

JOSH GREEN, M.D.  
GOVERNOR  
  
KEITH A. REGAN  
ACTING LT. GOVERNOR



**STATE OF HAWAII  
AGRIBUSINESS DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS**

235 SOUTH BERETANIA STREET, ROOM 205  
HONOLULU, HAWAII 96813

JAYSON M. WATTS  
CHAIRPERSON  
  
JASON OKUHAMA  
VICE CHAIRPERSON  
  
JESSE COOKE  
DAVE HINAZUMI  
GLENN HONG  
SHARON HURD, Ex-Officio  
CIARA W.K. KAHAHANE, Ex-Officio  
DEAN OKIMOTO  
KAREN SEDDON  
NATHAN TRUMP  
DANE K. WICKER, Ex-Officio

## Notice of Special Meeting of the Board of Directors

Held via Teleconference with In-Person Location  
(Board members will participate virtually.)

FRIDAY, MAY 29, 2026  
9:00 a.m.

Pursuant to section 92-3.7, *Hawai'i Revised Statutes (HRS)*, this meeting will be held using interactive conference technology (ICT). Board members, staff, persons with business before the Board, and the public may participate remotely online using ICT, or may participate via the in-person meeting site which provides ICT.

Interested persons may submit written testimony in advance of the meeting, which will be distributed to Board members prior to the meeting. If possible, we request that testimony be received by our office not less than seventy-two hours prior to the meeting to ensure that staff have time to disseminate it and that Board members have time to review it. Written testimony may be submitted electronically to [dbedt.adc@hawaii.gov](mailto:dbedt.adc@hawaii.gov) or sent via U.S. Postal Service, or delivered to:

Agribusiness Development Corporation  
235 South Beretania Street, Suite 205  
Honolulu, Hawai'i 96813

When testifying via ICT, via telephone, or in-person, you will be asked to identify yourself and the organization you represent, if any. Each testifier is allowed up to two minutes of testimony per agenda item pursuant to determination of the Board on November 20, 2025.

The public may participate in the meeting via:

ICT: <https://us06web.zoom.us/j/88020043714>  
Telephone: (669) 900-6833, Webinar ID: 880 2004 3714  
In-Person: State Office Tower  
235 South Beretania Street, Suite 205  
Honolulu, Hawai'i 96813

## **ICT ACCESS**

To view the meeting and provide live oral testimony, please use the link above. You will be asked to enter your name in order to access the meeting as an attendee. The Board requests that you enter your full name, but you may use a pseudonym or other identifier if you wish to remain anonymous. You will also be asked for an email address. You may fill in this field with any entry in an email format, e.g. abcd@efgh.com.

As an attendee, your microphone will be automatically muted. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your screen to indicate that you wish to testify about that agenda item. The Chairperson or staff will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your microphone before speaking and mute your microphone after you have finished speaking.

For ICT, telephone, and in-person access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier is allowed up to two minutes of testimony per agenda item pursuant to determination of the Board on November 20, 2025.

## **TELEPHONE ACCESS**

If you do not have ICT access, you may get audio-only access by calling the telephone number listed above.

Upon dialing the number, you will be prompted to enter the Meeting ID that is listed next to the telephone number above. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. You will not have a panelist number. Please wait until you are admitted into the meeting.

When the Chairperson asks for public testimony, you may indicate you want to testify by entering “ \* ” and then “9” on your telephone’s keypad. After entering “ \* ” and then “9”, a voice prompt will let you know that the host of the meeting has been notified. When recognized by the Chairperson, you may unmute yourself by pressing “ \* ” and then “6” on your telephone. A voice prompt will let you know that you are unmuted. Once you are finished speaking, please enter “ \* ” and then “6” again to mute yourself.

For ICT, telephone, and in-person access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier is allowed up to two minutes of testimony per agenda item pursuant to determination of the Board on November 20, 2025.

## **IN-PERSON ACCESS**

There will also be one meeting location, open to the public, which will have an audio-visual connection. That meeting will be held at:

State Office Tower  
235 South Beretania Street, Suite 205  
Honolulu, Hawai‘i 96813

For ICT, telephone, and in-person access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier is allowed up to two minutes of testimony per agenda item pursuant to determination of the Board on November 20, 2025.

### **LOSS OF CONNECTIVITY**

In the event of a loss of ICT connectivity, the meeting will be recessed for a period not to exceed thirty minutes to restore connectivity with all board members and the public in-person access location noted above. If audio connectivity is re-established within thirty minutes without video connectivity, interested participants can access the meeting via the telephone number and Meeting ID number noted above. In the further event that connectivity is unable to be restored within thirty minutes, the meeting will be automatically continued to a date and time to be posted on the ADC website at <https://dbedt.hawaii.gov/adc/> no later than close of business the next business day. New ICT, telephone, and in-person access information will be posted on the website no less than twenty-four hours prior to the continued meeting date. Alternatively, if a decision is made to terminate the meeting, the termination will be posted on the ADC website.

### **SPECIAL ASSISTANCE**

If you require special assistance, accommodations, modifications, auxiliary aids, or services to participate in the public meeting process, including translation or interpretation services, please contact staff at (808) 586-0186 or by email at [dbedt.adc@hawaii.gov](mailto:dbedt.adc@hawaii.gov).

Please allow sufficient time for ADC staff to meet requests for special assistance, accommodation, modifications, auxiliary aids, translation, or interpretation services.

**NOTE: MATERIALS FOR THIS AGENDA WILL BE AVAILABLE FOR REVIEW IN THE ADC OFFICE, 235 S. BERETANIA STREET, SUITE 205, HONOLULU, HAWAII 96813 A MINIMUM OF THREE FULL BUSINESS DAYS (WEEKENDS AND STATE AND FEDERAL HOLIDAYS EXCLUDED) PRIOR TO THE MEETING.**

### **Agribusiness Development Corporation Non-Discrimination Statement**

The Agribusiness Development Corporation does not discriminate on the basis of race, color, sex, national origin, age, or disability, or any other class as protected under applicable federal or state law, in administration of its programs, or activities, and the Agribusiness Development Corporation does not intimidate or retaliate against any individual or group because they have exercised their rights to participate in actions protected by, or oppose action prohibited by, 40 C.F.R. Parts 5 and 7, or for the purpose of interfering with such rights.

If you have any questions about this notice or any of the Agribusiness Development Corporation's non-discrimination programs, policies, or procedures, you may contact:

Mark Takemoto  
Acting Title VI Non-Discrimination Coordinator  
Agribusiness Development Corporation  
235 South Beretania Street, Suite 205  
Honolulu, Hawai'i 96813

*Notice of Special Meeting of the Board of Directors*  
May 29, 2026

Phone: (808) 586-0186

Email: [dbedt.adc.titlevi@hawaii.gov](mailto:dbedt.adc.titlevi@hawaii.gov)

If you believe that you have been discriminated against with respect to an Agribusiness Development Corporation program or activity, you may contact the Acting Non-Discrimination Coordinator identified above.

*[remainder of this page is left intentionally blank.]*

## AGENDA

- A. Roll Call & Call to Order
- B. Approval of Minutes
  - 1. None
- C. Chairperson's Report
  - 1. None
- D. Committee & Permitted Interaction Group Reports
  - 1. None
- E. Action Items
  - 1. Discussion and decision regarding the Administration Committee recommendation to i) align the Corporation's governance with state law and the gubernatorial appointment cycle, the Board will consider the Administration Committee's recommendation to amend the Agribusiness Development Corporation Bylaws. This amendment moves the annual election of officers from June to July of each fiscal year, ensuring that members seated as of July 1st—specifically newly appointed members—are empowered to select the leadership for the term in which they will serve; and ii) formalizes the addition of Secretary and Treasurer positions to address fiscal and administrative gaps that have persisted as a problem since the 2021 State Performance Audit. By modernizing the oversight framework and establishing these roles, the Corporation strengthens its management structure and creates dedicated opportunities for broader board member participation in essential governance and recordkeeping functions.
  - 2. Request to delegate authority to the Executive Director to complete negotiations in the best interest of the State and execute that certain Purchase and Sale Agreement between Agribusiness Development Corporation and Yi-Sun Chiu Trust and 656 Kilani LLC. for approximately 1.5 gross acres, more or less, of land, situated at Wahiawā, District of Wahiawā, City and County of Honolulu, State of Hawai'i, Tax Map Key Nos. (4) 7-4-005:032; :018. *The Board may go into executive session pursuant to section 92-5(a)(4), Hawai'i Revised Statutes to consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities.*
- F. Informational Items

1. Staff report on due diligence findings related to the acquisition of the Wahiawa Irrigation System from Dole Food Company, Inc. and the Wahiawa Water Company, Inc., situated in central O‘ahu, City and County of Honolulu, State of Hawai‘i, including Tax Map Key No. (1) 7 3-005:005; (1) 7-3-013:003; (1) 7-3-012:002, and various easements. *The Board may go into executive session pursuant to section 92-5(a)(4), Hawai‘i Revised Statutes to consult with the board's attorney on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities.*

G. Adjourn

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*The Board may go into executive session on any agenda item pursuant to the exceptions provided under section 92-5, Hawai‘i Revised Statutes.*

## Bylaws of the Agribusiness Development Corporation

### Article 1 GENERAL PROVISIONS

**Section 1. Name of Corporation.** The name of the Corporation shall be “Agribusiness Development Corporation.”

**Section 2. Seal of Corporation.** The seal of the Corporation shall be in the form of a circle and shall bear the name of the Corporation and the symbol of the State of Hawaii.

**Section 3. Office of Corporation.** The principal office of the Corporation shall be at such locations in the City and County of Honolulu, State of Hawaii, as the Board of Directors may designate by resolution, but the Corporation may hold its meetings at such other place as stated in the notice of the meeting.

**Section 4. Fiscal Year.** The fiscal year of the Corporation shall begin on the first day of July and end on the thirtieth day of June.

### Article 2 BOARD OF DIRECTORS

**Section 1. Composition.** The Board of Directors shall consist of eleven voting members. The chairperson of the board of agriculture, the director of business, economic development, and tourism, and the chairperson of the board of land and natural resources, or their designated representatives, shall serve as ex officio voting members. Eight members shall be appointed by the governor pursuant to §163D-3, Hawaii Revised Statutes, and shall serve in accordance with state law.

**Section 2. Designated Representative.** An ex officio member may be represented on the Board of Directors by a designated representative who shall serve as a voting member. Such designation by an ex officio member shall be made in writing to the chairperson prior to any meeting at which the designated representative is to act for the ex officio member. Such designation may be made on a continuing basis until revoked.

**Section 3. Powers.** The powers of the Corporation shall be vested in the Board of Directors.

**Section 4. Terms of Office.** The members of the Board of Directors shall serve for such terms as provided by state law.

Notwithstanding the term of office as stated above, pursuant to Act 234, 2004 Session Laws Hawaii, the term of a board member shall expire upon the failure of the member, without valid excuse, to attend three consecutive meetings duly noticed to all members of the board and where the board failed to constitute quorum necessary to transact business. The chair or acting chair of the board shall determine if the absence of the member is excusable. The expiration of the member's term shall be effective immediately after the third consecutive unattended meeting and unexcused absence. This provision shall not apply to ex officio members of the board.

**Section 5. Compensation.** The members of the Board of Directors shall serve without compensation, but shall be reimbursed for necessary expenses incurred in the performance of their duties.

### **Article 3 OFFICERS**

**Section 1. Regular Officers.** Regular officers of the Corporation shall be a chairperson, ~~[and a]~~ vice-chairperson~~[-]~~, secretary, and treasurer.

**Section 2. Appointments and Elections.** The chairperson, ~~[and the]~~ vice-chairperson, secretary, and treasurer shall be elected by the Board of Directors from among its members at the first meeting of the Corporation on or after July 1<sup>st</sup> of each year, provided that neither of them shall be an ex officio member.

~~[Regular elections shall be held on the last regular or a special meeting held prior to July 1st of each year, and the officers elected at each regular election shall take office on the first day of July following their election.]~~ In accordance with state law and gubernatorial appointment cycles, officers shall be elected by board members currently seated as of July 1<sup>st</sup>. Except for vacancies, no officer election shall take place prior to July 1<sup>st</sup> to ensure that newly appointed members have the opportunity to participate in the selection of leadership for the term in which they will serve. Special elections to fill vacancies shall be held at the meeting at which the vacancy is officially declared to exist.

