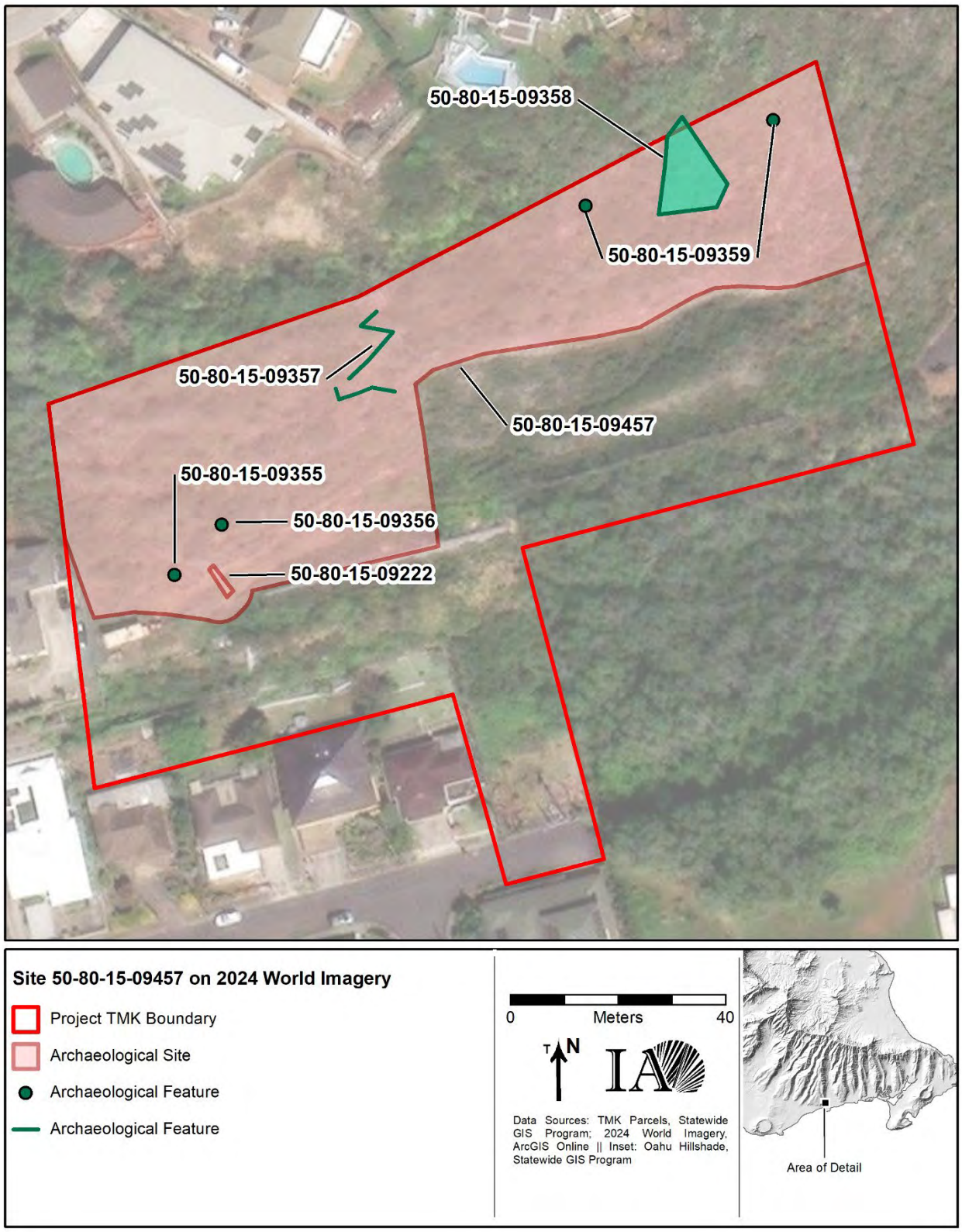


Figure 2. The location of Site 50-80-15-09457 and its six components on World Imagery aerial.

II. CONSULTATION

Pu‘uhonua o Wailupe, L & K Investments, and IARII consulted with the Office of Hawaiian Affairs (OHA) and the O‘ahu Island Burial Council (OIBC) regarding the designation of Site 50-80-15-09457 as a cultural landscape, which includes the three burial sites. The OIBC and OHA support the designation and preservation of the site. Table 1 lists additional participants and their associated organizations who collaborated on the Site 50-80-15-09457 preservation plan.

Should the provisions of this preservation plan significantly alter over time in their implementation, the plan will be revisited and revised in consultation with the SHPD to reflect those changes on the ground, whether reflecting the different groups' involvement or changes in how provisions are carried out.

Table 1. Site 50-80-15-09457 Preservation Consultation Participants.

Participant	Affiliation
Kumella Aiu	Pu‘uhonua o Wailupe
Chris Cramer	Maunalua Fishpond Heritage Center
Michael Hikalea	Pu‘uhonua o Wailupe
Malia Marquez	Pu‘uhonua o Wailupe
Healani Sonoda-Pale	Pu‘uhonua o Wailupe
Kent Untermann	L & K Investments

III. SITE 50-80-15-09457 CULTURAL LANDSCAPE DESCRIPTION

This section describes the cultural landscape designated as Site 50-80-15-09457, which is recommended for preservation in this plan. Site 50-80-15-09457 is located north of Wailupe Fishpond (Wailupe Peninsula), and Kalanaiana‘ole Highway on the steeply sloping toe of Wiliwilinui Ridge It is bounded by residential development on Kia‘i Place to the west, residential development on Keikilani Circle and ‘Āina Haina Park and Elementary School to the south, residential development on Hao Street to the east, and residential development on Palaole Place and Panalea Place to the north at the top of the ridge.

Site 50-80-15-09457 consists of six components spread across the toe of Wiliwilinui Ridge, east of the end of Kiai Place. These components are detailed in subsections below.

SITE 50-80-15-09222

Gotay and Rechtman (2020:12, 16) describe Site 50-80-15-09222 (Figure 3) as follows (figure and photograph references are in the original):

> Site 8832[1] is a lava blister that contains remnant human skeletal remains, which represent a single adult individual, in addition to some historic/modern material as depicted in Figure 9 and discussed in detail below. The entrance to the lava blister is situated within an exposed cliff face roughly 1 meter above the ground surface (Figure 10). The opening is obscured by overgrown grasses (Figure 11).
>
> The narrow (30 centimeters wide) entrance to the lava blister opens up to a chamber roughly 1.5 meters wide and between 30 and 60 centimeters high (measured from floor to ceiling). This anterior section extended northwest for about 4 meters, at which point the blister narrowed to a roughly 50 centimeters wide by 1-meter long opening, from whence a second area extended an additional 1.5 meters to its posterior terminus. This rear section varied in height from a maximum of 50 centimeter to 10 centimeters at its terminus (Figure 12). The rear section comprised an exposed bedrock floor with very little sediment (see Figure 12) compared to the area immediately inside the cave entrance. No artifacts or human skeletal remains were observed in the rear part of the cave.
>
> A handful of human skeletal elements were observed within an area 1.25 to 3.25 meters from the entrance to the lava blister. A single green glass bottle shoulder fragment was observed about 75 centimeters from the cave entrance near the western wall of the cave; and across from this historic bottle fragment was a triangle-shaped fragment of plate glass about 25 centimeters from the east wall of the cave. Also, against the western wall of the cave, roughly 50 centimeters beyond the green glass fragment, there was a rusty can (likely a coffee can). This metal can was situated in close proximity to a small concentration of skeletal fragments.
>
> One ovoid purple glass bead was observed roughly 4 meters from the cave entrance and 25 centimeters to the west of an isolated adult third proximal foot phalanx. A second ovoid purple glass bead was observed near (less than ten centimeters away from) an isolated adult maxillary central incisor located roughly 2.5 meters from the opening of the cave. Most of the remaining skeletal elements were observed scattered across the width of the cave roughly 1.25-1.5 meters from the entrance and near the metal can. These included the following: a second maxillary central incisor, a neural arch fragment of a thoracic vertebra, a partial adult left third metatarsal (proximal end), a fifth medial hand phalanx, a sternal rib fragment, and an adult single rooted tooth (possible canine or lateral incisor – marked attrition renders the crown unidentifiable). An additional adult dorsal rib

[1] Site 50-80-15-09222 was initially given the number 50-80-15-08832, which has since by updated by the State Historic Preservation Division (SHPD).

fragment (head and partial neck) and an adult metacarpal fragment were observed roughly 75 centimeters from the cave opening.

The central incisors appear to be from the same individual based on size, morphology, tartar buildup, and tooth wear. No duplicate remains were encountered within this lava blister, which suggests an MNI of 1. However, based on the limited number of skeletal elements and their lack of diagnostic features from which to estimate biological profile, it was not possible to determine the age at death, sex, or ancestry of the individual represented by the skeletal material in the cave.

