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June 2, 2022

Mary Kodama Architectural Historian State Historic Preservation Division 601 Kamokila Blvd., Rm.555 Kapolei, Hawaii 96707

Re:

After-the-fact submittal to State Historic Preservation Division (SHPD), HRS Chapter 6E-42 and Historic Preservation Covenant Review HICRIS No. 2022PR00692

- Dreamhouse (Former Facility 77 Mess Hall), Parcel 03, TMK No. 9-1-013: 128
- Building 152 (Quonset Hut), Parcel 10, TMK No. 9-1-013: 097
- Buildings 476-477 (warehouses), Parcel 15, TMK No. 9-1-013: 081

Dear Mary,

MASON has reviewed Kalaeloa Ventures and Hunt Communities' completed renovations of the four buildings listed above located on three parcels at Kalaeloa, Oahu, Hawaii. We have completed an 'after-the-fact' evaluation of effects per HAR §13-284-7, as well as per the covenant requirements placed on the properties as part of the land transfer to Kalaeloa Ventures, LLC, by the United States Department of the Navy as recorded in the Quitclaim Deed dated December 19, 2017. We evaluated whether renovations made were consistent with the Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties.

Our effort entailed a November 2021 site visit, review of 2014 survey materials (inventory form and photographs), and review of the drawings for the completed work. We are providing the attached documents:

- Enclosure A provides comparative photographs for each site.
- Enclosure B includes the 2015 inventory forms previously prepared for the subject buildings. (Note that the form for Fac. 77 focuses on the BOQ building, not the mess hall, but does cover both structures. At the time of the survey, and when built, they were considered the same facility and called "BOQ and Mess." The mess hall's significance was the same as the BOQ since they were the same facility.)
- Enclosure C is the Historic Covenant Quitclaim Deed "Exhibit O" Historic Buildings.
- Enclosure D is the historic covenant
- Enclosure E is the Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties for Rehabilitation (Department of Interior regulations, 36 CFR 67).
- Project drawings for each site are also being submitted to SHPD as part of this review package.

Our evaluation findings are summarized below.



### DREAMHOUSE (Former Fac. 77 Mess Hall)

### Identification and Inventory of Historic Properties (HAR §13-284-5)

As a building built in 1958, this former Bachelor Officers Quarters (BOQ) Mess Hall is considered a historic property since it is older than 50 years in age.

### Evaluation of Significance (HAR §13-284-6) and Integrity

As recorded in the Quitclaim Deed Exhibit O (Historic Buildings), this building is a significant historic property. In a 2015 study titled *Historic Context and Section 110 Eligibility Assessment Forms for Former Naval Air Station Barbers Point Fee Conveyance of Leased Parcels 1-16,* MASON evaluated this building as a historically significant property meeting National Register of Historic Places (NRHP) Criteria A and C. Note the evaluation/survey form focused on the adjoining, primary Bachelor Officer Quarters facility, Fac. 77, not the mess hall, but the two buildings worked together as one unit. Further, the building is also evaluated by MASON today as significant under HAR §13-284-6 Criteria "a" and "c". This significance is based on its function as housing support for personnel assigned to the Pacific Barrier program, a Cold War era program at former Naval Air Station Barbers Point (NASBP) that operated aircraft patrols above the Pacific Ocean which formed an early warning radar picket to detect a possible Soviet attack on the United States.

#### Work Performed

Dreamhouse Renovations: Exterior work performed at Building 77 included alterations to the front façade, and modifications to doors and fenestration in select areas. At the façade, the five-bay fenestration layout was altered. The building entrance was moved into the center bay of the facade. The former entrance bay was partly infilled with a fixed panel and three windows, and the original steps were removed. The southernmost bay was completely infilled; all windows were removed. The new central entrance is smaller than original and has a new stair with an aluminum rail with glazing that is not historically appropriate. New windows with blue/green tinting were installed. Rain chains were added. The frames of historically inappropriate shade awnings were removed. On the interior, the layout was reconfigured and finishes and materials were replaced throughout.

#### Determining effects to significant historic properties (HAR §13-284-7)

MASON proposes an "Effect, with proposed mitigation commitments" finding due primarily to the design changes made at the front facade. The effects are relatively minimal, however, in that the building is still able to convey its historical period, including its relationship to the adjoining former Bachelor Officers Quarters (BOQ). Further, the renovation successfully returned a building that had been abandoned for years to active use as a middle school. The work did not alter the overall massing and feel of the building, or the surrounding environment.