The Board of Directors may, in its discretion, elect acting or temporary officers and may elect officers to fill vacancies occurring for any reason whatsoever, and may limit or enlarge the duties and powers of any officer elected by it.

**Section 3. Terms of Office.** The terms of office of the chairperson, ~~[and]~~ vice-chairperson, secretary, and treasurer shall be for twelve calendar months ~~[from]~~

commencing immediately upon their election at the first meeting of the Corporation held on or after July 1<sup>st</sup> [~~through June 30th of the following year or until their successors are duly elected.~~] and concluding upon the election of their successor in the following fiscal year.

All officers shall be subject to removal at any time without cause by the Board of Directors.

**Section 4. Vacancies.** Should the office of the chairperson or the vice-chairperson become vacant, the Board of Directors shall fill the vacancy by electing another chairperson or vice-chairperson from among its members.

**Section 5. Duties of Officers.** The chairperson shall preside at all meetings of the Corporation. At the meetings, the chairperson shall submit any information and recommendations the chairperson may deem proper concerning the policies and other affairs of the Corporation. The chairperson is empowered to execute any and all documents to which the Corporation is a party, including but not limited to contracts and deeds.

In the absence or disability of the chairperson, the vice-chairperson shall perform the duties of the chairperson and such other duties as may be assigned by the Board of Directors.

The secretary shall be responsible for the accuracy of the meeting minutes of the Board of Directors, the maintenance of a centralized filing system, and the certification of documents as required by law.

The treasurer shall be responsible for high-level oversight of the annual budget, coordination with external auditors to ensure auditable financial records, and to provide the Board of Directors with regular fiscal reports.

## Article 4

### COMMITTEES OF THE BOARD OF DIRECTORS

**Section 1. Standing Committees.** To facilitate consideration of policies and other significant matters that require the approval of the Board of Directors, three standing committees are established. Authority to act on all matters is reserved to the Board of Directors, and the functions of each committee shall be to consider and make recommendations to the Board of Directors. The following are the standing committees of the Board of Directors and their respective functions:

1. Administration Committee
  - a. Review and make recommendations regarding all financial matters requiring approval of the Board of Directors, including, but not

limited to, contractual matters and the annual budget of the Corporation;

- b. Review and make recommendations regarding all personnel matters requiring approval of the Board of Directors; and
  - c. Review and make recommendations regarding any other matter referred by the chairperson of the Board of Directors.
2. Technical Assistance Committee
- a. Review and make recommendations regarding all proposed projects with the exception of marketing-related projects requiring approval of the Board of Directors; and
  - b. Review and make recommendations regarding any other matter referred by the chairperson of the Board of Directors.
3. Marketing/Communications Committee
- a. Review and make recommendations regarding all marketing-related projects requiring approval of the Board of Directors; and
  - b. Review and make recommendations regarding any other matter referred by the chairperson to the Board of Directors.

**Section 2. Appointment to Committees.** The members of each standing committee shall be appointed by the chairperson of the Board of Directors and shall serve for one year or until the appointment of their successors. The chairperson of the Board of Directors may serve as an ex officio, voting member of any standing committee.

**Section 3. Ad Hoc Committees.** Ad hoc committees may be established by the chairperson of the Board of Directors upon authorization by the Board of Directors with such powers and duties as determined by the Board of Directors. The tenure of an ad hoc committee shall expire upon completion of its assigned task.

## **Article 5**

### **MEETINGS**

**Section 1. Regular Meetings.** The Corporation may hold regularly scheduled meetings at such times and places as the Board of Directors may decide.

**Section 2. Special Meetings.** The Corporation may hold special meetings at the

times and places as the Board of Directors may determine. Special meetings may be called by the chairperson at the times and places as the chairperson may determine, and must be called by the chairperson upon written request of three or more members of the Board of Directors filed with the executive director.

**Section 3. Executive Meetings.** The Corporation may hold executive meetings pursuant to Chapter 92, Hawaii Revised Statutes.

**Section 4. Emergency Meetings.** The Corporation may hold emergency meetings pursuant to Chapter 92, Hawaii Revised Statutes.

**Section 5. Notice.** The Corporation shall comply with all notice requirements as prescribed by law.

**Section 6. Continued Meetings and Notice to Members Thereof.** Any meeting of the Corporation may be continued to a later date or to a different place; provided that members of the Board of Directors absent from the meeting shall be notified of the continued meeting as in the case of an original meeting.

**Section 7. Quorum.** The powers of the Corporation shall be vested in the Board of Directors. Six members of the Board of Directors shall constitute a quorum, and the affirmative vote of at least six members shall be necessary to make all actions of the Corporation valid.

**Section 8. Voting.** At all meetings of the Board of Directors, every member or designated representative shall have the right to vote in person. Voting by proxy shall not be allowed.

The voting on all questions coming before the Corporation shall be by motion, duly seconded, and the vote shall be entered upon the minutes of such meeting.

**Section 9. Written and/or Oral Testimony.** Any person may submit written and/or oral testimony to the Board of Directors on any agenda item, provided that the presentation of oral testimony shall be subject to the reasonable administration thereof by the Board of Directors.

**Section 10. Order of Business.** At a regular or special meeting of the Corporation, the following shall be the order of business:

1. Call to Order
2. Approval of the Minutes
3. Chairperson's Report
4. Committee Reports

5. Items for Action
6. Informational Items
7. Adjournment

**Section 11. Videotaping.** The Board of Directors may limit in the Corporation's rules of practice and procedure the videotaping, videorecording, or filming of any meeting of the Corporation or of any of its committees.

**Section 12. Minutes.** Minutes of all meetings shall be kept in accordance with the requirements of Chapter 92, Hawaii Revised Statutes.

## **Article 6**

### **EXECUTIVE DIRECTOR AND STAFF**

**Section 1. Executive Director.** The Board of Directors shall appoint an executive director who shall serve at the pleasure of the Board of Directors and whose compensation shall be set by the Board of Directors subject to the requirements of Section 26-35(4), Hawaii Revised Statutes. The executive director shall serve as the chief executive officer of the Corporation and shall be directly responsible for the day-to-day operations of the Corporation, including control of and responsibility for the execution of the policies of the Board of Directors, the supervision of the Corporation's staff, and the administration of the Corporation's programs, projects, and affairs, including approving transactions involving purchasing, property management, budgeting, accounting, travel, insurance claims, and the issuance of manuals of administrative procedure, and shall also perform such other duties as may be delegated from time to time by the Board of Directors. At each meeting of the Board of Directors, the executive director shall furnish the Board of Directors with such information and make such recommendations as shall be necessary to effect the purposes of the Corporation and for the proper administration of its affairs. The executive director shall submit the annual Corporation budget to the chairperson for the consideration of the Board of Directors. Should the position of executive director become vacant or should disability prevent the executive director from carrying out the duties of the executive director, the Board of Directors may appoint an acting executive director from among the employees of the Corporation until such vacancy is filled by a permanent appointment or until the executive director has recovered from the disability.

The executive director is empowered to execute any and all documents to which the Corporation is a party, including but not limited to contracts and deeds.

**Section 2. Corporation Staff.** With the concurrence of the Board of Directors, the executive director may appoint, in accordance with applicable personnel laws, subordinate staff members to assist in the administration of the Corporation's affairs.

**Article 7**  
AMENDMENTS

**Section 1. Amendments.** The Bylaws may be amended, revised, or repealed, and a new set of Bylaws may be adopted, at any regularly scheduled or special meeting of the Board of Directors by the affirmative vote of six members of the Board of Directors, provided that notice of such amendment, revision, or repeal shall have been given in the notice of the meeting.

**Section 2. Proposed Amendments.** Proposals to alter the Bylaws may be made by any member of the Board of Directors. Any such proposal must be submitted to the chairperson of the Board of Directors in sufficient time to be included in the notice of the meeting at which it is to be considered.

STATE OF HAWAII  
**AGRIBUSINESS DEVELOPMENT  
CORPORATION**

STAFF SUBMITTAL TO THE BOARD OF DIRECTORS  
June 18, 2026

**Subject:** Request to delegate authority to the Executive Director to complete negotiations in the best interest of the State and execute that certain Purchase and Sale Agreement between Agribusiness Development Corporation and Yi-Sun Chiu Trust and 656 Kilani LLC. for approximately 1.5 gross acres, more or less, of land, situated at Wahiawā, District of Wahiawā, City and County of Honolulu, State of Hawai‘i, Tax Map Key Nos. (4) 7-4-005:032; :018.

**Applicant:** Agribusiness Development Corporation (ADC)

**Authority:** Section 163D-4(a)(6), Hawai‘i Revised Statutes (HRS)

**Area:** 1.5 gross acres, more or less

**Tax Map Key:** (1)7-4-005:032; :018 (see Exhibit “A) (Property)

**Land Status:** Held in fee by Yi-Sun Chiu Trust and 656 Kilani LLC; marketed for sale.

**Trust Land Status<sup>1</sup>:** Section \_\_\_ lands of the Hawaii Admission Act  
Yes  No   
Formerly cultivated sugarcane lands pursuant to Article XII of the Hawai‘i State Constitution? Yes  No

**Zoning:** SLUD: Urban  
CZO: B-2, R-5

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<sup>1</sup> Final trust status to be determined pending completion of due diligence.

*Request to delegate authority to the Executive Director to complete negotiations in the best interest of the State and execute that certain Purchase and Sale Agreement between Agribusiness Development Corporation and Yi-Sun Chiu Trust and 656 Kilani LLC. for approximately 1.5 gross acres, more or less, of land, situated at Wahiawā, District of Wahiawā, City and County of Honolulu, State of Hawai‘i, Tax Map Key Nos. (4) 7-4-005:032; :018.*

May 29, 2026

**BACKGROUND:**

Act 250, 2025 Haw. Sess. Laws 81 appropriated funding to the Agribusiness Development Corporation for the purchase of certain real property in Wahiawā, City and County of Honolulu, State of Hawai‘i, for possible future use as a commercial egg-cracking facility. At its meeting on October 16, 2026, the ADC Board of Directors (Board) authorized the Executive Director to do all things necessary to facilitate the acquisition of the fee-simple interest of the Property. Since then, staff continues to work with counsel and sellers’ representatives to negotiate and draft a Purchase and Sale Agreement (PSA) (exhibit “A”).

**REQUEST:**

That the Board delegate authority to the Executive Director to complete negotiations in the best interest of the State, and to execute, as may be appropriate, the Purchase and Sale Agreement for the acquisition of the Property. (Request)

**DUE DILIGENCE:**

ADC’s formal diligence of the Property, including title review, environmental site assessment, survey work, and miscellaneous other diligence requests will commence once the PSA is executed by the parties. An environmental consultant has already been selected and is on standby to begin once the PSA is executed, and procurement is ongoing for survey services to confirm Property points and boundary, as well as conduct an encroachment review.

**CHAPTER 343 – ENVIRONMENTAL ASSESSMENT COMPLIANCE:**

Under section 343-5(a), HRS, an environmental assessment shall be required for actions, that propose, among other things, the “(1) use of state land or county lands, or the use of state or county funds[.]” This action involves the use of state funds and is subject to the requirements of the chapter. However, the action is de minimis and therefore exempt from the preparation of an environmental assessment under §11-200.1-15(c)(8), Hawai‘i Administrative Rules (HAR), “Continuing administrative activities.”

**PUBLIC TRUST:**

N/A

**REMARKS & DISCUSSION:**

A Phase 1 Environmental Site Assessment conducted by Trileaf Corporation in 2021 (exhibit “B”) did not include any Recognized Environmental Conditions that necessitated a Phase 2 ESA. However, out of an abundance of caution, as the Trileaf ESA was conducted nearly 5 years ago, staff has procured services for an updated Phase 1 ESA. A Phase 2 ESA will be conducted if necessary.