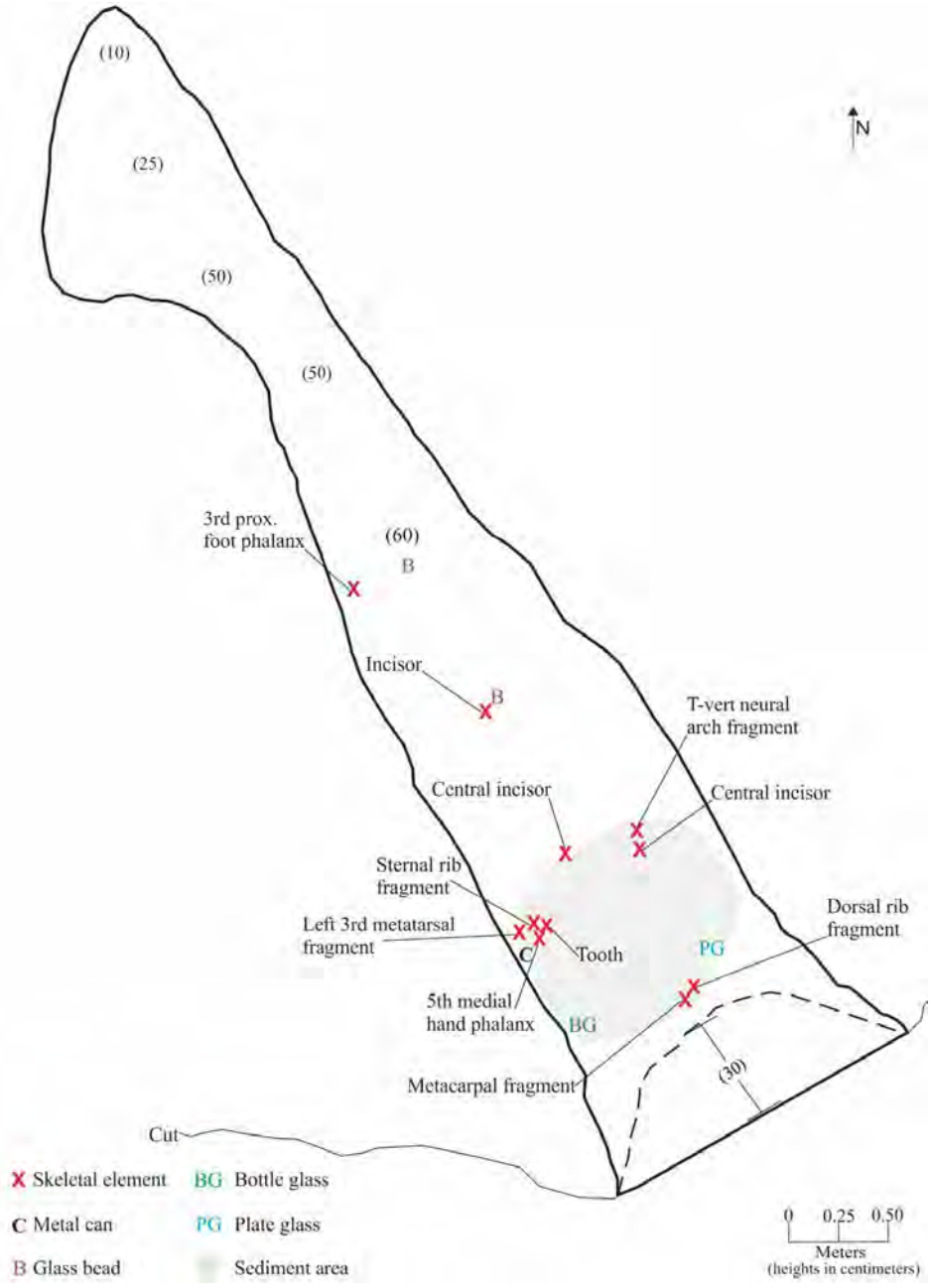


Figure 3. A plan view map of Site 50-80-15-09222 (Gotay and Rechtman 2020: Figure 9).

SITE 50-80-15-09355

Site 50-80-15-09355 is a rock shelter in a vertical cliff face, approximately 10 m southwest of Site 50-80-15-09356 and Site 50-80-15-08832. At the entrance of the rock shelter, there appears to be the remains of a stacked basalt wall that has since collapsed into the interior of the rock shelter. The entrance opens onto a narrow natural terrace, and is 1.8 m wide and 0.88 m high, extending north into the ridge to a maximum depth of 2.5 m. At 5 cm bs in the southwest corner of TU-01, a human tooth with intact root was identified. Positive identification of a human maxillary incisor was made by an IARII osteologist (Figure 4; Photo 1).

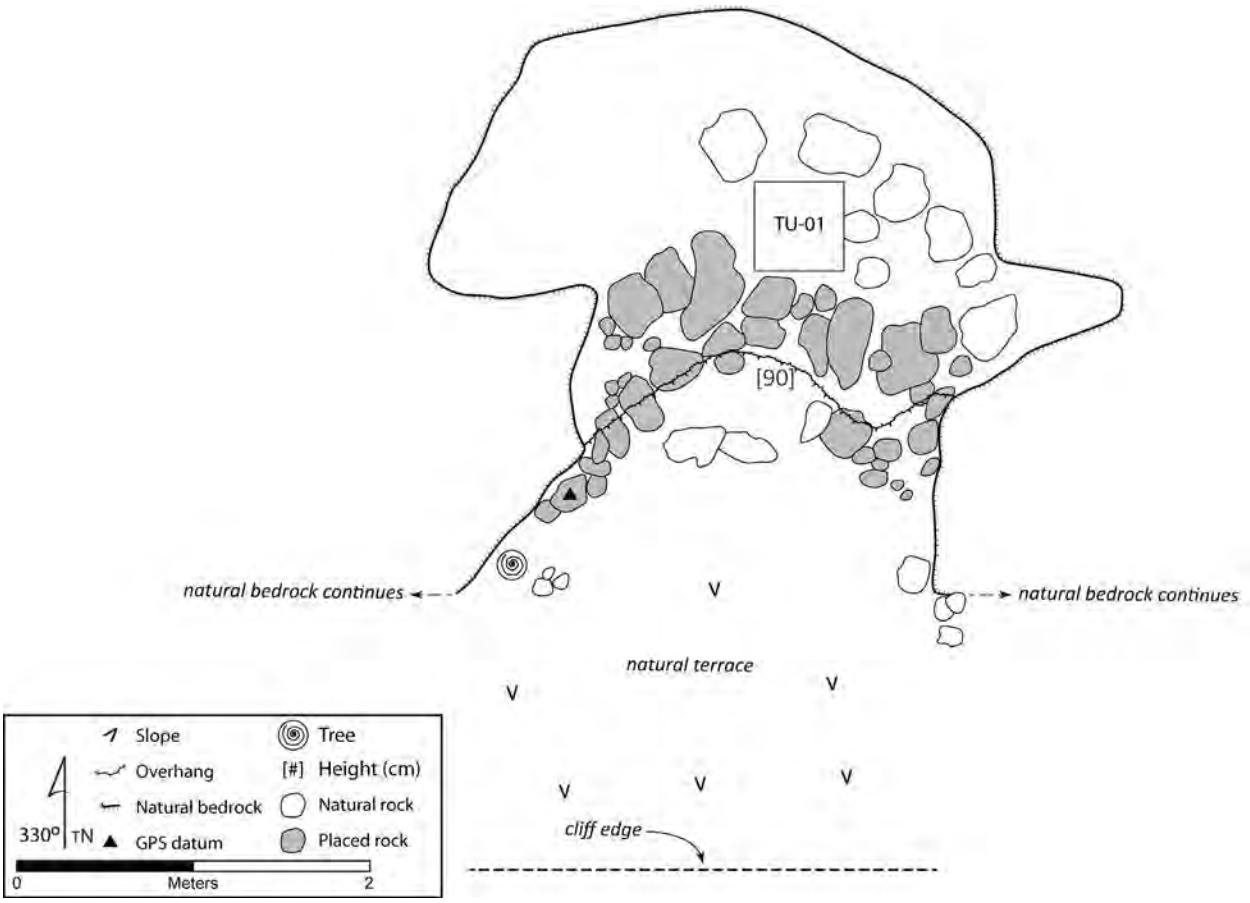


Figure 4. A plan view map of Site 50-80-15-09355, showing the location of TU-01, where human skeletal remains were identified.



Photo 1. The exterior of Site 50-80-15-09355, view to north.

SITE 50-80-15-09356

Site 50-80-15-09356 is a rock shelter in a vertical cliff face, approximately 10 m northeast of Site 50-80-15-09355 and directly upslope of Site 50-80-15-08832. The entrance opens onto a narrow natural terrace, and is 1.2 m wide, 0.45 m high, and extends northeast into the ridge to a maximum depth of 2.4 m (Figure 13). At 10 cm bs, in roughly the center of TU-02, an unfused subadult vertebral centrum was identified by an IARII osteologist (Figure 5; Photo 2).

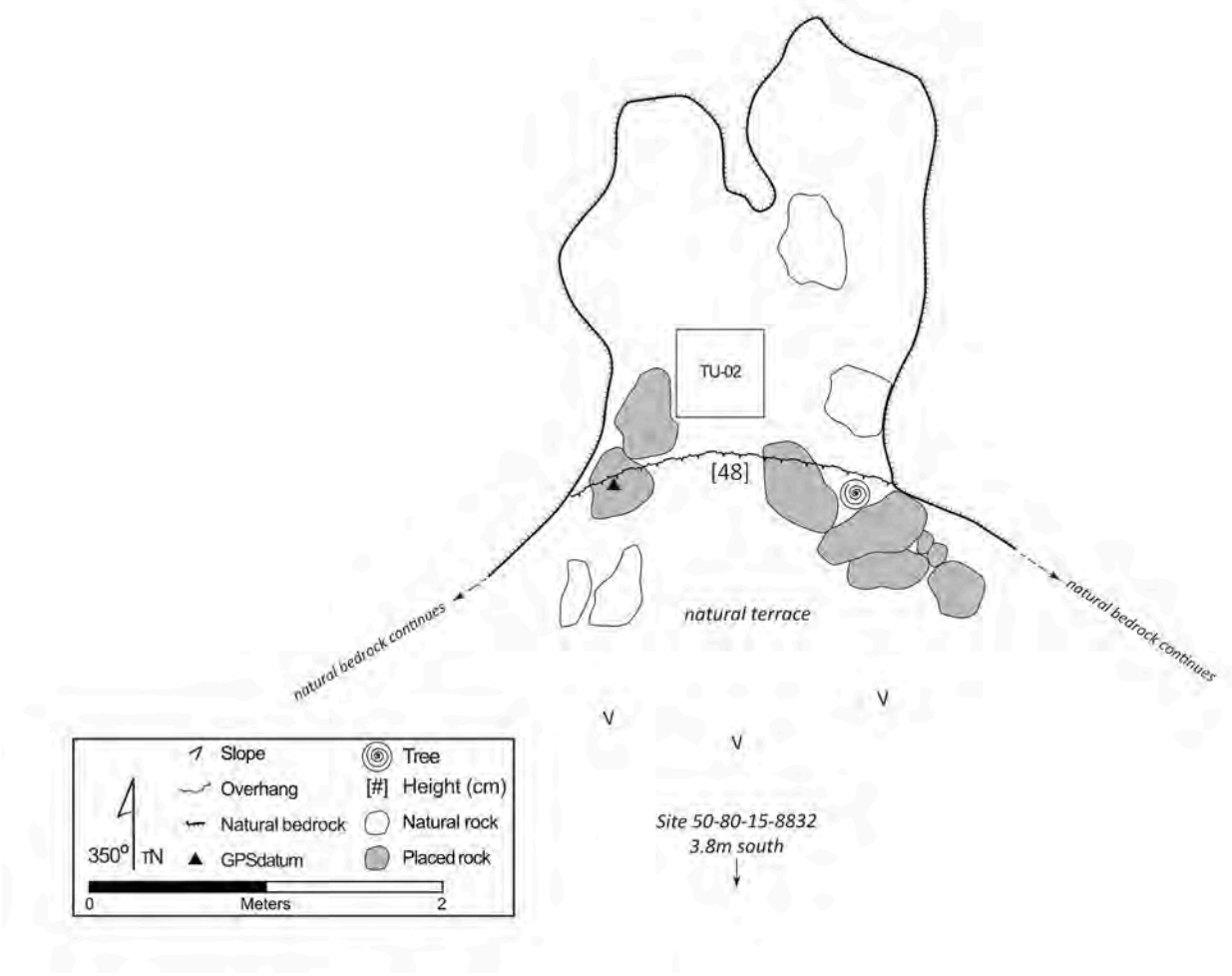


Figure 5. A plan view map of Site 50-80-15-09356, showing the location of TU-02, where human skeletal remains were identified.