**RECOMMENDATION:**

Based on the foregoing, it is recommended that the Board:

1. Approve the Request, subject to the following conditions:

*Request to delegate authority to the Executive Director to complete negotiations in the best interest of the State and execute that certain Purchase and Sale Agreement between Agribusiness Development Corporation and Yi-Sun Chiu Trust and 656 Kilani LLC. for approximately 1.5 gross acres, more or less, of land, situated at Wahiawā, District of Wahiawā, City and County of Honolulu, State of Hawai‘i, Tax Map Key Nos. (4) 7-4-005:032; :018.*

May 29, 2026

- a. Staff will present diligence findings to the Board prior to seeking final approval to complete and close the acquisition, as may be appropriate.
2. Declare that pursuant to §11-200.1-15(c)(8), HAR, the Request is de minimis and is therefore exempt from the preparation of an environmental assessment.

Respectfully Submitted,

*Lyle Roe*

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Asset Manager

*Approved for Submission:*



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Wendy Gady  
Executive Director

Attachment(s):

- Exhibit A Purchase and Sale Agreement (withheld – attorney/client privilege)  
Exhibit B Phase 1 Environmental Site Assessment Report dated June 28, 2021

# Phase I Environmental Site Assessment Report

June 28, 2021



**650 & 656 Kilani Ave**  
650 and 656 Kilani Avenue  
Wahiawa, Hawaii 96786  
Trileaf # 681068

Prepared For:  
**Ohana Pacific Bank**  
1357 Kapiolani Boulevard, Suite 102  
Honolulu, Hawaii 96814

Prepared By:  
**Trileaf Corporation**  
2121 West Chandler Boulevard, Suite 108  
Chandler, Arizona 85224

**Project Summary Table**

Report Section		REC	CREC	HREC	VEC	BER/ Non-Scope	No Further Action	Comments
2.0	USER PROVIDED INFORMATION						✓	
3.2.1	Environmental Database Search Summary	✓					✓	The Property historically operated as a drycleaners with a UST on site, with no closure documentation. Due to the lack of information regarding the status of the UST, and hazardous materials associated with the dry-cleaning process, it is the opinion of Trileaf that these listings constitute a REC. Two (2) historic gas stations, one (1) with an active LUST release, and the other listed as having contained several USTs installed in the 1960s, with no information on site closure, are located up gradient and in close proximity to the Property. Based on the open status of

Report Section		REC	CREC	HREC	VEC	BER/ Non-Scope	No Further Action	Comments
								the LUST case and lack of documentation regarding the USTs, these sites pose a REC at this time.
3.3	Historical Use Information on the Property	✓					✓	A drycleaners operated on the Property from at least 1953 to 1995. The use of chlorinated solvents before modern environmental regulations poses a REC to the Property at this time. An auto repair shop, towing services, and auto wrecking yard operated on the Property from at least the 1970s to present. The use and storage of hazardous substance poses a REC to the Property at this time.
3.4	Historical Use Information on Adjoining Properties	✓					✓	Historic use of surrounding sites as gasoline stations at 651 Kilani Avenue and 150 Kamehameha

Report Section		REC	CREC	HREC	VEC	BER/ Non-Scope	No Further Action	Comments
								Highway, pose a REC to the Property based on operations prior to modern environmental regulations, close proximity to the Property, and/or up gradient position.
4.2.1	Buried Debris, Debris/Soil Piles, Evidence of Dumping, and/or Fill Material						✓	
4.2.2	Drains (other than municipal sanitary waste drains such as sinks, showers, and toilets)						✓	
4.2.3	Heating and Cooling Systems						✓	
4.2.4	Stained Surfaces and/or Stressed Vegetation						✓	
4.2.5	Sources of Polychlorinated Biphenyls (PCBs)						✓	
5.1	Interviews with Agencies and Individuals						✓	
6.0	VAPOR ENCROACHMENT						✓	

Report Section		REC	CREC	HREC	VEC	BER/ Non-Scope	No Further Action	Comments
7.0	NON-SCOPE SERVICES						✓	

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## 1.0 SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted by Trileaf Corporation (Trileaf) of the property located at 650 and 656 Kilani Avenue, Wahiawa, Honolulu County, Hawaii 96786 (Property). Specifically, the ‘Property’ hereinafter refers to the area referenced in the [Site Plan and Other Maps Appendix \(Appendix 9.2\)](#). The Property and immediate surrounding area were evaluated for this report.

Trileaf has performed a Phase I ESA in conformance with the scope and limitations of ASTM E1527-13 of the Property. Any exceptions to, or deletions from, this practice are described in [Section 8.4](#) of this report.

This study was initiated by Ohana Pacific Bank, hereinafter referred to as ‘User’, to investigate potential environmental concerns at the Property.

<i>Property Details</i>	
<b>Parcel Number(s)</b>	1-7-4-005-018-0000 - 656 Kilani Ave 1-7-4-005-032-0000 - 650 Kilani Ave
<b>Property Acreage</b>	1-7-4-005-018-0000 - 1.26 acres 1-7-4-005-032-0000 - 0.23 acres Total acres: 1.49
<b>Number of Structures</b>	Five (5) total: 1-7-4-005-018-0000 - 656 Kilani Ave - four (4) = single/multi-family residences 1-7-4-005-032-0000 - 650 Kilani Ave - one (1) = private school and church
<b>Size of Structure(s)</b>	1-7-4-005-018-0000 - 656 Kilani Ave - 1,196 square feet (2), 3,050 square feet, 960 square feet 1-7-4-005-032-0000 - 650- Kilani Ave - 6,572 square feet
<b>Property Type</b>	mixed use
<b>Occupants</b>	Vacant
<b>Owner</b>	Harry Jong, LLC
<b>Legal Description</b>	1-7-4-005-018-0000 - LOT 254 54,700 SF MAP 79 LCAPP 12 1-7-4-005-032-0000 - LOT 255 9,964 SF MAP 79 LCAPP 12
<b>Site Coordinates</b>	21.499071° north latitude and 158.028986° west longitude

## 1.1 Findings

The past use of the Property consisted of a drycleaners, restaurant, auto repair shop, and various dwellings. The historical drycleaners operated on the Property from at least 1957 to 1995; therefore, the hazardous nature of chlorinated solvents associated with the dry-cleaning process before modern environmental regulations poses a Recognized Environmental Condition (REC) to the Property at this time. Additionally, an auto repair shop, towing services, and auto wrecking yard operated on the Property from at least the 1970s to present. The historic use and storage of hazardous substance poses a REC to the Property at this time. This is discussed in greater detail below the table.

Additionally, two (2) historic gas stations are located up gradient and in close proximity to the Property, one (1) of which has an active Leaking Underground Storage Tank (LUST) release. Based on the era of operations prior to modern environmental regulations, the historic use of these sites as gasoline stations pose a REC to the Property at this time. This is discussed in greater detail below the table. See Section 3.4.

<i>Summary of Surrounding Land Use</i>		
	<b>Current</b>	<b>Previous</b>
North	Kamehameha Highway, residential development, Buddhist Temple, and North Fork Kaukonahua Stream	Vacant land, Kamehameha Highway, and North Fork Kaukonahua Stream
East	Residential and commercial development, containing Trinh's Barber Shop, Barrio Cafe, Kilani Bakery, and LS Automotive Repair and Transmission, LLC (720 Kilani Avenue), followed by Lehua Street	Residential development, followed by Lehua Street
South	Multi-tenant commercial building at 634 Kilani Avenue, containing Curves, Applause Performance Academy, and Family Dentistry, an eye clinic at 606 Kilani Avenue, followed by Kilani Avenue, followed by a parking lot associated with a multi-tenant commercial building at 156-130 Mango Street, and an motorcycle sales/ repair shop at 651 Kilani Avenue (currently Hawaii Rides)	Vacant urban lot and Kilani Avenue, followed by roller skating ring and urban vacant lot
West	Multi-tenant commercial building at 634 Kilani Avenue, containing Curves, Applause Performance Academy, and Family	Vacant urban lot and Kamehameha Highway, followed by North Fork Kaukonahua Stream and commercial and residential development

<i>Summary of Surrounding Land Use</i>		
	<b>Current</b>	<b>Previous</b>
	Dentistry, an eye clinic at 606 Kilani Avenue, and Kamehameha Highway, followed by North Fork Kaukonahua Stream, followed by residential and commercial developments, currently containing Tamura's Market, Tamura's Kitchen, Dominos Pizza, Kanemaru Family Dental	

Trileaf observed renovation debris on the ground and within a trash container on the north side of the former preschool located on the Property. This debris is associated with the renovation of the bathrooms located within the former preschool building and should not pose an environmental concern at this time.

Trileaf observed a drainage area on the north side of the Property, near the former preschool area. This feature are not anticipated to pose an environmental concern at this time.

One (1) pole-mounted transformer that may contain Polychlorinated Biphenyls (PCBs) was observed at the southeast corner of the Property. No labels indicating the presence of PCBs or lack thereof were observed on the transformer. The transformer appeared to be in good condition with no apparent staining. Although no PCB information was available, based on field observations, Trileaf does not consider this transformer to be an environmental concern for the Property at this time.

Trileaf observed staining on the west side of the Property, which used to operate as a salvage vehicle storage area. This staining is most likely associated with general vehicular movement and is considered *de minimis*.

The Property is listed in the Facility Index Systems (FINDS), EDR Historic Cleaner (EDR HIST CLEANER), Release Notifications (SPILLS), Federal Insecticide, Fungicide, and Rodenticide Act/Toxic Substance Control Act Tracking System (FTTS), and Underground Storage Tank (UST) databases due to its past use as a drycleaning plant from at least 1969 to 1995, and due to formerly containing a 550-gallon UST of unknown content, which was closed on November 12, 1996. No other information was available for review regarding this tank, and it is uncertain whether or not the tank remains on site, or if there is any contamination associated with it or with the chemicals used in the dry-cleaning operations. Due to the historic use of the Property as a dry-cleaning plant, formerly containing a UST, Trileaf conducted a Phase II - Vapor Intrusion (VI) Assessment on the Property in 2018 to investigate the potential for vapor intrusion by Contaminants of Concern (COCs). According to this report, analytical results from the indoor air samples collected did not find elevated contaminant concentrations above the maximum reporting limits. Therefore, Trileaf recommended no further investigation at the time. Nonetheless, since the Phase II only covered VI, and not soil samples, there is a possibility that soil contamination is still present at the Property. As such, and due to the lack of information regarding the status of the UST, and hazardous

materials associated with the dry-cleaning process, it is the opinion of Trileaf that these listings constitute a REC to the Property at this time. However, no further action is recommended at this time based on the negative results from the Vapor Intrusion Assessment and depth to groundwater.

An active LUST site at 150 N. Kamehameha Highway is located upgradient to the Property, approximately 290-feet to the southwest. Additionally, a historic gas station site at 651 Kilani Avenue (adjoining to the south) is listed as having contained several USTs installed in the 1960s, with no information on site closure. Based on the gradient of both sites, open status of the LUST site, and lack of documentation provided by the Hawaii Department of Health (DOH) at the time of this report on the degree of contamination, it is Trileaf's opinion that known and suspected contamination may have migrated or has the potential to migrate onto the Property, and therefore these sites are considered a REC for the Property at this time.

Trileaf did not identify Controlled RECs (CRECs) or Historical RECs (HRECs) associated with the Property.

## 1.2 Opinion

Trileaf found evidence of RECs associated with the Property. However, It is the opinion of Trileaf that no additional investigations are necessary at this time for the purpose of identifying RECs.

This opinion is based on site reconnaissance, an environmental database search report, and available historical research. Data gaps are described in the Data Gaps, Limiting Conditions, Deviations, Deletions, and Exceptions section ([Section 8.4](#)) of this report.

## 1.3 Conclusions

Trileaf has performed a Phase I ESA in conformance with the scope and limitations of ASTM E1527-13 of the Property located at 650 and 656 Kilani Avenue, Wahiawa, Honolulu County, Hawaii 96786, the *Property*. Exceptions to, or deletions from, this practice are described in the Data Gaps, Limiting Conditions, Deviations, Deletions, and Exceptions section ([Section 8.4](#)) of this report.

This assessment has revealed no evidence of RECs in connection with the Property except for the following:

- The Property is listed as a UST and EDR Historic Cleaner site due to its past use as a drycleaning plant from at least 1957 to 1995, and due to formerly containing a 550-gallon UST of unknown content, which was closed on November 12, 1996. Due to the hazardous nature of chlorinated solvents associated with the dry-cleaning process, and lack of documentation associated with the use and condition of the UST when closed, it is Trileaf's opinion these listings represent a REC to the Property at this time.

- The LUST site located at 150 North Kamehameha Highway, contains two (2) LUST cases that pose an environmental concern at this time. One of the releases is listed as EPMP, indicating that contamination remains in-place under some sort of engineering and/or institutional controls, and the second release is currently listed as open. Based on the open status of the LUST site, lack of documentation associated with the degree of contamination, and the potential for contamination to migrate towards the Property, it is Trileaf's opinion these listings represent a REC to the Property at this time.
- A historic gas station site at 651 Kilani Avenue (adjoining to the south) is listed as having contained several USTs installed in the 1960s, with no information on site closure. Based on the lack of documentation associated with the closure of these USTs, and the potential for contamination to migrate towards the Property, it is Trileaf's opinion these listings represent a REC to the Property at this time.

Based on the negative results from the VI Assessment conducted on the Property in 2018, it is the opinion of Trileaf that no additional investigation is warranted at this time. However, even though the VI Assessment did not detect any contamination within the soil vapor, it is still possible that soils on the Property are contaminated due to the Property's past use as a dry cleaner, automotive repair shop, and automotive wrecking yard. Therefore, if any disturbance of the soils on the Property is proposed, Trileaf recommends a subsurface investigation be conducted.

These conclusions are based on the review of available historical information, regulatory records, site reconnaissance, and interviews when possible. These conclusions are not subject to environmental concerns or contamination that is hidden, unpublished, or otherwise undiscoverable using standard ASTM E1527-13 Phase I ESA methodology.

This section is only a brief summary of the findings and does not represent a detailed summary of the information gathered in the preparation of this report. The report should be reviewed in its entirety to fully understand environmental conditions associated with the Property.

## 2.0 USER PROVIDED INFORMATION

In accordance with ASTM Standard E 1527-13, Trileaf Corporation requested that the User of this Phase I ESA provide information that would assist in identifying the potential for RECs in connection with the Subject Property. Information received from the User is contained in the appendices of this report and is summarized in the table below. Issues identified by Trileaf Corporation during the review of the information along with related comments are also presented.

Type of Information	User Provided	Issue Identified	Comments
<b>Title Records</b>	Yes	No	Trileaf reviewed a Preliminary Title Report dated March 5, 2021, provided to Trileaf by the User. Based upon the information reviewed by Trileaf, the Property is currently owned by Harry Jong LLC, a Hawaii limited liability company.
<b>Environmental Liens or Activity and Use Limitations</b>	No	No	No Environmental Liens or Activity and Use Limitations were identified in the Preliminary Title Report provided by the User.
<b>Specialized Knowledge</b>	No	No	
<b>Commonly Known or Reasonably Ascertainable Information</b>	No	No	
<b>Valuation Reduction for Environmental Issues</b>	No	No	
<b>Previous Reports and Documentation</b>	Yes	No	See Section 2.1
<b>Reason for Performing the Phase I</b>	Yes	No	The User requested a Phase I ESA in order to investigate potential environmental concerns at the Property and to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner or bona fide prospective purchaser limitations on

Type of Information	User Provided	Issue Identified	Comments
			Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability.
ASTM User Questionnaire	Yes	No	Completed on June 10, 2021, by Mr. Johnson Lin
Other	No	No	

## 2.1 Prior Documentation

Trileaf reviewed a Phase I Environmental Site Assessment dated November 22, 2017, prepared by Trileaf Corporation on behalf of Ohana Pacific Bank. This report was prepared in accordance with American Society for Testing and Materials (ASTM) Standard E1527-13, which was the current standard at the time. According to this report, the Property includes an approximately 1.5-acre lot made up of two (2) contiguous parcels with an existing 6,572-square foot private school and church, one (1) 3,050-square foot single-family residence, two (2) 1,196-square foot multi-family residences, one (1) 960-square foot single-family residence, and one (1) 1,200-square foot metal utility shed, which at the time were operated by Abundant Life United Pentecostal Church, Hayashi Auto Repair, and Chang’s Towing as a church and private school, automotive repair shop, and towing service, respectively. The Phase I report identified the following RECs in connection with the Property:

- *Based on review of available regulatory database information, the Property is listed as an underground storage tank (UST) and EDR Historic Cleaner site. Historical Sanborn maps depict the structure located at 650 Kilani Avenue to be a dry-cleaning plant as early as 1957, and historical city directories show it was in operation until as recent as 1995. The structure located at 650 Kilani Avenue is also listed as having a 550-gallon capacity UST from as early as 1938 until 1996. Due to the hazardous nature of chlorinated solvents associated with the dry-cleaning process, and lack of documentation provided by the Hawaii Department of Health (DOH) at the time of this report on the use and condition of the UST when closed, it is Trileaf’s opinion these listings represent a REC to the Property.*
- *A leaking underground storage tank (LUST) site at 150 N. Kamehameha Highway is located upgradient to the Property, approximately 290-feet to the southwest. The status of the LUST site is listed as Exposure Prevention Management Plan (EPMP), indicating that contamination remains in-place under some sort of engineering and/or institutional controls. Additionally, two historic gas station sites at 651 Kilani Avenue (adjoining to the south) and 202 N. Kamehameha Highway (adjoining to the southwest) are listed as having contained several USTs installed in the 1960s, with no information on site closure. Based on the gradient of all three sites, regulatory status of the LUST site, and lack of documentation provided by the Hawaii DOH at the time of this report*

*on the degree of contamination, it is Trileaf's opinion that known and suspected contamination may have migrated or has the potential to migrate onto the Property, and therefore these sites are considered a REC for the Property.*

- An orphan site titled HECO PAD-MOUNTED TRANSFORMER 52230 V5988A, located at 64-1551 Kamehameha Highway, was determined to be located adjacent to the Property along the western boundary. The site is listed in the SHWS database for an undetermined hazard, while the Hazard Evaluation and Emergency Response Office (HEER) continues an ongoing assessment. No remedial actions appear to have been taken, and without further documentation from the Hawaii DOH, it is Trileaf's opinion this site represents a REC to the Property.*

Based on these RECs, additional assessment of the Property was recommended by Trileaf to investigate the potential for COCs associated with the uses of the Property and adjoining sites discussed above.

Trileaf also reviewed a Phase II - Vapor Intrusion Assessment Report, dated January 2, 2018, prepared by Trileaf Corporation on behalf of Ohana Pacific Bank. According to this report, the Phase II scope of work consisted of the installation of three (3) vacuum canisters in the church and school building that was formally an operating drycleaners located on the Property, to be analyzed for Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) and Naphthalene, Trichloroethylene (TCE), PCE, Vinyl Chloride (VC), and cis and trans 1,2-Dichloroethene (DCE). Based on the analytical results from the samples collected from the Property, which did not identify any contaminants above the maximum reporting limits, Trileaf recommended no further investigation.

Copies of the reports are available upon request.

### 3.0 RECORDS REVIEW

#### 3.1 Physical Setting Sources

The EDR GeoCheck Physical Setting Source (PSS) Addendum, contained within the radius search report, was used as the primary source for the following information. Other maps, including but not limited to regional topographical maps, geological maps, and U.S. Geological Survey well maps, were also reviewed.

Physical setting information is summarized in the following table.

<i>Geologic, Hydrologic, and Topographic Conditions</i>	
<b>Item</b>	<b>Description</b>
<b>Lithology (Soils)</b>	
<b>Source</b>	U.S. Department of Agriculture Soil Conservation Service
<b>Soil Type(s)</b>	Wahiawa silty clay - majority of the Property Helemano silty clay - northwest corner of the Property
<b>Infiltration Rates</b>	Moderate
<b>Drainage</b>	well
<b>Soil Profile</b>	A typical profile of a Wahiawa soil consists of silty clay in two (2)-distinctive layers from 0 to 11-inches and from 11 to 59-inches, subsurface. A typical profile of a Helemano soil consists of silty clay from 0 to 9-inches, paragravelly silty clay from 9 to 40-inches, and very paragravelly silty clay from 40 to 59-inches, subsurface.
<b>Geology</b>	
<b>Geologic Sources(s)</b>	1939, <i>Geologic map and guide of the Island of Oahu, Hawaii: Hawaii Division of Hydrography, Bulletin 2, scale 1:62,500</i> , obtained from U.S. Geological Survey
<b>Geologic Description</b>	The Property is underlain by volcanic rocks from the Pliocene to Holocene age, consisting of lava flows.
<b>Hydrology</b>	
<b>Hydrologic Source(s)</b>	EDR's PSS Addendum map

<i>Geologic, Hydrologic, and Topographic Conditions</i>	
<b>Item</b>	<b>Description</b>
<b>On-Property Water Bodies</b>	None
<b>Off-Property Water Bodies</b>	Kaukonahua Stream (169 feet NW), Tanada Reservoir (1.92 miles N), Waikakalaua Stream (2.06 miles S), Kipapa Stream (4.17 miles SE),
<b>Presumed Groundwater Flow Direction</b>	Although the surface drainage on the Property is generally toward the south-southeast, the local topography suggests that the regional drainage and associated shallow groundwater flow beneath the Property is estimated to be northwest. In order to more accurately determine the direction of local groundwater flow, groundwater potentiometric surface measurements would be required.
<b>Groundwater Wells</b>	According to EDR PSS Addendum map, there are ten (10) water wells located within 0.5 miles of the Property, though none are located on or adjoining the Property. Information obtained from the Hawaii State Well Database for wells in this area suggests that the depth to shallow groundwater ranges from 272.9 to 275 feet below ground.
<b>Topographic Conditions</b>	
<b>Topographic Source(s)</b>	7.5-minute U.S. Geological Survey Topographic Map Schofield Barracks, Hawaii Quadrangle, dated 2017
<b>Property Elevation</b>	approximately 906 feet AMSL
<b>Property Setting</b>	Commercial
<b>Topography</b>	gently sloped
<b>Surface Water Runoff</b>	South-southeast

### 3.2 Standard Environmental Record Sources

Trileaf reviewed an environmental database search dated June 16, 2021. The environmental database search meets the government records search requirements of ASTM E1527-13 for Environmental Site Assessments. The relevant portions of the search will be summarized in this section. A table of the total number of sites in each respective category can be found in the report in the [Regulatory Records Documentation Appendix \(Appendix 9.5\)](#).

For detailed descriptions of the databases searched, please refer to the database descriptions in the environmental database search report included in the [Regulatory Records Documentation Appendix \(Appendix 9.5\)](#).