Photo 2. The interior of Site 50-80-15-09356, view to north-northwest.

SITE 50-80-15-09357

Site 50-80-15-09357 is a trail segment with associated retaining walls that follows natural switchbacks in the terrain. The trail climbs the slope roughly south to north, becoming diffuse at the north end with the south end likely destroyed by recent ground-disturbing activities. Sections of dry-stacked basalt retaining walls, three to five courses in height, line down slope portions of the trail segment, and what appears to be a constructed step is present. The wall varies between 0.5–0.6 m wide and 0.65–0.75 m high and the longest intact section is 8.0 m (Figure 6; Photo 3).

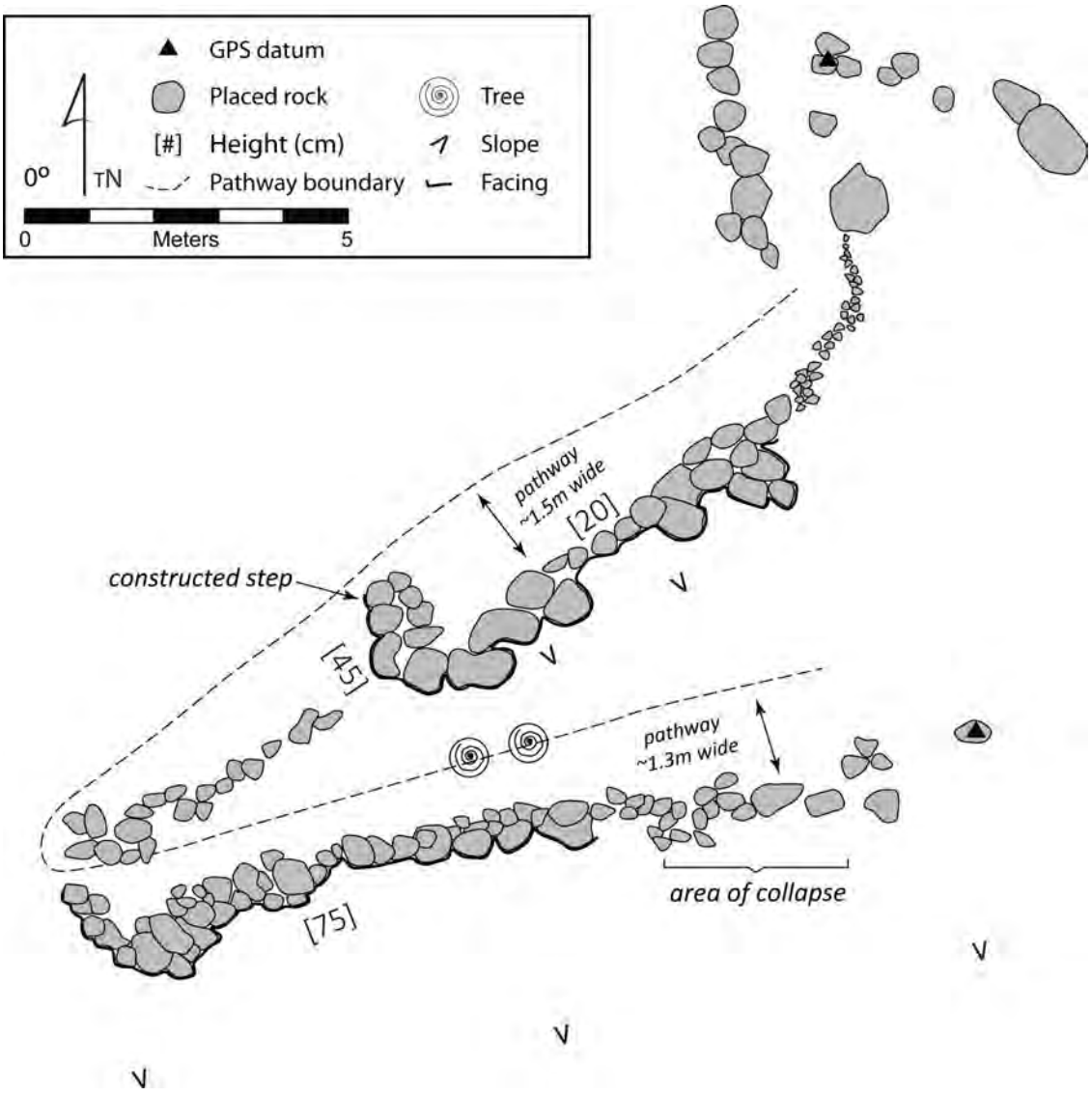


Figure 6. A plan view map of Site 50-80-15-09357, a trail and associated dry-stacked basalt walls.



Photo 3. The downslope portion of Site 50-80-15-09357, view to northeast.

SITE 50-80-15-09358

Site 50-80-15-09358 is a modified rock shelter in a vertical cliff face approximately 20 m northwest and upslope from Site 50-80-15-09359. The entrance opens onto a narrow terrace that quickly slopes down to the south. The entrance is 3.0 m wide, 1.8 m high, and extends northeast into the outcrop to a maximum depth of 1.8 m. A thin horizon of gravelly silty clay loam was noted on the floor of the rock shelter. Modern refuse, such as lumber, corrugated metal, glass bottles, and aluminum cans are present within and surrounding the feature, and a 3-inch diameter metal pipe runs down slope from a residence on Panalea Place.

The floor of the interior has a modified rectangular shape, which is likely the result of material extraction, and the basalt bedrock in the lower northeast corner is distinctly fine-grained with a waxy, dark brown appearance. Additionally, there is clear evidence of material removal in the form of scarring along the top of the rock shelter.

Due to the northern property boundary, the large debris field that emanates from the rock shelter and extends downslope is the only portion included in Site 50-80-15-09457. The debris consists of fine-grained basalt, varying in size from small sub-centimeter fragments to angular cobbles. The area of the debris is approximately 20 square meters, extending in a roughly triangular shape downslope and becoming more diffuse as the terrain becomes steeper. No evidence of lithic reduction or tool manufacturing was identified (see Figures 1 and 2; Photo 4).



Photo 4. A portion of the debris field downslope from Site 50-80-15-09358, view to east.

SITE 50-80-15-09359

Site 50-80-15-09359 consists of two circular pits. The pits are approximately 40 m apart at roughly the same elevation on the slope, and appear to be natural features with limited modification.

The western pit is 0.8 m in diameter and 0.55 to 0.65 m deep. This pit is on the south side of a prominent outcrop and there is an approximately 200° view of the coastline from Lē‘ahi to Koko Head. Near the base of the pit there are two apparent tool marks; they appear to be marks left by a chisel, pick, or adze and are 10 cm across. One angular basalt boulder is present in the base of the pit; any other material that was removed from the pit walls must have been taken out of the base of the pit (Figure 6).

The eastern modified pit has since been filled in by large fragments of basalt that have collapsed from the surrounding outcrop. The location of the pit affords expansive views of the coastline, Koko Head, and Wailupe Valley. The pit is 0.9 m long, 1.2 m wide, and at least 0.7 m deep, with the rock fall preventing an exact determination of depth. No evidence of tool marks was identified; however, they may have been covered or destroyed by collapses from the outcrop (Figure 7).

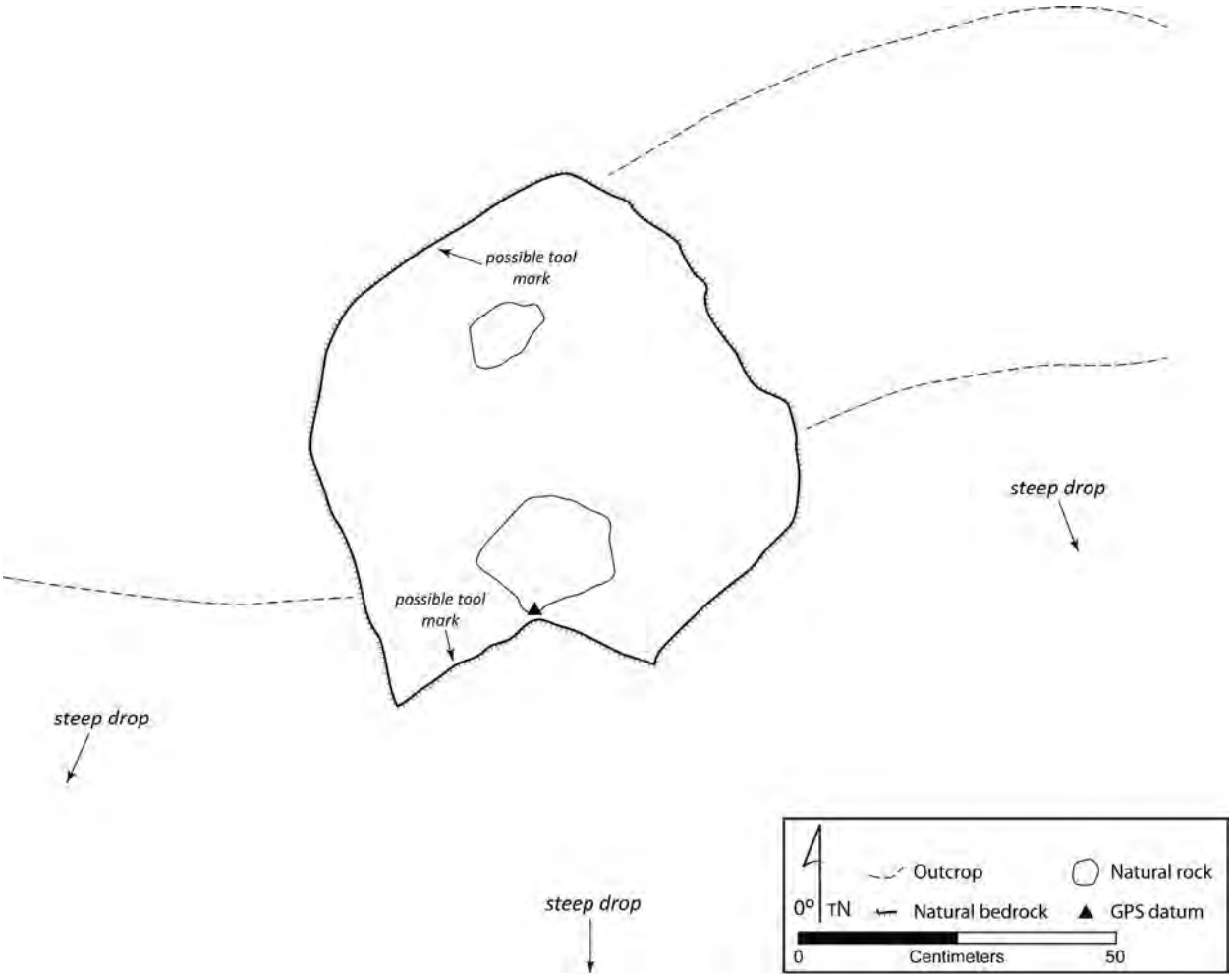


Figure 7. A plan view map of the western pit of Site 50-80-15-09359.