### 3.2.1 Environmental Database Search Summary

#### Regulatory Report Summary

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
NPL	1.000	0	0	1	0	0	1
Proposed NPL	1.000	0	0	0	0	0	0
NPL LIENS	1.000	0	0	0	0	0	0
Delisted NPL	1.000	0	0	0	0	1	1
FEDERAL FACILITY	0.500	0	0	0	0	NR	0
SEMS	0.500	0	0	1	1	NR	2
SEMS-ARCHIVE	0.500	0	0	0	0	NR	0
CORRACTS	1.000	0	0	0	0	0	0
RCRA-TSDF	0.500	0	0	0	1	NR	1
RCRA-LQG	0.250	0	0	0	NR	NR	0
RCRA-SQG	0.250	0	0	0	NR	NR	0
RCRA-VS QG	0.250	0	2	5	NR	NR	7

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
LUCIS	0.500	0	0	0	0	NR	0
US ENG CONTROLS	0.500	0	0	1	0	NR	1
US INST CONTROLS	0.500	0	0	1	0	NR	1
ERNS	0	NR	NR	NR	NR	NR	0
SHWS	1.000	0	0	3	5	4	12
SWF/LF	0.500	0	0	0	0	NR	0
LUST	0.500	0	4	7	3	NR	14
INDIAN LUST	0.500	0	0	0	0	NR	0
FEMA UST	0.250	0	0	0	NR	NR	0
UST	0.250	1	8	11	NR	NR	20
INDIAN UST	0.250	0	0	0	NR	NR	0
ENG CONTROLS	0.500	0	0	1	0	NR	1
INST CONTROL	0.500	0	0	0	0	NR	0
INDIAN VCP	0.500	0	0	0	0	NR	0
VCP	0.500	0	0	0	0	NR	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
BROWNFIELDS	0.500	0	0	0	0	NR	0
US BROWNFIELDS	0.500	0	0	0	0	NR	0
SWRCY	0.500	0	0	0	1	NR	1
INDIAN ODI	0.500	0	0	0	0	NR	0
ODI	0.500	0	0	0	0	NR	0
DEBRIS REGION 9	0.500	0	0	0	0	NR	0
IHS OPEN DUMPS	0.500	0	0	0	0	NR	0
US HIST CDL	0	NR	NR	NR	NR	NR	0
CDL	0	NR	NR	NR	NR	NR	0
US CDL	0	NR	NR	NR	NR	NR	0
LIENS 2	0	NR	NR	NR	NR	NR	0
HMIRS	0	NR	NR	NR	NR	NR	0
SPILLS	0	1	NR	NR	NR	NR	1
SPILLS 90	0	NR	NR	NR	NR	NR	0
RCRA NonGen / NLR	0.250	0	2	7	NR	NR	9
FUDS	1.000	0	0	1	0	1	2
DOD	1.000	0	0	0	1	1	2

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SCRD DRYCLE ANERS	0.500	0	0	0	0	NR	0
US FIN ASSUR	0	NR	NR	NR	NR	NR	0
EPA WATCH LIST	0	NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250	0	0	0	NR	NR	0
TSCA	0	NR	NR	NR	NR	NR	0
TRIS	0	NR	NR	NR	NR	NR	0
SSTS	0	NR	NR	NR	NR	NR	0
ROD	1.000	0	0	1	0	1	2
RMP	0	NR	NR	NR	NR	NR	0
RAATS	0	NR	NR	NR	NR	NR	0
PRP	0	NR	NR	NR	NR	NR	0
PADS	0	NR	NR	NR	NR	NR	0
ICIS	0	NR	NR	NR	NR	NR	0
FTTS	0	1	NR	NR	NR	NR	1
MLTS	0	NR	NR	NR	NR	NR	0
COAL ASH DOE	0	NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500	0	0	0	0	NR	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PCB TRANSFORMER	0	NR	NR	NR	NR	NR	0
RADINFO	0	NR	NR	NR	NR	NR	0
HIST FTTS	0	NR	NR	NR	NR	NR	0
DOT OPS	0	NR	NR	NR	NR	NR	0
CONSENT	1.000	0	0	0	0	0	0
INDIAN RESERV	1.000	0	0	0	0	0	0
FUSRAP	1.000	0	0	0	0	0	0
UMTRA	0.500	0	0	0	0	NR	0
LEAD SMELTERS	0	NR	NR	NR	NR	NR	0
US AIRS	0	NR	NR	NR	NR	NR	0
US MINES	0.250	0	0	0	NR	NR	0
ABANDONED MINES	0.250	0	0	0	NR	NR	0
FINDS	0	1	NR	NR	NR	NR	1
UXO	1.000	0	0	0	0	0	0
DOCKET HWC	0	NR	NR	NR	NR	NR	0
ECHO	0	NR	NR	NR	NR	NR	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FUELS PROGRAM	0.250	0	0	0	NR	NR	0
AIRS	0	NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250	0	0	0	NR	NR	0
Financial Assurance	0	NR	NR	NR	NR	NR	0
LEAD	0	NR	NR	NR	NR	NR	0
UIC	0	NR	NR	NR	NR	NR	0
MINES MRDS	0	NR	NR	NR	NR	NR	0
EDR MGP	1.000	0	0	0	0	0	0
EDR Hist Auto	0.125	0	3	NR	NR	NR	3
EDR Hist Cleaner	0.125	1	0	NR	NR	NR	1
RGA HWS	0	NR	NR	NR	NR	NR	0
RGA LF	0	NR	NR	NR	NR	NR	0
RGA LUST	0	NR	NR	NR	NR	NR	0

### 3.2.2 Environmental Database Sites Summary

The tables below present a summary of the relevant information obtained from the environmental database search report.

It should be noted that additional listings may appear in the table below if they are affiliated with another listing with a larger search radius.

## Target Property Environmental Database Sites Summary

### Target Property Summary

Database	Site Name	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
FINDS, EDR HIST CLEANER, SPILLS, FTTS, UST	ABUNDANT LIFE SCHOOL / PERFECTION DRY CLEANERS LTD / WAHIAWA AUTO REPAIR OIL DUMPING COMPLAINT	650/650-654 KILANI AVENUE, WAHIAWA, HI 96786	Property	906.0	Recognized Environmental Condition See table below

Opinion	Recognized Environmental Condition
<p>The Property, listed as a dry-cleaning plant from 1969 to 1995, is listed in the FINDS database due to its registration in the Integrated Compliance Information System (ICIS) and UST Program. Historical sanborn maps identify the drycleaners to be located on the Property from at least 1957. The UST listing refers to the closure of a 550-gallon UST of unknown content, which was installed on January 31, 1998, and closed on November 12, 1996. No other information was available for review regarding this tank, and it is uncertain whether or not the tank remains on site or if there is any contamination associated with it. Additionally, the Property is listed in the FTTS database due an inspection conducted in 2008 with a violation reported, associated with the tracking of pesticides on the Property. The Property is also listed in the SPILLS database due to a complaint involving the dumping of used vehicle oil onto the ground on June 25, 2020; however, the case was closed on June 30, 2020, by the Solid and Hazardous Waste Branch.</p> <p>Due to the historic use of the Property as a dry-cleaning plant, formerly containing a UST, Trileaf conducted a Phase II Vapor Intrusion (VI) Assessment on the Property in 2018 to investigate the potential for vapor intrusion by COCs. Trileaf reviewed the <i>Vapor Intrusion Assessment Report</i>, dated January 2, 2018, and provided by the User, for additional information regarding this assessment. According to the report, indoor air samples were collected to be analyzed for Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) and Naphthalene (petroleum indicators), and Trichloroethylene (TCE), tetrachloroethylene (PCE), Vinyl Chloride (VC), and cis and trans 1,2-Dichloroethene (DCE) (chlorinated solvent indicators). Based on analytical results from the indoor air samples collected, concentrations of toluene, PCE, and m,p-Xylenes were detected above their respective method reporting limits (MRLs), but below the applicable United States Environmental Protection Agency (EPA) Vapor Intrusion Screening Levels (VISLs) for commercial scenarios. Therefore, Trileaf recommended no further investigation at the time. Nonetheless, since the Phase II only covered VI, and not soil samples, there is a possibility that soil contamination is still present at the Property. As such, and due to the lack of information regarding the status of the UST, and hazardous materials associated with the dry-cleaning process, it is the opinion of Trileaf that these listings constitute a REC to the Property at this time. However, no further action is recommended at this time based on the negative results from the Vapor Intrusion Assessment.</p>	

## Surrounding Properties Environmental Database Sites Summary

### Surrounding Properties Summary

Database	Site Name	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
UST, FINANCIAL ASSURANCE	76 WAHIAWA 7-11 #169	202 N KAMEHAMEHA HWY, WAHIAWA, HI, 96786	86.00/SSW Cross gradient  Southwest adjacent parcel	904.0	No Environmental Concern at this time See table below
UST	NAPA AUTOMOTIVE RETAIL/ WHOLESALE	651 KILANI AVE, SCHOFIELD BARRACKS, HI, 96786	99.00/SE Up gradient  Southeast adjacent parcel	899.0	Recognized Environmental Condition See table below
UST	CHEE HING CATERING	125 WESTERVELT ST, SCHOFIELD BARRACKS, HI, 96786	238.00/SE Up gradient	899.0	No Environmental Concern at this Time This facility is listed in the UST database due to the closure of a diesel UST of unknown capacity, on January 15, 1990. Although no additional information was available for review, based on the lack of reported releases at the time of closure

Database	Site Name	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
					and distance from the Property, this facility should not pose an environmental concern at this time.
LUST, UST, FINANCIAL ASSURANCE, EDR HIST AUTO	ACE TRANSMISSION / ARAKAWAS SHELL SERVICE	720 KILANI AVE, SCHOFIELD BARRACKS, HI, 96786	287.00/E Cross gradient	895.0	No Environmental Concern at this Time See table below
LUST, UST, FINANCIAL ASSURANCE, RCRA-VSQG, EDR HIS AUTO	AIM WAHIAWA / ALOHA PETROLEUM: AIM WAHIAWA / WAHBA AMGAD A R C O WAHIAWA	150 N. KAMEHAMEHA HWY., WAHIAWA, HI, 96786	367.00/SSW Cross gradient	899.0	Recognized Environmental Condition See table below
LUST, UST, FINANCIAL ASSURANCE	U.S. POSTAL SERVICE - WAHIAWA	115 LEHUA ST, WAHIAWA, HI, 96786	372.00/ESE Up gradient	901.0	No Environmental Concern at this Time This facility is listed in the UST, Leaking UST (LUST), and FINANCIAL ASSURANCE databases due to the closure of two (2) 6,000-gallon gasoline USTs on August 10, 1992, and September 21,

Database	Site Name	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
					2004, respectively, and associated release. The LUST case received No Further Action (NFA) on April 16, 1996. Based on the NFA status, this facility should not pose an environmental concern at this time.
UST, FINANCIAL ASSURANCE	WAHIAWA GENERAL HOSPITAL	128 LEHUA ST, WAHIAWA, HI, 96786	406.00/E Cross gradient	898.0	No Environmental Concern at this Time This facility is listed in the UST and FINANCIAL ASSURANCE databases due to containing USTs, including one (1) currently in-use 5,000-gallon diesel UST, and one (1) permanently out of use 10,000-gallon diesel UST, closed in October 1998. Based on the distance and

Database	Site Name	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
					lack of reported releases or violations, this facility should not pose an environmental concern at this time.
LUST, UST, FINANCIAL ASSURANCE, EDR HIST AUTO, RCRA NONGEN/NLR	MAHALO WAHIAWA / COMMUNITY SERVICE STATION INC	119 KAMEHAMEHA HWY, WAHIAWA, HI, 96786	424.00/SW Cross gradient	902.0	No Environmental Concern at this Time See table below
RCRA NonGen / NLR, FINDS, ECHO	AUTO CENTER OF HAWAII	129 MAALA ST, WAHIAWA, HI, 99999	0.11 miles/ SSW Cross gradient	898.0	No Environmental Concern at this Time This facility is listed in the Facility Index Systems (FINDS) and Enforcement and Compliance (ECHO) databases due to its registration in the Resource Conservation and Recovery Act (RCRA) database as a non-generator (NONGEN / NLR) of hazardous waste. There are no reported violations

Database	Site Name	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
					associated with this listing; therefore, this facility should not pose an environmental concern at this time.
RCRA-VSQG, FINDS, ECHO	NORMANS FENDER SHOP INC	415 KILANI AVE UNIT A, WAHIAWA, HI, 96786	0.120 miles/ SW Cross gradient	903.0	No Environmental Concern at this Time This facility is listed in the FINDS and ECHO databases due to its registration in the RCRA database as a Very Small Quantity Generator (VSQG) of hazardous waste. There are no reported violations associated with this listing; therefore, this facility should not pose an environmental concern at this time.
Multiple (60)	Multiple (36)	Various	>0.130 miles		No Environmental Concern at this Time

Database	Site Name	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
					Based on the distance from the Property, these remaining 36 sites should not pose an environmental concern to the Property at this time.

<i>Surrounding Properties Database Listings</i>	
Site Name	76 WAHIAWA 7-11 #169
Site Address	202 N KAMEHAMEHA HWY, WAHIAWA, HI, 96786
Opinion	No Environmental Concern
<p>This facility is listed in the UST and FINANCIAL ASSURANCE databases due to historically containing USTs, including three (3) closed and permanently out of use USTs, and two (2) currently active and in-use USTs. The closed USTs included two (2) 7,000-gallon gasoline USTs, which were installed on April 4, 1966 and closed on February 22, 1990, and one (1) 5,000-gallon gasoline UST, which was installed on April 4, 1970 and closed on February 22, 1990. No information regarding the closure of these tanks and associated site assessments was available for review. The currently in-use USTs include two (2) 10,000-gallon gasohol USTs, which were installed on May 25, 1990. Trileaf's historic review of this property (see Section 3.4), determined that this site was developed as a gas station/auto repair shop from at least 1957 through the present. Although no UST closure documentation was available for review, based on the closure of the USTs during modern environmental regulations with no reported releases, and depth to groundwater ( 72.9 to 275 feet bgs) this facility should not pose an environmental concern to the Property at this time.</p>	

<i>Surrounding Properties Database Listings</i>	
Site Name	NAPA AUTOMOTIVE RETAIL/WHOLESALE
Site Address	651 KILANI AVE, SCHOFIELD BARRACKS, HI, 96786
Opinion	Recognized Environmental Condition

***Surrounding Properties Database Listings***

This facility is listed in the UST database due to formerly containing two (2) 10,000-gallon USTs, which were installed on March 3, 1961, and closed at an unknown date. No other information was available for review regarding tank closure, and it is uncertain whether or not the tanks remain on site. Additionally, according to Trileaf's historic review of this property (see Section 3.4), this site was developed as a gas station/auto repair shop from at least 1957 through the early 1990s. Currently, it is occupied by an automotive sales facility. Due to the long duration of operation and lack of details regarding tank closure, and upgradient location with respect to the Property, it is the opinion of Trileaf that this site constitutes a REC to the Property. However, no further action is recommended at this time based on the depth to groundwater (272.9 to 275 feet below ground), and the negative results from the Vapor Intrusion Assessment conducted on the Property, which did not identify COCs above the maximum reporting limits.

***Surrounding Properties Database Listings***

Site Name	ACE TRANSMISSION / ARAKAWAS SHELL SERVICE
Site Address	720 KILANI AVE, SCHOFIELD BARRACKS, HI, 96786
Opinion	No Environmental Concern

This facility is listed in the EDR Historic Auto (EDR HIST AUTO) database as a gasoline station from 1969 to 1989, and as an auto repair shop from 1991 to 2014. Due to its past use as a gasoline station and its associated release, the facility is listed in the UST, LUST, and FINANCIAL ASSURANCE databases as formerly containing seven (7) USTs, which are listed as permanently out of use. Five (5) of the USTs were closed in October 1986 and two (2) of the USTs were closed on November 1998. One (1) LUST case is reported at this site associated with the closure of the above-mentioned tanks; however it received No Further Action (NFA) on August 3, 1999. Due to the receipt of a NFA letter, and distance from the Property, it is the opinion of Trileaf that this site does not constitute a REC.

***Surrounding Properties Database Listings***

Site Name	AIM WAHIAWA / ALOHA PETROLEUM: AIM WAHIAWA / WAHBA AMGAD A R C O WAHIAWA
Site Address	150 N. KAMEHAMEHA HWY., WAHIAWA, HI, 96786
Opinion	Recognized Environmental Condition

This facility, an active gasoline station, is listed in the EDR HIST AUTO database as such from 1971 to 2014. Additionally, it is listed in the RCRA database as a VSQG of hazardous waste, including ignitable waste and benzene. There are no reported violations associated with this listing. Due to its uses as a gasoline station and its associated releases, the facility is listed in the UST, LLUST, and FINANCIAL ASSURANCE databases as

***Surrounding Properties Database Listings***

containing USTs, including five (5) closed and permanently out of use USTs, and two (2) currently active and in-use USTs. The closed USTs include one (1) 550-gallon used oil UST, which was installed on February 6, 1985 and closed on August 9, 1994, and four (4) 10,000-gallon gasohol USTs, which were installed on February 6, 1985 and closed on September 7, 2018. The currently in-use USTs include two (2) 13,800-gallon gasohol USTs installed in August 2018. This site is also listed in the LUST database in association with Release I.D.s 980143, 950028, 070016, 180005, and 050027. The facility status as of July 19, 2000, in association to Release I.D.s 950028 and 980143 is Site Cleanup Completed (SCC) with receipt of a NFA letter. However, the facility status as of September 1, 2008 in association with Release I.D. 070016 EPMP, indicating that contamination remains in-place under some form of engineering or institutional controls. Additionally, Release I.D. 18005 is a confirmed, open release reported on October 36, 2017. All previous releases were consolidated under Release I.D. 050027 on August 28, 2018, for management purposes. Due to the active LUST and upgradient location, it is the opinion of Trileaf that this site constitutes a REC to the Property. However, no further action is recommended at this time based on the depth to groundwater (272.9 to 275 feet below ground), and the negative results from the Vapor Intrusion Assessment conducted on the Property, which did not identify COCs above the maximum reporting limits.

***Surrounding Properties Database Listings***

Site Name	MAHALO WAHIAWA / COMMUNITY SERVICE STATION INC
Site Address	119 KAMEHAMEHA HWY, WAHIAWA, HI, 96786
Opinion	No Environmental Concern
<p>This facility is listed in the EDR HIST AUTO database as a gasoline station from 1974 to 1999, and in the RCRA database as a non-generator of hazardous waste. There are no violations reported in relation to the RCRA listing. Additionally, this facility is listed in the UST, LUST, and FINANCIAL ASSURANCE databases due to containing USTs, including three (3) currently in-use USTs, one (1) temporary out of use UST, one (1) permanently out of use UST, and three (3) to be installed USTs. There are two (2) releases reported for this site in the LUST database, identified as releases 200003 and 000096. Release 000096 received NFA in September 2000; however release 200003 has not been closed yet, and has a confirmed release date of November 2019. Although release 200003 has not been closed, based on the distance and cross gradient position from the Property, it is Trileaf's opinion that this site should not pose an environmental concern at this time.</p>	

**3.2.3 Orphan Sites**

In addition, Trileaf reviewed the list of “orphan” sites – sites that were unable to be mapped – and found eight (8) orphan sites identified in the regulatory records. Trileaf reviewed site information and found that none of the orphan sites pose an environmental concern to the Property based upon their location and/or regulatory status.

A listing of the orphan sites is included in the [Regulatory Records Documentation Appendix \(Appendix 9.5\)](#).

### 3.2.4 Additional Records Review

As the Property is listed in the regulatory records as a UST and EDR HIST CLEANERT site, on June 8, 2021, Trileaf submitted a records request to the Hawaii Department of Environmental Health for records associated with the Property. As of the date of this report, no response has been received from this agency.

As the Property and surrounding sites are listed as UST and LUST sites, on June 22, 2021, Trileaf searched the Hawaii Solid and Hazardous Waste UST/LUST Online Database for information associated with these listings. No records were found in regards to these listings; however, as discussed in Section 3.2.2, the Property and sites located at 651 Kilani Avenue and 150 Kamehameha Highway, are considered an environmental concern at this time.

### 3.3 Historical Use Information on the Property

Summaries of the available historical resources reviewed as well as past uses of the Property are presented in the following tables.

<i>Available Historical Information Summary</i>														
Historical Resource	Pre 1900	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
<b>Aerial Photographs</b>								1962	1972 1977	1985	1992	2000 2001 2004 2006		
<b>Historical Topographic Maps</b>				1928			1953 1959	1966	1970	1983	1992 1998		2013	
<b>Fire Insurance Maps</b>						1942	1957		1974	1981 1985	1990 1991			
<b>City Directories</b>											1992 1995	2000 2005	2010 2014 2017	
<b>Other</b>														

<i>Historical Property Use Summary</i>	
<b>Date(s)</b>	<b>Property Use(s)</b>
1928 - 1942	Vacant lot
1957 - 1962	650 Kilani Avenue: existing commercial building, occupied by a drycleaner 656 Kilani Avenue: eight (8) residences
1972 - Present	650 Kilani Avenue: commercial building. Past and present occupants include: 1969-1995: Perfection Dry Cleaners 2010-2018: Abundant Life Church Present: vacant building 656 Kilani Avenue: five (5) buildings, used as either residences or commercial. Past and present occupants include: 1974-1991: three (3) residences, two (2) commercial buildings, and an auto wrecking yard 1995-2017: three (3) residences, Chang Towing Service, Hayashi Auto Repair, and an auto wrecking yard Present: five (5) vacant buildings and vacant land

The Property was a vacant urban lot from at least 1928 to 1942. In 1957, historical sanborn maps identify the Property to contain a drycleaners, restaurant, and various dwellings. By 1974, some of the residences appear to have been converted into an auto repair shop/wrecked auto storage area. In 2010, the area formerly occupied by the drycleaners is occupied by Abundant Life Church. The buildings north adjacent to this were utilized by Chang’s Towing, Hayashi Auto Repair, and several residences. Currently, the buildings on the Property are vacant as it is under demolition/renovation. See also the [Historical Research Documentation Appendix \(Appendix 9.4\)](#).

Review of the historical information identified a drycleaners to be located on the Property from at least 1957 to 1995. Due to the hazardous nature of chlorinated solvents associated with the dry-cleaning process before modern environmental regulations, the historic use of the Property as a drycleaners poses a REC to the Property at this time. Additionally, the Property also historically operated with an auto repair shop, towing services, and auto wrecking yard on site from approximately the 1970s to present. Due to the use and storage of hazardous substances associated with the auto repair/wrecking activities, the historic use of the Property as an auto repair shop poses a REC to the Property at this time. Note that these statements are made from the best information available. Trileaf has found no reason to believe that the use of this Property has been altered between available information sources. Based upon this historical review, Trileaf found no data gaps that significantly affected Trileaf’s ability to identify RECs associated with the Property.

### 3.4 Historical Use Information on Adjoining Properties

The past use of the adjoining properties is summarized in the following table.

<i>Historical Adjoining Property Use Summary</i>	
<b>Date(s)</b>	<b>Property Use(s)</b>
<b>North</b>	
1929 - 1957	Undeveloped land, followed by Kamehameha Highway/State Highway 80, followed by the North Fork Kaukonahua Stream
1974 - 2006	Undeveloped land, with residential buildings and Buddhist Temple (1992) to the northeast, followed by Kamehameha Highway/State Highway 80 followed, by the North Fork Kaukonahua Stream
Present	Garden and parking area associated with a Buddhist Temple, followed by Kamehameha Highway/State Highway 80 followed, by the North Fork Kaukonahua Stream
<b>East</b>	
1928 - 1957	Residential buildings followed by Lehua Street
1969 - Present	Mixed residential and commercial development, including a gas station - Arakawas Shell Service (1969 - 1989) /auto repair shop - Ace Transmission and General Repair (1991 - Present) at 720 Kilani Avenue followed by Lehua Street
<b>South</b>	
1928	No development depicted, followed by Kilani Avenue, followed by unknown structures depicted
1942	Vacant urban lot, followed by Kilani Avenue, followed by vacant urban lots and a roller skating ring
1957	Commercial (634 Kilani Avenue) and mixed-use building (602-06 Kilani Avenue), followed by Kilani Avenue, followed by a storage facility at 154 Mango Street, a parking lot, and a gas station/auto repair shop at 651 Kilani Avenue
1974 - 1982	Commercial (634 Kilani Avenue), a parking lot, and mixed-use building (602-06 Kilani Avenue), followed by Kilani Avenue, followed by a parking lot associated with a multi-tenant commercial building at 156-130 Mango Street, and a gas station/auto repair shop at 651 Kilani Avenue

<i>Historical Adjoining Property Use Summary</i>	
<b>Date(s)</b>	<b>Property Use(s)</b>
1985 - 1991	Commercial (634 Kilani Avenue), a parking lot, and an eye clinic (606 Kilani Avenue), followed by Kilani Avenue, followed by a parking lot associated with a multi-tenant commercial building at 156-130 Mango Street, and a gas station/auto repair shop at 651 Kilani Avenue
2000 - Present	Commercial building (634 Kilani Avenue), containing Curves, Applause Performance Academy, and Family Dentistry, an office building (610-12 Kilani Avenue), and an eye clinic (606 Kilani Avenue), followed by Kilani Avenue, followed by a parking lot associated with a multi-tenant commercial building at 156-130 Mango Street, and an motorcycle sales/ repair shop at 651 Kilani Avenue (currently Hawaii Rides)
<b>West</b>	
1928	Kamehameha Highway
1942	Vacant urban lot and Kamehameha Highway, followed by North Fork Kaukonahua Stream, followed by residential and commercial development, including various dry cleaners.
1957 - Present	Commercial store at 634 Kilani Avenue, multi-tenant commercial building at 602-06 Kilani Avenue, gasoline station at 524 Kilani Avenue (currently 7-Eleven at 2020 Kamehameha Highway), and Kamehameha Highway, followed by North Fork Kaukonahua Stream, followed by residential and commercial developments, currently containing Tamura's Market, Tamura's Kitchen, Dominos Pizza, Kanemaru Family Dental

The surrounding area was used as primarily as residential developments. In 1942, A skating ring is evident to the south, and various dry cleaners are evident to the west. In 1969, a gasoline station is evident to the east at 720 Kilani Street, according to the EDR HIST AUTO listing associated with this site. This site was operated solely as an auto repair shop from at least 1991 to present. Additionally, in 1957, two (2) gasoline stations are evident to the west at 524 Kilani Avenue (currently 7-Eleven at 2020 Kamehameha Highway), and to the south at 651 Kilani Avenue (currently Hawaii Rides Auto Sales), respectively. Commercial development, including a store and restaurant are evident west adjacent to the Property in 1957. See also the [Historical Research Documentation Appendix \(Appendix 9.4\)](#).