Photo 5. The western pit of Site 50-80-15-09359 showing the possible tool marks, view to south.

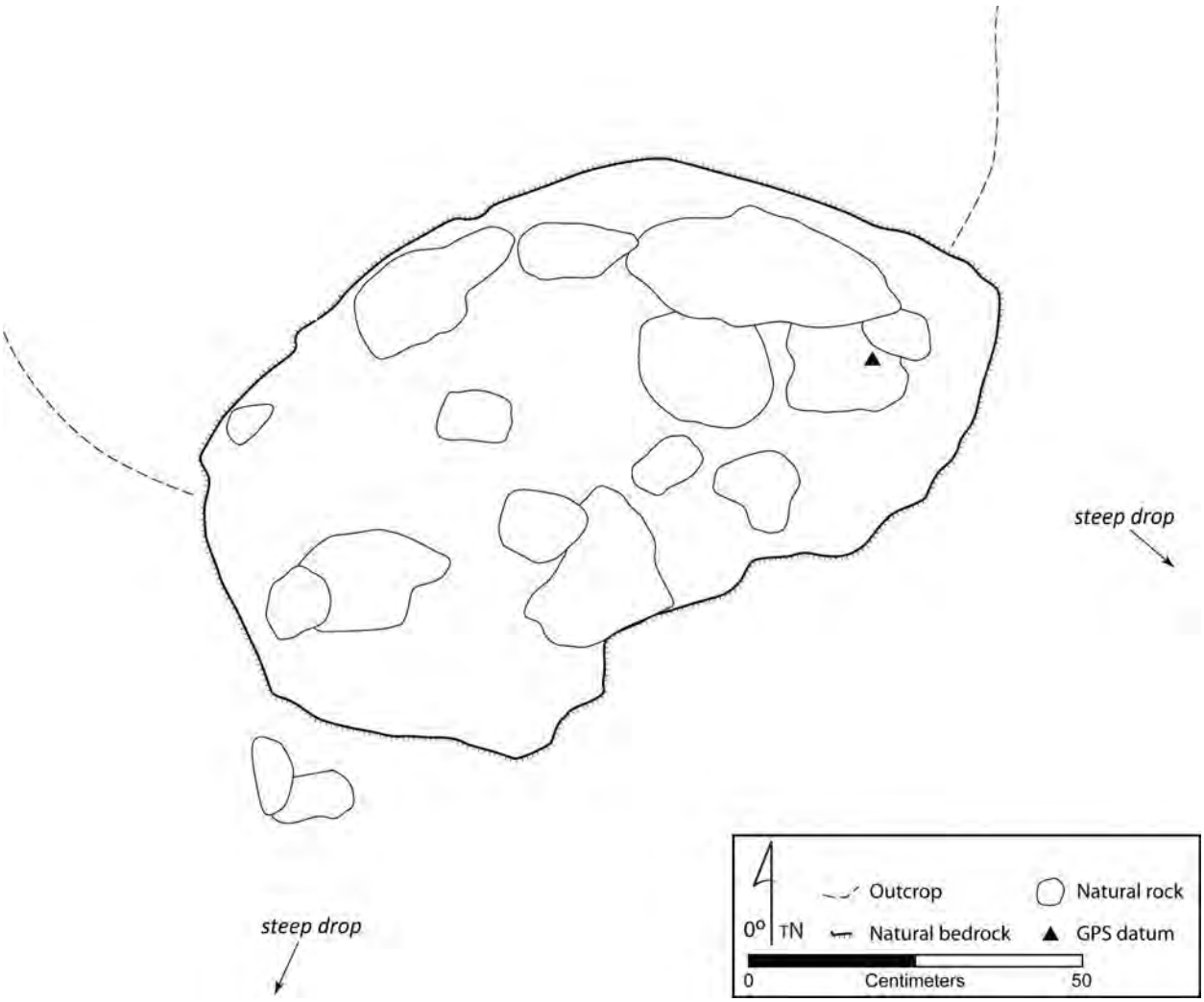


Figure 8. A plan view map of the eastern pit of Site 50-80-15-09359.



Photo 6. The eastern pit of Site 50-80-15-09359, view to north.

IV. PRESERVATION ACTIONS

This section describes the preservations actions proposed for Site 50-80-15-09457 pursuant to HAR §13-277.

HAR §13-277-4: BUFFER ZONES

No construction activities are proposed for the vicinity of Site 50-80-15-09457. To ensure the long-term integrity of the site, a 2 m (6.6 feet) horizontal buffer is recommended.

HAR §13-277-5: INTERIM PROTECTION MEASURES

No construction activities are proposed for the vicinity of Site 50-80-15-09457, and access to the parcel is currently controlled by L & K Investments and Pu'uhonua o Wailupe via a locked gate.

HAR §13-277-6: LONG-TERM PRESERVATION MEASURES

Long-term preservation and site maintenance, vegetation clearance and native plant restoration, and litter control will be accomplished by cultural stewards from Pu‘uhonua o Wailupe through scheduled grounds keeping activities and community workdays. Long-term preservation measures will follow the Secretary of the Interior’s Standards for Historic Preservation Projects (per HAR §13-277-6). These individual long-term preservation measures are discussed in more detail by subsection below.

MAINTENANCE MEASURES

The area surrounding the site will continue to be maintained following the current maintenance program (see below). Following completion of preservation measures (e.g., restoration and stabilization), members of Pu‘uhonua o Wailupe will conduct periodic inspections of the site to compare conditions with the baseline documentation. Additional maintenance measures will be determined in written consultation with the SHPD.

VEGETATION CLEARANCE

Regular vegetation clearance and native vegetation restoration will continue to be carried out. The area of vegetation clearance will include the permanent buffer zone. Vegetation clearance and native vegetation restoration will be accomplished by cultural stewards from Pu‘uhonua o Wailupe through scheduled grounds keeping activities and community workdays. If vegetation removal from the vicinity of the archaeological sites or burials is required, it will be done by hand or with hand-held tools, including, but not restricted to, chain saws, machetes, weed-eaters, and clippers. It should be emphasized that during clearing, care should be exercised to avoid any disturbance to the historic properties or burials.

LITTER CONTROL

As the site will not be open to the public, litter is expected to be minimal. If period removal of any litter is required within the preserve, then it will be done by hand by cultural stewards from Pu‘uhonua o Wailupe during scheduled grounds keeping activities and community workdays.

SITE ACCESS AND CULTURAL USE

At present, the preserve is not accessible to the public. Access to the site will be controlled by Pu‘uhonua o Wailupe via a locked gate at the end of Kia‘i Place. It should be noted that Pu‘uhonua o Wailupe use cultural protocol before accessing the site. Public access will be restricted to individuals or small groups under the supervision of Pu‘uhonua o Walupe for legitimate cultural practices, community workdays, educational/research purposes, or to facilitate site visits for other cultural and lineal descendants.

PERMANENT MARKED MARKERS

No permanent markers are desired for Site 50-80-15-09457.

PROVISIONS TO ADDRESS POTENTIAL FUTURE IMPACTS

Potential future impacts to Site 50-80-15-09457 include continued erosion and natural disasters (e.g., earthquake damage, wildfire). Following completion of preservation measures, periodic assessment to the preserve will be made (see below).

Natural disasters may require more extensive repair or restoration. In the event of a large-scale event which impacts Site 50-80-15-09457, an assessment of the damage will be made and the SHPD will be consulted as to appropriate steps.

MONITORING OF SITE INTEGRITY

The extant photographic, mapping, and textual documentation of the site will provide a baseline for monitoring the site’s integrity. Members of Pu‘uhonua o Wailupe will conduct periodic inspections of the site to compare conditions with the baseline documentation. The SHPD will be notified in the event that any major changes to site integrity are observed during these periodic inspections. The SHPD will be consulted if and when plans are developed to remedy such changes. With advanced notice and in coordination with Pu‘uhonua o Wailupe, access to the site will also be allowed for SHPD staff to inspect the preserve areas and assure compliance with the provisions of this preservation plan. Any activities which may affect the integrity of the preserve will be monitored by a qualified archaeologist.

HAR §13-277-7: INTERPRETATION AND PUBLIC INFORMATION

Due to concerns for site integrity and liability, general public access will be restricted, and at present, no on-site interpretative signage is planned.

If on-site interpretive signage should ever be considered for the historic property, it will be reviewed and approved by the SHPD to ensure that it enhances public understanding, demonstrates cultural sensitivity by involving consultation with appropriate organizations and individuals in its creation, and does not

adversely affect the visual landscape of the site. If any data recovery work is considered for the site, potentially to improve interpretation, such work will meet standards set out in HAR §13-278.

REFERENCES

Chambers, Brennan V. and Christopher W. Filimoehala

2024 *Archaeological Inventory Survey of TMK: (1) 3-6-023:006, Waikīkī Ahupua'a, Kona Moku, O'ahu TMK (1) 3-6-023:006.* International Archaeological Research Institute, Inc., Honolulu.

Gotay, T. and R. B. Rechtman

2020 Burial Site Component of a Preservation Plan for SIHP Site 50-80-15-8832 TMK: (1) 3-6-023:006 (Por.), Waikīkī Ahupua'a, Kona/Honolulu District, Island of O'ahu. ASM Affiliates, Honolulu.

Attachment F

Partnerships

Pu‘uhonua o Wailupe Partnerships

The Office of Hawaiian Affairs (OHA) is the preferred landowner to accept title to the 2.9-acre Wailupe parcel. As a State agency, OHA is ideally situated to receive these County lands and ensure long-term protection. OHA’s mission is to improve the well-being of Native Hawaiians by perpetuating culture, protecting entitlements, and building a strong and healthy lāhui, which directly aligns with the preservation of cultural sites and the protection of iwi kūpuna (traditional Hawaiian burials).

The City & County of Honolulu will hold the conservation easement to provide permanent protection and public trust oversight of cultural and natural resources in perpetuity.

Pu‘uhonua o Wailupe will serve as the community-based cultural stewards informed by lineal descendants and committed to the protection of iwi kūpuna (traditional Hawaiian burials), ongoing care of the land, education rooted in Native Hawaiian values, and the propagation of native plants.

The International Archaeological Research Institute, Inc. (IARII) has been a valuable professional partner providing expertise in the preservation, mediation, and monitoring of iwi kūpuna (traditional Hawaiian burials), trails, and cultural sites.

Together, OHA, the City and County, Pu‘uhonua o Wailupe, and IARII establish a comprehensive stewardship framework that combines institutional capacity, cultural responsibility, and expertise to ensure the Wailupe parcel—its iwi kūpuna (traditional Hawaiian burials), cultural features, and native plants—is permanently protected and responsibly managed in perpetuity.

PHONE (808) 594-1888 FAX (808) 594-1938

STATE OF HAWAIʻI
OFFICE OF HAWAIIAN AFFAIRS
560 N. NIMITZ HWY., SUITE 200
HONOLULU, HAWAIʻI 96817

June 12, 2025

City and County of Honolulu
Department of Housing and Land Management
Conservation Office and Clean Water and Natural Lands Advisory Commission
650 South King Street, 3rd Floor
Honolulu, Hawaiʻi 96813

Subject: Willingness to Accept Fee Simple Title of 2.9 acres, Subject to Due Diligence
5203 Keikilani Cir., Honolulu, HI 96821; TMK (1) 3-6-023:006, CPRs 0001-0008,
situated in Wailupe, ahupuaʻa of Waikīkī, Kona District of Oʻahu

Aloha City and County of Honolulu,

This letter confirms that the Office of Hawaiian Affairs ("OHA") is willing to accept fee simple title to approximately 2.9 acres identified as TMK (1) 3-6-023:006, CPRs 0001-0008, situated in Wailupe, ahupuaʻa of Waikīkī, Kona District of Oʻahu, located at 5203 Keikilani Cir., Honolulu, Hawaiʻi 96821 (the "Property"), provided that due diligence review is satisfactorily completed and does not reveal any material concerns or conditions unfavorable to the agency or its beneficiaries.

OHA understands that this transfer will occur as part of a single transaction wherein the current landowner will convey the Property to OHA, and OHA will thereafter convey a perpetual conservation easement to the City and County of Honolulu. This structure is acceptable to OHA, pending further review.

Please note that OHA retains sole discretion to determine whether the aforementioned transactions are prudent and in alignment with its real estate strategy and fiduciary responsibilities.

This letter does not constitute a binding agreement, but rather an expression of OHA's good faith intent to continue discussions and pursue the necessary due diligence process.

ʻO wau iho nō me ka ʻoia ʻiʻo,

Stacy Ferreira

Stacy Ferreira
Ka Pouhana, Chief Executive Officer

SF:lw

CC: Keoni Souza, Chair, Comm. on Investments and Land Management, OHA Board of Trustees

August 22, 2025

Aloha,

We are writing this letter to express our enthusiastic support of Puʻuhonua o Wailupe in stewarding and preserving the 2.9-acre parcel located at TMK (1) 3-6-023:006, Waikīkī Ahupuaʻa, Kona Moku, Oʻahu. This parcel contains sites of cultural significance, including iwi kūpuna. Having witnessed firsthand their ongoing commitment to protecting iwi kūpuna and cultural sites, IARII endorses Puʻuhonua o Wailupe and their cultural and historical preservation efforts at TMK (1) 3-6-023:006.

Mahalo for your consideration. Please feel free to contact me at (808) 946-2548 ext. 103 or by email <rikehara@iarii.org> if you have any questions.

Kind Regards,

Rona Ikehara-Quebral

Rona Ikehara-Quebral
IARII Chief Executive Officer

Attachment G

Endorsements

E1. Hawai‘i Kai Neighborhood Board No. 1 Resolution in Support

E2. Kuliouou/Kalani Iki Neighborhood Board No. 2 Resolution in Support

E3. Waimānalo Neighborhood Board No. 32 Resolution in Support

E4. Native Hawaiian Legal Corp Letter of Support

E5. Sierra Club of Hawai'i Letter of Support

E6. Maunalua Fishpond Heritage Center Letter of Support

E7. Letter of Support from Hawai'i State Representative Hashem

E8. Letter of Support from Honolulu Council Chair Tommy Waters

E9. Kilohana United Methodist Church Letter of Support

E10. Letter of Support from Honolulu Councilman Augie Tulba

HAWAII KAI NEIGHBORHOOD BOARD NO. 1 - RESOLUTION #22-2

RESOLUTION TO SUPPORT THE EFFORTS OF KULI'OU'OU/KALANI IKI NEIGHBORHOOD BOARD NO. 2 TO ACQUIRE AND PRESERVE WAILUPE TRADITIONAL HAWAIIAN BURIAL GROUNDS BY THE CITY & COUNTY TO PROTECT HAWAIIAN BONES FROM DESECRATION

ROBERTA MAYOR
At Large
Chairperson

ELIZABETH REILLY
At Large
Vice Chair

TEHANI MALTERRE
Sub district #9
Secretary

BYRON APO
Sub district #8
Treasurer

GREG KNUDSEN
At Large

KALEO NAKOA
At Large

Vacant
Sub district #1

MARIAN GREY
Sub district #2

TATIANA QUONG
Sub district #3

SAM WOLFF
Sub district #4

ELIJAH LEE
Sub district #5

HERB SCHREINER
Sub district #6

KIM HOLLANDSWORTH
Sub district #7

Vacant
Sub district #10

PAIGE ALTONN
Sub district #11

Hawaii Kai Neighborhood Board #1
c/o Neighborhood Commission Office
925 Dillingham Blvd., #160
Honolulu, Hawaii 96817
Phone: (808) 768-3710
Fax: (808) 768-3711
www.honolulu.gov/nco

Hawaii Kai Neighborhood Board meets 7 p.m. the last Tuesday of every month except Dec. at Hahaione Elementary School cafeteria. The public is welcome to attend.

WHEREAS, the caves on Wiliwilinui Ridge in Wailupe on the island of O'ahu have safeguarded traditional Hawaiian burials and moepū (funerary objects) such as canoes, a feather cape, and a cannonball, marking the significance of these burials, and

WHEREAS, Wailupe was a pu'uhonua (place of refuge) from the time of King Kamehameha I and the site of Lokonui o Wailupe, a royal fishpond, and

WHEREAS, since 1926, there have been numerous archaeological investigations of Wailupe, so the existence of the burial caves has been well documented over the decades, and

WHEREAS, in 2006, the 3 acre lot on Wiliwilinui Ridge (TMK 3-6-023-006) was purchased by the current landowners with plans to develop this property, and in 2016, a development permit from the Department of Planning and Permitting (DPP) was granted, and

WHEREAS, the Wailupe and Hawaiian community has over the years expressed their opposition to the development of this site due to concerns that this location contained human burials, and

WHEREAS, in May 2018 human remains were confirmed to be in a cave located on the Wailupe property by the State Historic Preservation Division (SHPD) and this site was registered under the State Inventory of Historic Places (SIHP) Site 50-80-15-08832 (8832) and subsequently a call for cultural and lineal descendants to come forward was made, and

WHEREAS, a burial treatment plan was subsequently created and approved by the O'ahu Burial Council and SHPD and the burials were to be preserved in place with a buffer zone, and

WHEREAS, on February 12, 2022 heavy machinery was used on the property with no buffer zone around the burials in place, no cultural monitor and no permit from the Department of Planning and Permitting, causing alarm to neighbors and the Hawaiian community, and

WHEREAS, Pu'uhonua o Wailupe is a nonprofit organization of cultural descendants of the Wailupe Burials, environmentalists, and community activists and are committed to protecting the human remains in a culturally appropriate way, Now Therefore

BE IT RESOLVED that the Hawaii Kai Neighborhood Board supports the efforts of the Kuli'ou'ou/Kalani Iki Neighborhood Board No. 2 to purchase the Wailupe three-acre parcel (TMK 3-6-023-006) for preservation by the City and County of Honolulu and given to the stewardship of Pu'uhonua o Wailupe, and

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted to the Governor of the State of Hawai'i, the Mayor of the City and County of Honolulu, the Honolulu City Council members and East Honolulu legislators.

UNANIMOUSLY APPROVED: AUGUST 30, 2022 (12 AYES, 0 NAY, 0 ABSTENTION)

CLARISSA TANA BURKERT
Subdistrict 6
Chairperson

STEVE LIPSCOMB
Subdistrict 3
Vice Chair

JEANNINE JOHNSON
Subdistrict 7
Secretary

SHERIDAN R. SPANGLER
Subdistrict 4
Treasurer

VACANT
Subdistrict 1

VACANT
Subdistrict 5

STEPHANIE NAGAI
Subdistrict 6

OLA SOUZA
Subdistrict 6

KAUI LUCAS
Subdistrict 7

DAVIN AOYAGI
Subdistrict 8

TATIANA REEVES
Subdistrict 8

MELINDA HEALANI SONODA-PALE
Subdistrict 8

Resolution in Support of the Acquisition and Preservation of Wailupe Traditional Hawaiian Burial Preserve

WHEREAS, the caves on Wiliwilinui Ridge in Wailupe on the island of Oʻahu have safeguarded traditional Native Hawaiian burials and moepū (funerary objects) such as canoes, a feather cape, and a cannonball, marking the significance of these burials.

WHEREAS, Wailupe was a puʻuhonua (place of refuge) from the time of King Kamehameha I and the site of Loko Nui o Wailupe, a royal fishpond.

WHEREAS, since 1926, there have been numerous archaeological investigations of Wailupe, so the existence of the burial caves has been well documented over the decades.

WHEREAS, in 2006, the 3 acre lot on Wiliwilinui Ridge (TMK 3-6-023-006) was purchased by the current landowner who had plans to develop this property which currently consists of 8 CPR lots.

WHEREAS, in November, 2006, the State Historic Preservation Division (SHPD), which monitors historical properties and cultural sites for the Department of Land and Natural Resources (DLNR), sent the Department of Permitting and Planning (DPP) a letter asking that no building permits be issued for the property until an archeological survey was prepared. But a department employee did not file that letter with the appropriate property documents so that “The person who was assigned to file the report did not read the contents of that report,” said Timothy Hiu, DPP’s deputy director. 1

WHEREAS, in 2016, a development permit was issued by the DPP. WHEREAS, the Native Hawaiian community and residents of Wailupe, Niu, Kuli’ou’ou, Maunalua communities have over the years opposed the development of this site due to concerns that this location contained traditional Hawaiian human burials.

WHEREAS, in May of 2018 Native Hawaiian human remains were confirmed to be in a cave located on the Wailupe property by SHPD and this site was registered under the State Inventory of Historic Places (SIHP) Site 50-80-15-08832 and a call for cultural and lineal descendants to come forward was made.

WHEREAS, while a burial treatment plan was subsequently created and approved by the O’ahu Burial Council and SHPD with all traditional burials to be preserved in place the vast majority of the land outside of the burial buffer zone is unprotected from further development and desecration.