Historic use of surrounding sites as gasoline stations at 651 Kilani Avenue and 150 Kamehameha Highway, pose a REC to the Property based on operations prior to modern environmental regulations, close proximity to the Property, and/or up gradient position.

## 4.0 SITE RECONNAISSANCE

### 4.1 Methodology

The site reconnaissance included a walkover and examination of the Property and the adjacent properties. Observations of the Property and the adjoining properties were made from within the Property boundaries, and photographs were taken. Photographic documentation is included in the [Site Photographs Appendix \(Appendix 9.3\)](#).

<b>Date of Site Visit:</b>	June 17, 2021
<b>Personnel:</b>	Ms. Alexa Lopezlira
<b>Escorts:</b>	N/A
<b>Inaccessible Areas:</b>	Trileaf did not have access to the buildings located on the northwest portion of the Property. The northern portion of the Property was under construction, preventing observations of the area.
<b>Limiting Conditions:</b>	Inaccessible areas

### 4.2 Site Reconnaissance Findings

The Property consisted of three (3) joined buildings

<i>Site Reconnaissance Summary</i>		
<b>Feature</b>	<b>Observed on Subject Property</b>	<b>Observed on Adjacent Property</b>
<b>Buried Debris, Debris/Soil Piles, Evidence of Dumping, and/or Fill Material</b>	Yes	No
Detention or Retention Basins, Stormwater Drains, or Other Stormwater / Water Features	No	No
<b>Drains (other than municipal sanitary waste drains such as sinks, showers, and toilets)</b>	Yes	No
Drums and Chemical Containers (capacity 5 to 55 gallons)	No	No
Generation, Storage, and/or Disposal of Hazardous Waste (including waste oil and batteries)	No	No

<i>Site Reconnaissance Summary</i>		
<b>Feature</b>	<b>Observed on Subject Property</b>	<b>Observed on Adjacent Property</b>
<b>Heating and Cooling Systems</b>	Yes	No
High-Voltage Electrical Transmission Lines	No	No
Interceptors and/or Separators (including OWS)	No	No
On-Site Records	No	No
Pools, Pits, Cisterns, Sumps, Vaults, or Similar Receptacles Where Liquids Drain, Collect or are Stored, and Pooled Liquids	No	No
Septic Systems	No	No
<b>Stained Surfaces and/or Stressed Vegetation</b>	Yes	No
<b>Sources of Polychlorinated Biphenyls (PCBs)</b>	Yes	No
Storage Tanks (USTs, ASTs, or totes)	No	No
Unidentified Substances	No	No
Wastewater (excluding sanitary wastes)	No	No
Wells (potable, monitoring, observation, or dry)	No	No
Other Improvements, Features, or Environmental Concerns	No	No

No obvious signs of environmental concerns (monitoring wells, soil staining, stressed vegetation, odors, pools of liquid, and other signs of potential environmental concerns) were noted on the Property or on the adjoining properties.

#### **4.2.1 Buried Debris, Debris/Soil Piles, Evidence of Dumping, and/or Fill Material**

Trileaf observed renovation debris on the ground and within a trash container on the north side of the former preschool located on the Property. This debris is associated with the renovation of the bathrooms located within the former preschool building and should not pose an environmental concern at this time.

Trileaf observed a drainage area on the north side of the Property, near the former preschool area. This feature are not anticipated to pose an environmental concern at this time.

#### **4.2.2 Drains (other than municipal sanitary waste drains such as sinks, showers, and toilets)**

Trileaf observed a drainage area on the north side of the Property, near the former preschool area. This feature are not anticipated to pose an environmental concern at this time.

#### **4.2.3 Heating and Cooling Systems**

Trileaf observed ground-based HVAC units on the southwest portion of the Property. These features are not anticipated to pose an environmental concern at this time.

#### **4.2.4 Stained Surfaces and/or Stressed Vegetation**

Trileaf observed staining on the west side of the Property, which used to operate as a salvage vehicle storage area. This staining is most likely associated with general vehicular movement and is considered *de minimis*.

#### **4.2.5 Sources of Polychlorinated Biphenyls (PCBs)**

Historically, polychlorinated biphenyls (PCBs), a group of hazardous substances and suspected human carcinogens, were widely used as an additive in cooling oils for electrical components. Typical sources of PCBs can include elevators and hydraulic equipment.

PCBs were also added to dielectric fluid in some transformers. One (1) pole-mounted transformer that may contain PCBs was observed at the southeast corner of the Property. No labels indicating the presence of PCBs or lack thereof were observed on the transformer. The transformer appeared to be in good condition with no apparent staining. Although no PCB information was available, based on field observations, Trileaf does not consider this transformer to be an environmental concern for the Property at this time.

## 5.0 INTERVIEWS

Trileaf conducted and/or attempted to conduct the following interviews in relation to the Property. The contact information for and correspondence with (if applicable) those contacted is included in the [Interviews and Records Requests Appendix \(Appendix 9.6\)](#).

### 5.1 Interviews with Agencies and Individuals

<i>Summary of Interviews</i>			
<b>Title</b>	<b>Contact</b>	<b>Date(s) Contacted</b>	<b>Response Received?</b>
Owner	Harry Jong, LLC Mr. Harry Jong 808-218-1234	6/17/2021	No
Site Manager	N/A		No
Site Occupants	N/A		No
Local Government Officials and Records Requests	Hawaii Department of Health - Solid and Hazardous Waste Branch amy.liana@doh.hawaii.gov	6/8/2021	No
Local Government Officials and Records Requests	Hawaii Department of Health - Hazard Evaluation and Emergency Response MaeRose.Domingo@doh.hawaii.gov	6/8/2021	No
Other	N/A		No

## 6.0 VAPOR ENCROACHMENT

Trileaf has conducted a Vapor Encroachment Screen (VES) by evaluating historic and regulatory record sources along with soil, topographic, and groundwater data in the vicinity of the Property. The purpose of the VES is to determine the likelihood that Vapor Encroachment Conditions (VECs) exist at the Property. It should be noted that this VES was not conducted in full compliance with ASTM E2600-15; rather, this VES is the equivalent of a Tier 1 screening. Consideration of vapor encroachment consists of reviewing available information and use of professional judgment in determining 1) whether contamination is suspected in the soil and/or groundwater at, or near, the Property, and 2) whether identified contamination is suspected to exist within a 'Critical Distance' from the Property.

“Critical Distances”, as defined in ASTM E2600-15 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, refer to the maximum distances at which vapor encroachment may occur. These distances vary depending on topographic and hydrologic gradient, width of the contaminant plume, and type of contaminant known, or suspected, to exist. Generally, Critical Distances are 100 feet for non-petroleum contaminants of concern (COCs) and 30 feet for dissolved petroleum COCs. If a facility is beyond the critical distance, it is highly unlikely that a VEC exists. Consideration of topographic gradient is key to defining the Areas of Concern (AOCs) within which Critical Distances are applied. When plume data is not available, AOCs are used in lieu of Critical Distance to determine whether a VEC exists or not. According to ASTM E2600, the AOCs for these critical distances are as follows:

- 1,760 feet (1/3 mile) for contamination located up-gradient of the Property, except for dissolved petroleum hydrocarbons, which have a distance of 528 feet (1/10 mile),
- 365 feet for contamination located cross-gradient of the Property,
- 100 feet for contamination located down-gradient of the Property, with the exception of dissolved petroleum hydrocarbons, which have a distance of 30 feet. If non-aqueous phase petroleum hydrocarbons (LNAPL) are present, the 100-foot distance is utilized.

Based on the negative results obtained from a previous Phase II - Vapor Intrusion Assessment conducted on the Property in 2018 (see Section 3.2.2), this investigation has identified no potential VECs in connection with the Property.

## 7.0 NON-SCOPE SERVICES

No additional services were requested or provided for this Phase I ESA.

## 8.0 SUPPLEMENTAL INFORMATION

### 8.1 Purpose and Definitions

The purpose of this assessment is to identify RECs, including Controlled RECs (CRECs) associated with the Property and establish bona fide prospective purchaser liability protection and contiguous property owner liability protection in relation to the Property. ASTM E1527-13 defines the term “recognized environmental condition” as:

“...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment...”

ASTM E1527-13 defines the term “controlled recognized environmental condition” as:

“...a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority...with hazardous substances allowed to remain in place subject to the implementation of required controls...”

In addition, this assessment summarizes Historical RECs (HRECs) associated with the Property. ASTM E1527-13 defines the term “historical recognized environmental condition” as:

“...a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls...”

### 8.2 Detailed Scope-of-Services

On June 7, 2021, Ohana Pacific Bank contracted with Trileaf to conduct a standard Phase I ESA for the Property. Trileaf performed the following services:

- Site reconnaissance
- Records review of federal and state databases
- Review of previous environmental reports (when available)
- Interviews (where possible) and review of government records
- Review of historical topographic maps
- Review of historical aerial photographs
- Review of historical Sanborn fire insurance maps (when available)
- Review of city directories (when available)

The most recent U.S. Geological Survey topographic map is included in the [Site Vicinity Map Appendix \(Appendix 9.1\)](#). A site plan is also included in the [Site Plan and Other Maps Appendix \(Appendix 9.2\)](#).

### **8.3 Significant Assumptions**

It is assumed that the direction of surface water flow in the vicinity of the Property approximates the direction of subsurface shallow groundwater flow in lieu of additional local shallow groundwater information; however, localized geologic characteristics and other subsurface conditions could alter the normally expected shallow groundwater flow direction. In order to more accurately determine the direction of local groundwater flow, subsurface water table measurements would be required.

### **8.4 Data Gaps, Limiting Conditions, Deviations, Deletions, and Exceptions**

This assessment meets or exceeds the ASTM E1527-13 guidelines for typical scope and, where requested, non-scope considerations, and is intended to constitute all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice as defined at 42 U.S.C. Section 9601(35)(B). Non-scope conditions, as noted in Section 13 of ASTM E1527-13, may include, but are not limited to, an audit for regulatory compliance, a survey of ecological resources, endangered species, wetlands, or historic/cultural resources, assessments of indoor air quality, health and safety, or industrial hygiene, proximity to infrastructure releasing electromagnetic fields (EMF) or radiofrequency radiation (i.e. radiation emitted by certain antenna systems), or the presence of asbestos containing building materials (ACBMs), lead based paint, lead in drinking water, mold, or radon. No non-scope conditions have been evaluated.

The information presented in this report is compiled from a variety of sources over which Trileaf has neither affiliation nor control. Although these sources are considered reliable, no environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with the Property. All appropriate inquiry does not mean an exhaustive assessment of a Property, rather, it is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property.