WHEREAS, on February 12, 2022, desecration was observed at the Wailupe property by heavy machinery being used with no buffer zone around the burials in place, no cultural monitor was present as well as no permit from the DPP, causing great alarm

and trauma to the descendants and Native Hawaiian community as well the residents of East O'ahu.2

WHEREAS, on March 15, 2022, the Honolulu City Council passed Resolution 22-36, Requesting the DPP and the SHPD to coordinate their historic site review and notification procedures to prevent the destruction of historic sites and resources.

WHEREAS, there are additional known Native Hawaiian burials adjacent to this property and there is a high likelihood that any further attempts made to develop this property would result in more ancient Native Hawaiian remains being found and desecrated.

WHEREAS, Pu'uhonua o Wailupe is a nonprofit organization made up of the lineal descendants of the Wailupe Burials and community members who are committed to protecting Native Hawaiian remains in a culturally appropriate way and facilitating access to cultural and lineal descendants.

WHEREAS, the mission of Pu'uhonua o Wailupe is to Protect Iwi Kupuna (Native Hawaiian Burials) from desecration and the vision is to perpetuate a living sanctuary, Pu'uhonua o Wailupe, for the stewardship, management, and protection of iwi kūpuna, cultural sites, natural resources, and traditional Native Hawaiian rights and practices.

WHEREAS, the Hawaiian community mobilized from across the islands along with support from Native American tribes on the continent to prevent desecration from happening at the Wailupe property. 3

WHEREAS, protection of Native Hawaiian burials in Wailupe aligns with the vision of the East Honolulu Sustainable Communities Plan to preserve open space and protect from steep slope development.4

NOW, THEREFORE, BE IT RESOLVED that the Kuli'ou'ou/Kalani Iki Neighborhood Board No. 2 supports the acquisition of the three acre Wailupe parcel (TMK 3-6-023-006) by the City and County of Honolulu for the preservation of Native Hawaiian burials and supports cultural stewardship of this culturally significant site by Pu'uhonua o Wailupe.

NOW, THEREFORE, BE IT FURTHER RESOLVED that copies of this Resolution be transmitted to the the Governor, Lieutenant Governor, President of the Senate, Speaker of the House of Representatives, Senator from Senate District 9, Representative from House District 18, Office of Hawaiian Affairs, the Mayor of the City and County of Honolulu, the Chair of the Honolulu City Council, SHPD, 'Aina Haina Elementary School, the 'Aina Haina Community Association, the Niu Valley Community Association, Kupa'aina O Kuli'ou'ou, Livable Hawai'i Kai Hui and other proper agencies.

The Kuli'ou'ou/Kalani Iki Neighborhood Board No. 2 ADOPTED this resolution by a vote of 8 in favor, 2 opposed, and 0 abstaining at its Thursday, August 4, 2022 Regular Meeting.

_____

Signed CLARISSA TANA BURKERT, CHAIRPERSON

Resolution in Support of the Acquisition and Preservation of Wailupe Traditional Hawaiian Burial Preserve

WHEREAS, the caves on Wiliwilinui Ridge in Wailupe on the island of Oʻahu have safeguarded traditional Native Hawaiian burials and moepū (funerary objects) such as canoes, a feather cape, and a cannonball, marking the significance of these burials.

WHEREAS, Wailupe was a puʻuhonua (place of refuge) from the time of King Kamehameha I and the site of Loko Nui o Wailupe, a royal fishpond.

WHEREAS, since 1926, there have been numerous archaeological investigations of Wailupe, so the existence of the burial caves has been well documented over the decades.

WHEREAS, in 2006, the 3-acre lot on Wiliwilinui Ridge (TMK 3-6-023-006) was purchased by the current landowner who had plans to develop this property which currently consists of 8 CPR lots.

WHEREAS, in November, 2006, the State Historic Preservation Division (SHPD), which

monitors historical properties and cultural sites for the Department of Land and Natural Resources (DLNR), sent the Department of Permitting and Planning (DPP) of the Honolulu City and County a letter asking that no building permits be issued for the property until an archeological survey was prepared. But a department employee did not file that letter with the appropriate property documents so that "The person who was assigned to file the report did not read the contents of that report," said Timothy Hiu, Honolulu City and County DPP's deputy director.[1]

WHEREAS, in 2016, a development permit was issued by the Honolulu City and County DPP.

WHEREAS, the Native Hawaiian community and residents of Wailupe, Niu, Kuliʻouʻou, and Maunalua communities have over the years opposed the development of this site due to concerns that this location contained traditional Hawaiian human burials.

WHEREAS, in May of 2018 Native Hawaiian human remains were confirmed to be in a cave located on the Wailupe property by SHPD and this site was registered under the

[1] https://www.civilbeat.org/2018/10/city-mistakenly-okd-permit-for-site-with-native-hawaiian-remains/

State Inventory of Historic Places (SIHP) Site 50-80-15-08832 and a call for cultural and lineal descendants to come forward was made.

WHEREAS, while a burial treatment plan was subsequently created and approved by the Oʻahu Burial Council and SHPD with all traditional burials to be preserved in place the vast majority of the land outside of the burial buffer zone is unprotected from further development and desecration.

WHEREAS, on February 12, 2022, desecration was observed at the Wailupe property by heavy machinery being used with no buffer zone around the burials in place, no cultural monitor was present as well as no permit from the Honolulu City and County DPP, causing great alarm and trauma to the descendants and Native Hawaiian community as well the residents of East Oʻahu.[2]

WHEREAS, on March 15, 2022, the Honolulu City Council passed Resolution 22-36, Requesting the Honolulu City and County DPP and the SHPD to coordinate their historic site review and notification procedures to prevent the destruction of historic sites and resources.

WHEREAS, there are additional known Native Hawaiian burials adjacent to this property and there is a high likelihood that any further attempts made to develop this property would result in more ancient Native Hawaiian remains being found and desecrated.

WHEREAS, Puʻuhonua o Wailupe is a nonprofit organization made up of the lineal descendants of the Wailupe Burials and community members who are committed to protecting Native Hawaiian remains in a culturally appropriate way and facilitating access to cultural and lineal descendants.

WHEREAS, the mission of Puʻuhonua o Wailupe is to Protect Iwi Kupuna (Native Hawaiian Burials) from desecration and the vision is to perpetuate a living sanctuary, Puʻuhonua o Wailupe, for the stewardship, management, and protection of iwi kupuna, cultural sites, natural resources, and traditional Native Hawaiian rights and practices.

[2] https://kawaiola.news/mauliola/protecting-wailupe-iwi-kupuna/

WHEREAS, the Hawaiian community mobilized from across the islands along with support from Native American tribes on the continent to prevent desecration from happening at the Wailupe property.[3]

WHEREAS, protection of Native Hawaiian burials in Wailupe aligns with the vision of the East Honolulu Sustainable Communities Plan to preserve open space and protect from steep slope development.[4]

NOW, THEREFORE, BE IT RESOLVED that the Waimānalo Neighborhood Board No. 32 supports the acquisition of the 3-acre Wailupe parcel (TMK 3-6-023-006) by the City and County of Honolulu for the preservation of Native Hawaiian burials and supports cultural stewardship of this culturally significant site by Pu‘uhonua o Wailupe.

BE IT FURTHER RESOLVED that the Waimānalo Neighborhood Board No. 32 authorizes the Chair of the Waimānalo Neighborhood Board or the Chair's designee to express our support at all relevant public meetings and hearings regarding the acquisition by the county and stewardship by the Pu‘uhonua o Wailupe of the subject parcel (TMK 3-6-023-006) as proposed.

BE IT FURTHER RESOLVED that the Waimānalo Neighborhood Board No. 32 urges the Waimānalo community, other Neighborhood Boards, and all relevant Government decisionmakers to likewise support this acquisition and stewardship proposal as an example of Native Hawaiian stewardship, management, and protection of iwi kupuna, cultural sites, natural resources, and traditional Native Hawaiian rights and practices.

BE IT FURTHER RESOLVED that the Waimānalo Neighborhood Board No. 32 urges all people, agencies, and organizations of Hawai'i to ensure that all iwi kupuna and irreplaceable sites and resources be protected from disruption, desecration, or destruction that may permanently harm or erase these last vestiges of our cultural heritage.

BE IT FURTHER RESOLVED, this board acknowledges Pu‘uhonua o Wailupe for all the work they have done to protect iwi kupuna and we recognize them as Kia‘i of the Iwi Kupuna, Moepū and wahi pana of Wailupe.

[3] https://www.youtube.com/watch?v=2eML_6qaJoM
[4] https://hnldoc.ehawaii.gov/hnldoc/document-download?id=14733

BE IT FURTHER RESOLVED that Waimānalo Neighborhood Board No. 32 expects that appropriate State and County agencies involved with preservation of the cultural record including iwi kupuna, increase attention and precision in carrying out responsibility to prevent future similar episodes.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted to the Hawai‘i State Governor, Lieutenant Governor, President of the Senate, Speaker of the House of Representatives, Senator from Senate District 9, Representative from House District 18, Office of Hawaiian Affairs, the Mayor of the City and County of Honolulu, the Chair of the Honolulu City Council, SHPD, ‘Aina Haina Elementary School, the ‘Aina Haina Community Association, the Niu Valley Community Association, Kupa’aina O Kuli‘ou‘ou, Livable Hawai’i Kai Hui and other proper agencies.

The Hawaiian Affairs and Natural Resources Committee of the WNB #32 received, discussed, ammended and passed for approval of the full board this resolution by unanimous vote at a special meeting on Thursday, August 23, 2022. The Waimānalo Neighborhood Board No. 32 ADOPTED this resolution unanimously at its Monday, September 12, 2022 Regular Board Meeting.

_____

Kimeona Kane, Chair Waimānalo Neighborhood Board #32

_____

Kapua Medeiros, Chair Hawaiian Affairs and Natural Resources Committee, Waimānalo Neighborhood Board #32

Native Hawaiian
LEGAL CORPORATION

1164 Bishop Street, Suite 1205 • Honolulu, Hawai'i 96813
Phone (808) 521-2302 • www.nativehawaiianlegalcorp.org

Serving Hawai'i Since 1974

CLEAN WATER AND NATURAL LANDS ADVISORY COMMISSION MEETING
Relating to Agenda Item III.E

Status update of the Pu'uhonua o Wailupe application

September 8, 2023 9:00 am Remote Meeting

The Native Hawaiian Legal Corporation ("NHLC") offers testimony in support of Pu'uhonua o Wailupe's application for Clean Water and Natural Lands ("CWNL") funds to aid in its efforts to preserve and protect a 2.9-acre undeveloped property in the ahupua'a of Waikīkī in the Kona district of O'ahu containing sensitive historical and cultural resources.

CWNL funds are intended to facilitate the purchase of real estate for land conservation that furthers the priorities of this Commission, including the preservation of historic or culturally important land areas and sites. Consistent with this purpose, the application requests that the City and County of Honolulu acquire culturally rich lands in Wailupe and that Pu'uhonua o Wailupe facilitate community stewardship of the area through planting of native plants, preserving open space, and securing access for cultural and lineal descendants of iwi kūpuna, or Native Hawaiian burials, found on the property. As such, this property is an appropriate candidate for acquisition using these funds.

Additionally, Pu'uhonua o Wailupe is an appropriate candidate for stewardship of the property. The members of Pu'uhonua o Wailupe have a dedicated track record of caring and advocating for the protection of sacred sites and natural resources throughout Hawai'i and have brought those experiences to bear to protect Wailupe by serving as a steward and caretaker of the property and its cultural resources since February 2022. As Pu'uhonua o Wailupe states in its application, not only is this an appropriate property for CWNL funds and not only are they appropriate stewards, but there is an urgent need for this project to be funded now before the opportunity to acquire the property is lost.

For these reasons, NHLC urges Commission support of Pu'uhonua o Wailupe's application for CWNL funds so that Wailupe, and the cultural and historical resources found within, may continue to be honored for generations past and protected for generations to come.

Mahalo nui for the opportunity to testify.

Me ke aloha ʻāina,



Daylin-Rose H. Heather
Staff Attorney
Native Hawaiian Legal Corporation

SIERRA CLUB OF HAWAIʻI

HONOLULU CLEAN WATER & NATURAL LANDS ADVISORY COMMISSION
Testimony on Agenda Item IV.D: Update on Puʻuhonua o Wailupe Application
August 25,2023
9:00 a.m.

Aloha Chair Broder, Vice Chair Pacarro, and members of the Commission,

On behalf of our 20,000 members and supporters, the Sierra Club of Hawaiʻi offers testimony in **support of the Puʻuhonua o Wailupe's efforts** to preserve and protect iwi kupuna and the cultural integrity of Wailupe.

The acquisition of the property in question, which would enable permanent kānaka ʻōiwi-led protection and stewardship of cherished iwi kupuna, will settle over a decade of conflict and threats due to government miscommunication and constant development pressure on this extremely sensitive and sacred site.

It will also validate a unique model of creative problem solving and collaboration between government, landowners, and kānaka ʻōiwi who have already demonstrated their deepest commitment and capacity to steward ʻāina and fulfill their kuleana to their kūpuna, their ancestral lands, and to the lāhui. Notably, this commitment and capacity includes not just coordinating on-the-ground invasive removal and native replanting activities at the Wailupe site, but engagement and organizing around threats to the larger Oʻahu community, such as through their significant leadership roles in the Shut Down Red Hill Campaign and the massive Walk for Wai that took place in December of last year.

Finally, support for the acquisition of this property will also reflect the Commission's and County's recognition of the critical importance of kānaka ʻōiwi governance, land use practices, values, and perspectives to rebuilding the foundations of ʻāina, wai, and kaiāulu essential to navigating the climate crisis.

Therefore, the Sierra Club of Hawaiʻi respectfully urges the Commission's support of the Puʻuhonua o Wailupe's Clean Water Natural Lands application. Mahalo nui for the opportunity to testify.

8-22-2025

Re: Community Partner Support for Puʻuhonua o Wailupe

Aloha Clean Water and Natural Lands Program,

On behalf of the Maunalua Fishpond Heritage Center, a community nonprofit located in Kuliʻouʻou, Oʻahu, I would like to express strong support for the application of Puʻuhonua o Wailupe. Their vision is “To perpetuate a living sanctuary, Pu'uhonua o Wailupe, for the stewardship and protection of iwi kupuna, cultural sites, natural resources, and traditional Hawaiian rights and practices”. Puʻuhonua o Wailupe is led by lineal descendants of those who built and cared for the ancient Wailupe Fishpond. These dedicated volunteers are continuing the legacy to safeguard their kupunaʻs final resting place in the burial caves overlooking Wailupe.

Since Puʻuhonua o Wailupeʻs inception, we have served as a community partner in the East Honolulu region and support the mission and conservation purpose of the dedicated volunteers and na ʻohana who make up Puʻuhonua o Wailupe. Our organization would like to continue to be part of the effort to uphold the cultural and natural resources that remain in our community.

We plan to extend our support in the future through participation with volunteer ʻaina stewardship and contributions of native plants from the area.

Mahalo nui loa for the opportunity to support this important effort.

Chris Cramer

Executive Director

Maunalua Fishpond Heritage Center

HOUSE OF REPRESENTATIVES
Hale o nā Luna Makaʻāinana

STATE OF HAWAIʻI
STATE CAPITOL
415 SOUTH BERETANIA STREET
HONOLULU, HAWAIʻI 96813

September 10, 2025

City and County of Honolulu
Department of Housing and Land Management
Clean Water & Natural Lands Program
925 Dillingham Blvd., Suite 200
Honolulu, HI 96817

RE: Letter of Support for Puʻuhonua o Wailupe – Clean Water and Natural Lands Application

To Whom It May Concern,

I am writing in strong support of Puʻuhonua o Wailupe's application for Clean Water and Natural Lands (CWNL) funding to protect and steward a deeply significant 2.9-acre parcel located at 5203 Keikilani Place in Wailupe. The $7 million request will allow the City and County of Honolulu to acquire a conservation easement for this culturally rich and environmentally valuable land.

This parcel contains numerous verified cultural and historical features, including burials within rock shelters, an ancient trail, modified rock shelters, and traditional pits. These features form an interconnected cultural landscape with deep ancestral ties to the area. The significance of the site has been confirmed through an Archaeological Inventory Survey, Burial Treatment Plan, and Preservation Plan conducted in collaboration with the State Historic Preservation Division.

Puʻuhonua o Wailupe, a Native Hawaiian-led 501(c)(3) nonprofit, has been a dedicated cultural steward of this site—removing invasive species by hand, planting native and canoe plants, protecting iwi kūpuna, and facilitating lineal and cultural descendant access. Their efforts have engaged schools, churches, and the surrounding community through regular educational and stewardship events.

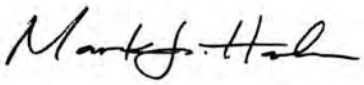
Representative Mark Jun Hashem
District 19: East Honolulu – Kahala to Hawaii Kai
State Capitol, Room 424 – Honolulu, Hawaii 96813
Phone: 586-6510
E-Mail: rephashem@capitol.hawaii.gov

25091025

Securing this easement with OHA holding title and Pu'uhonua o Wailupe serving as stewards honors the sacredness of this place and protects it in perpetuity.

I strongly support this application and urge its full approval.

Mahalo nui loa,



Mark Jun Hashem
State Representative

Representative Mark Jun Hashem
District 19: East Honolulu – Kahala to Hawaii Kai
State Capitol, Room 424 – Honolulu, Hawaii 96813
Phone: 586-6510
E-Mail: rephashem@capitol.hawaii.gov

25091025

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

530 S. KING ST. STE. 202, HONOLULU, HI 96813

TOMMY WATERS
CHAIR & PRESIDING OFFICER
LUNA HO'OMALU
HONOLULU CITY COUNCIL
DISTRICT IV
TELEPHONE: (808) 768-5004
FAX: (808) 768-1220
EMAIL: tommy.waters@honolulu.gov

Clean Water & Natural Lands
650 South King Street, 3rd
Honolulu, Hawai'i 96813

Aloha Commissioners,

I strongly support Pu'uhonua o Wailupe's application for Clean Water and Natural Lands funding to acquire the conservation easement at 5203 Keikilani Place.

This 2.9-acre parcel contains significant cultural and historic sites, including burials, an ancient trail, rock shelters, and has been identified as a sacred Pu'uhonua. The Office of Hawaiian Affairs has agreed to hold title, with Pu'uhonua o Wailupe serving as cultural stewards. They have already shown their commitment through invasive species removal, native plant restoration, monthly community workdays, and facilitating cultural descendant access. They also provide important educational opportunities, partnering with local schools and hosting monthly community workdays.

I respectfully urge your full consideration of this application. Protecting this parcel through the Clean Water and Natural Lands program will preserve a vital cultural and environmental resource for future generations.

Mahalo for your consideration.

Mahalo,

Tommy Waters

Council Chair Tommy Waters

The United Methodist Church



5829 Mahimahi Street
Honolulu, HI 96821-2120
Phone: (808) 373-3373

www.kilohanaumc.org
kumcstaff@kilohanaumc.org

Dottie Escobedo-Frank
Bishop

Rev. Tom Choi
District Superintendent

Rev. Bob Isip
Senior Pastor

Tevita Fatumea Moa
Tongan Associate Pastor

Lee Ann Lee
Office Administrator

Sandi Kawahara
Treasurer

Sateki Toetu'u
Financial Secretary

Lori Lussier
Preschool Director

Etuini Toetu'u
Tongan Lay Leader/Setuata

Tyler Pottenger
Church Council Chair

Kilohana United Methodist Church

August 20, 2023

Clean Water and Natural Lands
650 South King Street, 3rd Floor
Honolulu, Hawaii 96813

Dear Chairperson Broder, Vice Chairperson Pacarro, and Commissioners,

This letter is to express my full support of Pu'uhonua o Wailupe, a cultural community organization, and their application to the Clean Water and Natural Lands Fund for the preservation of 2.9-acre property which contains Hawaiian burials located at 5203 Keikilani Circle Honolulu, HI 96821.

The preservation of iwi kupuna, traditional Hawaiian burials and cultural sites is of great cultural and historical value, and beyond any price tag. The Wailupe area and the surrounding properties of interest has held a long indigenous history, where valuable cultural sites and native plants exist. To allow development on these properties would all but eradicate such sacred legacy.

From what I understand, seven months have passed since the Pu'uhonua o Wailupe submitted their application. In solidarity with the organization, I'm asking that you expedite and process their application. Moreover, the property which lies adjacent to Aina Haina Elementary, continues to be a place of contention, and we wish to cease all discussions of development and to keep intact the iwi kupuna.

Pu'uhonua o Wailupe's application is asking that title be held by the City and County of Honolulu and that the 501(c)3 nonprofit organization be granted authority over its cultural stewardship, to further facilitate access for cultural and lineal descendants of the burials on the Wailupe property. We also fully support the propagation and replanting of native plants with the preserving of the open space. Finally, Pu'uhonua o Wailupe intends to secure access to the property that possesses the aforementioned significant cultural history.

We urgently hope that you will approve their application for the protection of first Hawaiian peoples' history in perpetuity.

I'm writing this letter as a concerned clergy person in this area, but not voicing the position of our church or the Hawaii District United Methodist Church as we have not had any formal discussions as a congregation or as a district. I'm simply using Kilohana's letterhead, and I just wanted to be clear this correspondence is from me as an individual and resident of the area.