This Phase I ESA is subject to the following data gaps, limiting conditions, deviations, deletions, and exceptions:

- Some historical records reviewed were not readily available in 5-year intervals or prior to first use of the Property. Although topographic maps date to the early 1900s, the use of the Property is not clear due to scale of the map, and the first available Sanborn map (dated 1942) depicts the Property as a vacant urban lot.

- Trileaf did not have access to the buildings located on the northwest portion of the Property. Additionally, the northern portion of the Property was under construction, preventing observations of the area. It should be noted that stored materials and indications of environmental concerns may be present in the areas not viewed during the site reconnaissance.
- Trileaf has not received a response to the Owner questionnaire.
- Trileaf was unable to obtain an interview from a local government authority.

It is Trileaf's opinion that none of the above-mentioned data failures, data gaps, limiting conditions, deviations, deletions, and exceptions have significantly affected Trileaf's ability to identify RECs in connection with the Property.

### **8.5 Special Terms and Conditions**

There were no special terms or conditions involved with this assessment.

### **8.6 User Reliance**

This report may be relied upon by Ohana Pacific Bank only. Reliance on this document by any other party is forbidden without the express written consent of Trileaf in the form of a signed Reliance Letter and that party's acceptance of mutually agreeable terms and conditions. Use of this report for purposes beyond those reasonably intended by Ohana Pacific Bank and Trileaf will be at the sole risk of the unintended user.

This report is based on the best current available information and prepared in accordance with generally accepted practices in the field of environmental consulting. Trileaf is not responsible for independent conclusions or recommendations made by others based on the data presented in this report.

## 8.7 References

### **ASTM E1527-13**

Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process

Designation: E1527-13

ASTM International

100 Barr Harbor Drive

West Conshohocken, PA 19428-2959

### **Environmental Database Resources**

6 Armstrong Road, 4th Floor

Shelton, CT 06484

<http://edrnet.com>

### **Hawaii Solid and Hazardous Waste UST/LUST Online Database**

<https://health.hawaii.gov/shwb/ustlust-data/>

### **Geologic map and guide of the Island of Oahu, Hawaii: Hawaii Division of Hydrography, Bulletin 2, scale 1:62,500, (1939)**

<https://mrdata.usgs.gov/geology/state/state.php?state=HI>

### **Previous Phase I**

Phase I ESA, dated November 22, 2017, prepared by Trileaf Corporation on behalf of Ohana Pacific Bank

### **Previous Phase II**

Phase II ESA - VI Assessment dated January 2, 2018 prepared by Trileaf Corporation on behalf of Ohana Pacific Bank

### **U.S. Geological Survey**

Schofield Barracks Quadrangle, Hawaii – 7.5-Minute Series (2017)

<https://viewer.nationalmap.gov/>

[basic/?basemap=b1&category=ustopo&title=US%20Topo%20Download#startUp](https://viewer.nationalmap.gov/basic/?basemap=b1&category=ustopo&title=US%20Topo%20Download#startUp)

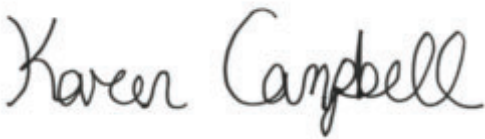
## 8.8 Signature(s) of Environmental Professional(s) & Others

The following environmental professionals and others of Trileaf participated in the writing of this report. This Phase I ESA was performed in accordance with the generally accepted practices in the field of environmental consulting. The analysis and recommendations indicated in this report are based upon the best current available information that could be obtained in the specified time frame. Trileaf assumes no liability for independent conclusions or recommendations made by others in conjunction with the data presented in this report.



Kenia Ampuero  
Project Scientist II

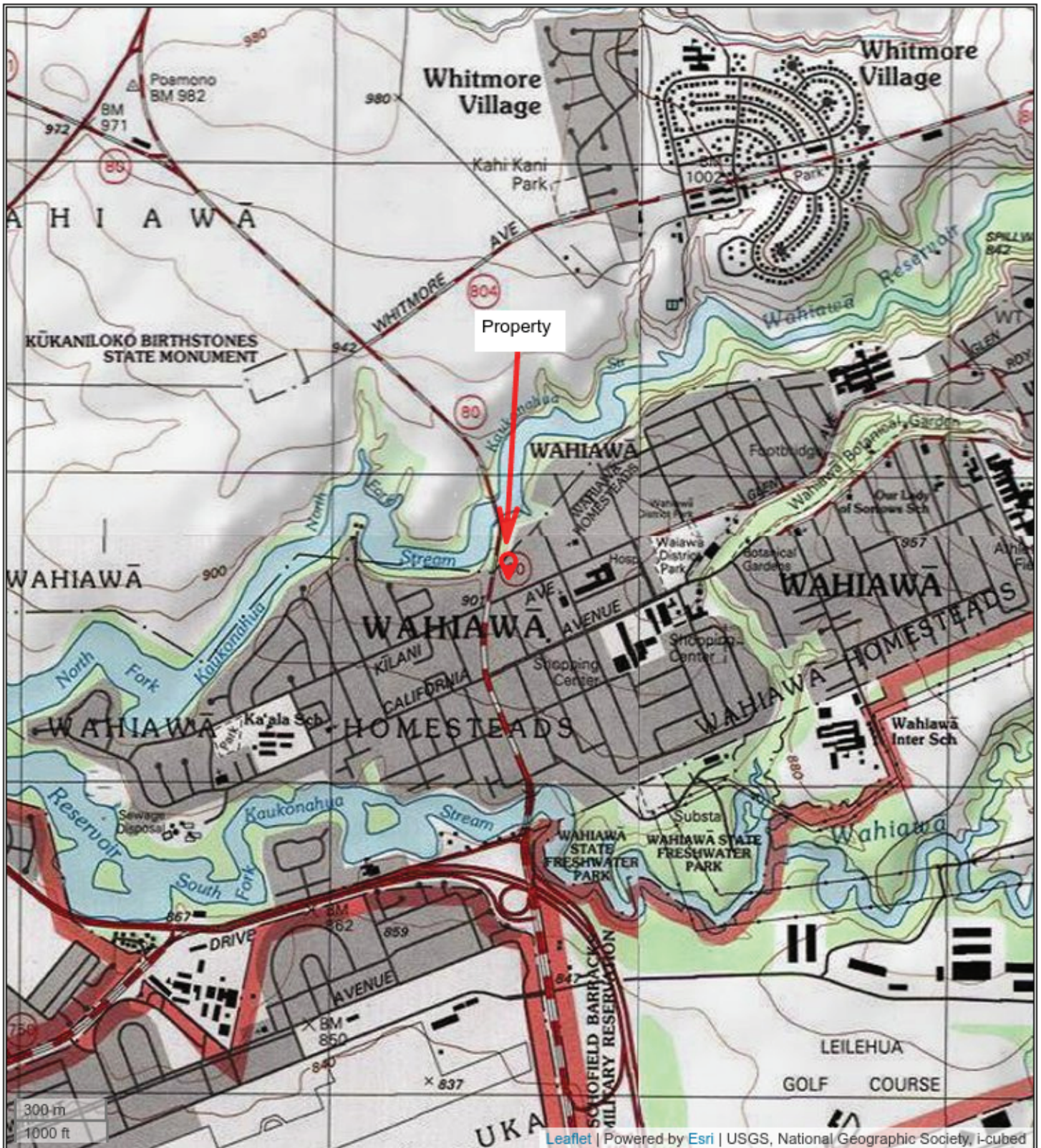
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined in § 312.10 of 40 CFR § 312. I have the specific qualification based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Karen Campbell  
Assistant Project Manager II  
Environmental Professional

Resumes of the environmental professionals and others who participated in the preparation of this ESA are included in [Qualifications of Environmental Professionals and Others Appendix \(Appendix 9.10\)](#).

**Appendix 9.1**  
Site Vicinity Map



Leaflet | Powered by Esri | USGS, National Geographic Society, i-cubed

**Site Vicinity Map**

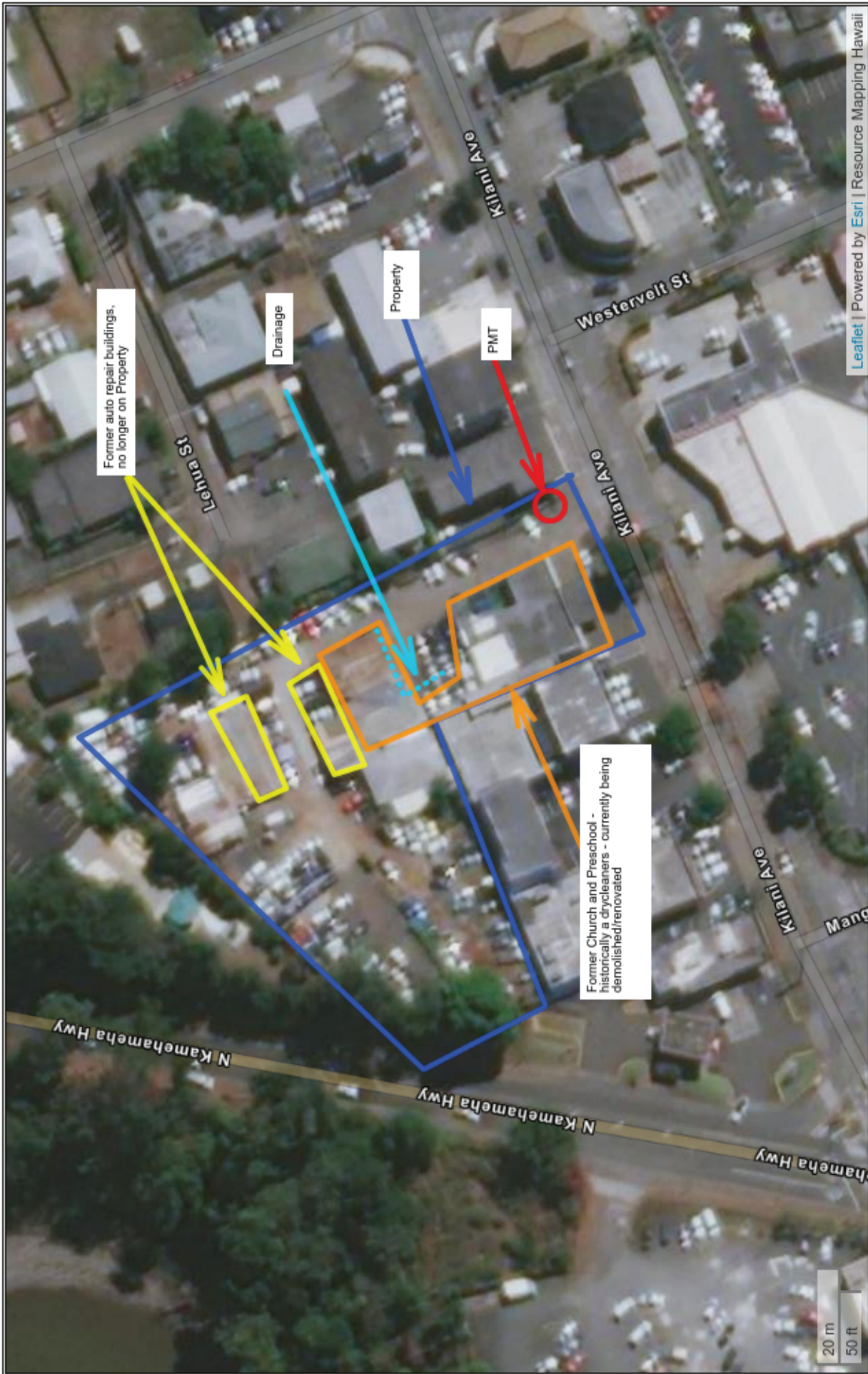
650 and 656 Kilani Avenue  
 Wahiawa, Hawaii 96786  
 Schofield Barracks Quadrangle,  
 Latitude: 21.499071 Longitude: 158.028986



North



**Appendix 9.2**  
Site Plan and Other Maps



Leaflet | Powered by Esri | Resource Mapping Hawaii



**Site Plan**

650 and 656 Kilani Avenue  
 Wahiawa, Hawaii 96786



**Site Plan - Vicinity**

650 and 656 Kilani Avenue  
 Wahiawa, Hawaii 96786



North