Sincerely,

Bob L. Isip

Bob L. Isip
Pastor

September 15, 2025

Clean Water & Natural Lands Advisory Commission
650 South King Street, 3rd Floor
Honolulu, HI 96813

Re: Support for Pu'uhonua o Wailupe's Application for 5203 Keikilani Circle

Aloha Commissioners,

I am writing to express my strong support for the application of Pu'uhonua o Wailupe for Clean Water and Natural Lands funding, with the goal of acquiring the conservation easement for the 2.9-acre parcel located at 5203 Keikilani Circle.

The parcel is home to significant cultural and historic sites, including burials, an ancient trail, and rock shelters. It has also been recognized as a sacred *pu'uhonua*. The Office of Hawaiian Affairs has committed to holding the title to the land, with Pu'uhonua o Wailupe serving as the cultural stewards. They have already demonstrated a commitment to preserving the land through ongoing efforts such as invasive species removal, native plant restoration, and providing opportunities for cultural descendant access. Pu'uhonua o Wailupe has also partnered with local schools and hosts regular community workdays, fostering both environmental stewardship and cultural education. These efforts are a testament to their dedication to preserving this sacred space, and they continue to make a meaningful impact on the community.

I respectfully urge you to give full consideration to this application. Protecting this parcel through the Clean Water and Natural Lands program would ensure the preservation of a vital cultural and environmental resource for future generations to appreciate and cherish.

Mahalo for your consideration.

Sincerely,



Augie Tulba
Councilmember
Honolulu City Council, District 9

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

APPROVING THE EXPENDITURE OF CLEAN WATER AND NATURAL LANDS FUNDS TO ACQUIRE A PERPETUAL CONSERVATION EASEMENT OVER ONE PARCEL OF LAND, TAX MAP KEY: (1) 3-6-023:006 (CPRs 0001-0008) SITUATED IN WAILUPE, O'AHU, HAWAI'I.

WHEREAS, Section 9-204.1, Revised Charter of the City and County of Honolulu 1973 (Amended 2017 Edition), as amended ("Charter"), establishes the Clean Water and Natural Lands Fund ("Fund"); and

WHEREAS, Charter Section 9-204.2 provides that moneys in the Fund shall be used to purchase or otherwise acquire real estate or any qualified interest therein for land conservation in the City and County of Honolulu ("City") for the following purposes:

1. Protection of significant watershed lands to preserve water quality and water supply;

2. Preservation of significant forests, beaches, coastal areas, and agricultural lands;

3. Public outdoor recreation and education, including access to beaches and mountains;

4. Preservation of historic or culturally important land areas and sites;

5. Protection of significant habitats or ecosystems, including buffer zones;

6. Conservation of land to significantly reduce erosion, floods, landslides, and runoff; and

7. Acquisition of public access to public land and open space to yield a significant public benefit; and

WHEREAS, Charter Section 9-204.8 requires the Department of Housing and Land Management ("DHLM") to receive proposals for expenditures from the Fund, and submit qualified proposals to the Clean Water and Natural Lands Advisory Commission ("Commission"); and

RESOLUTION

WHEREAS, the Commission is responsible for reviewing qualified proposals and submitting recommendations to the City Council ("Council") regarding the approval of expenditures from the Fund; and

WHEREAS, the Office of Hawaiian Affairs ("OHA"), is a semi-autonomous State agency established to better the conditions and promote the rights of Native Hawaiians, and administers a Legacy Lands Program dedicated to the responsible stewardship of landholdings across the Hawaiian archipelago, prioritizing the connection between ʻāina and people; and

WHEREAS, the approximately 2.9078 acres of land identified as Tax Map Key: (1) 3-6-023:006 (CPRs 0001-0008), as highlighted on the map attached as Exhibit A, and incorporated by reference herein ("Parcel") consists of culturally significant land, including iwi kūpuna sites, rock shelters with burials, and other features determined significant under Criteria d and e of Hawaii Administrative Rules ("HAR") 13-284-6; and

WHEREAS, Puʻuhonua O Wailupe ("POW"), a Hawaiʻi nonprofit 501(c)(3) organization, is comprised of lineal descendants with deep cultural and familial ties to the Parcel, and is dedicated to the perpetuation of traditional cultural practices and the stewardship of ancestral lands; and

WHEREAS, OHA seeks to acquire the Parcel in fee simple as part of its Legacy Lands Program, and seeks to partner with POW to support community stewardship of the Parcel to perpetuate ʻāina-based education, allow for cultural practices, restore native plants, and preserve a cultural landscape where iwi kūpuna are respected in perpetuity; and

WHEREAS, OHA and POW jointly submitted a proposal to the City for expenditure of Fund moneys to acquire a perpetual conservation easement over the Parcel; and

WHEREAS, by communication dated June 8, 2026, DHLM transmitted to the Commission a qualified proposal for expenditures from the Fund, proposed by OHA to serve as fee simple owner, and POW to serve as co-applicant and steward of Parcel"), subject to the perpetual conservation easement to be held by the City (the "Proposal").

WHEREAS, Section 198-1, Hawaiʻi Revised Statutes ("HRS"), defines a conservation easement to be "an interest in real property created by deed, restrictions, covenants, or conditions, the purpose of which is to:

RESOLUTION

(1) Preserve and protect land predominantly in its natural, scenic, forested, or open-space condition;

(2) Preserve and protect the structural integrity and physical appearance of cultural landscapes, resources, and sites which perpetuate indigenous native Hawaiian culture;

(3) Preserve and protect historic properties as defined in [HRS] section 6E-2, and traditional and family cemeteries; or

(4) Preserve and protect land for agricultural use;" and

WHEREAS, at its meeting on June 12, 2026, the Commission, having reviewed the application and finding that the Proposal aligns with the purpose of the Fund set forth in Charter Section 9-204.2, unanimously recommended the expenditure of the Fund to fully fund the City's acquisition of a perpetual conservation easement over the Parcel in an amount not to exceed the appraised value of the conservation easement, which is estimated at $7,000,000; and

WHEREAS, the Commission has reviewed and finds the application to fit the purpose of the Fund and, therefore, approves the application to proceed towards Council approval:

WHEREAS, the Council having received and considered the findings and recommendations of the Commission, desires to approve the expenditure of a specified amount of the Fund moneys for the City to acquire a perpetual conservation easement over the Parcel, subject to appropriate terms, covenants, and conditions as may be determined by the DHLM; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the expenditure of up to $7,000,000 from the Fund to acquire a perpetual conservation easement over the Parcel; and

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

BE IT FINALLY RESOLVED that the Clerk be directed to transmit a certified copy of this resolution to the Mayor, the Managing Director, the Director of Housing and Land Management, the Director of Budget and Fiscal Services, the Chair of the Clean Water and Natural Lands Advisory Commission, the Chair of the Office of Hawaiian Affairs Board of Trustees, and the Executive Director of Pu'uhonua O Wailupe.

INTRODUCED BY:

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DATE OF INTRODUCTION: _____

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_____ _____

Honolulu, Hawai'i Councilmembers

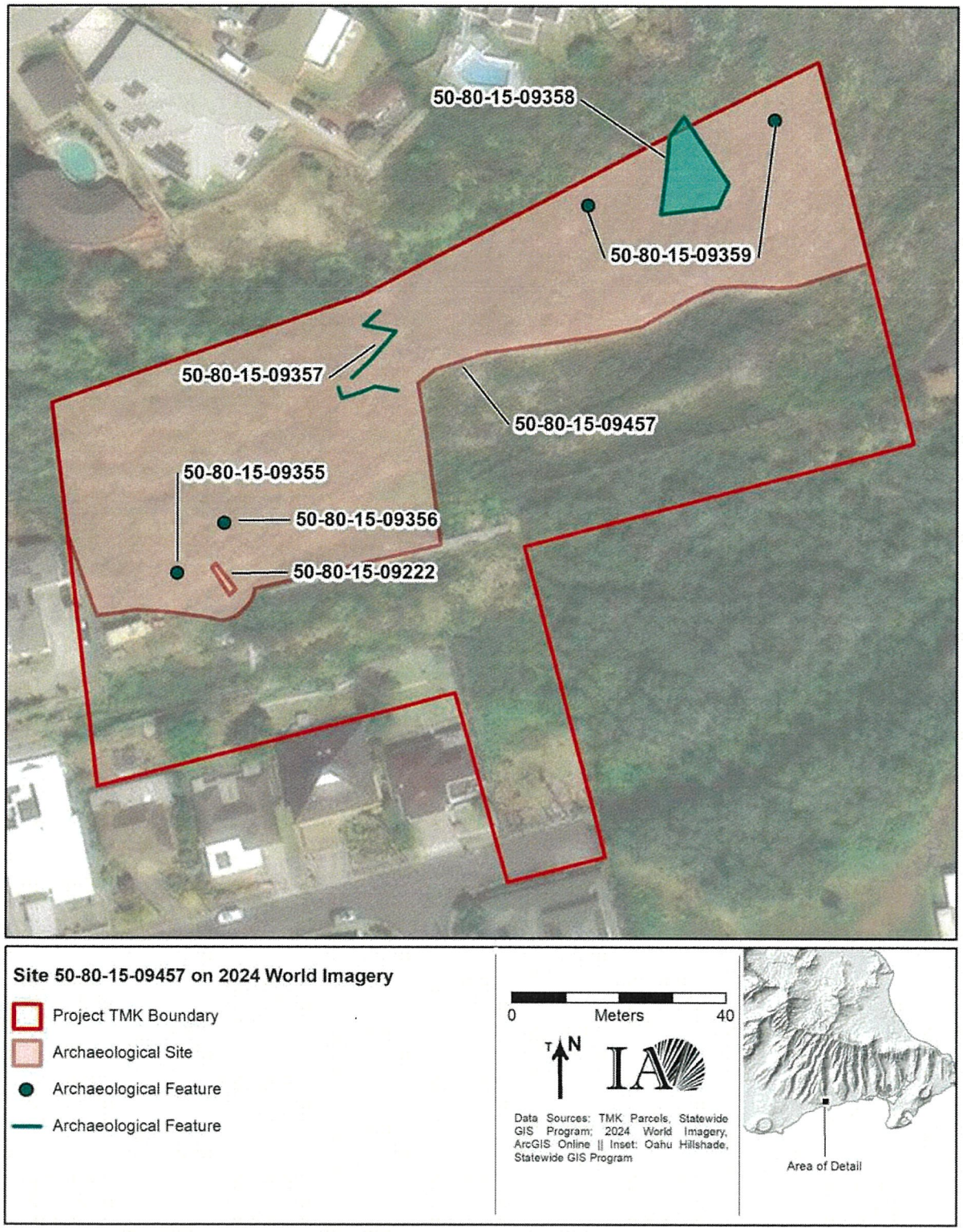


Figure 3. The locations of burialSites 50-80-15-09222, 50-80-15-09355, and 50-80-15-09356 in relation to the cultural landscape and its other components (Site 50-80-15-09457).