# (Proposed) Mitigation (§13-284-8)

Mitigation for the effect on historic properties is proposed as a website that would provide students, residents of Wakea Garden Apartments, and visitors with the history and historical photographs of the buildings, NASBP and the Cold War era.



#### Historic Preservation Covenant

This property is subject to the Historic Preservation Covenants placed on the property as part of the land transfer by the U.S. Dept. of the Navy to Kalaeloa Ventures, LLC, recorded in the Quitclaim Deed of December 19, 2017.

We evaluated the completed building renovations and found that the changes are not fully consistent with the *Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties for Rehabilitation* (Department of Interior regulations, 36 CFR 67). This is because some primary historic materials and features were altered or removed (i.e., infilling of a portion of the front façade wall, new windows, and new entrance).

Despite the changes made, the renovations were a successful example of adapting an unused, abandoned building for a new use. The renovation embodies Standard # 9, as "The new work [is] differentiated from the old and [is] compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." Despite design changes that could have been implemented in a manner more in keeping with the SOIS, the property is still able to convey its historic period.

### **BUILDING 152 (Quonset Hut)**

### Identification and Inventory of Historic Properties (HAR §13-284-5)

This Quonset hut structure erected in 1943 is considered a historic property since it exceeds 50 years in age.

Alteration History: This building originated in 1943 as two Quonset huts used as warehouses, located side-by-side, and designated as Facility numbers 152 and 153 at the Naval Air Station Barber's Point (NASBP). By 1949, they had been joined together by a transverse addition, and functioned as a commissary. By 1951 the structures were assigned one facility number, Facility 152. In the 1950s or 60s, a third Quonset hut was added to the north hut's end, to double its length. In 1968, a commissary structure was built at the rear and connected to the Quonsets, but designated as a separate facility, Facility 1763. Today this rear, conjoined CMU building is considered a non-contributing component of the historic Quonset structure.

# Evaluation of Significance (HAR §13-284-6) and Integrity

As recorded in the Quitclaim Deed Exhibit O (Historic Buildings), this building is a significant historic property. In a 2015 study titled *Historic Context and Section 110 Eligibility Assessment Forms for Former Naval Air Station Barbers Point Fee Conveyance of Leased Parcels 1-16*, this structure was evaluated by MASON as a historically significant property meeting National Register of Historic Places (NRHP) Criterion C. See Enclosure B - evaluation form prepared for this building as part of that study. The Quonsets are also presently evaluated as meeting HAR §13-284-6 Criterion "c" as a distinctive architectural form incorporating World War II-era Quonset huts, and as retaining sufficient integrity.



# Work Performed

The recent exterior work performed at Building 152 included replacement of large-scale exterior doors and painting, and a new chain link fence. The replacement of one of the front façade's exterior doors enlarged the existing opening, although the other large-scale opening stayed the same. Interior upgrades included replacement of interior doors, and upgrades to lighting, A/C, fire alarm, sprinklers, electrical, and plumbing improvements, including the replacement of bathroom fixtures.

### Determining effects to significant historic properties (HAR §13-284-7)

Although relatively minimal changes were made to the exterior character-defining features of the building, MASON proposes an "Effect, with proposed mitigation commitments" finding. This is because only a small amount of historic fabric was removed from the primary façade, with the vertical expansion of one of the front façade's large-scale openings facing Enterprise Avenue. Further both large-scale doors were removed and replaced. One of the new doors is the same size as the previous, although the other is notably taller.

However, these changes do not alter the overall massing and feel of the building, or the surrounding environment, or significantly change its historic character. The structure is still able to convey its historical period. The three Quonset hut forms are still intact, and the exterior of the building appears much as it did in 2014 when it was last surveyed and evaluated by MASON.

# (Proposed) Mitigation (§13-284-8)

Architectural Recordation is proposed for mitigation in the form of a short form Historic American Building Survey (HABS), to include 5 large-format exterior photographs, and a written report that describes the building's evolution over time (starting as two side-by-side Quonset huts and expanding over the years to its current form).

#### Historic Preservation Covenant

This building is also subject to review per the Historic Preservation Covenants placed on the property as part of the land transfer by the U.S. Dept. of the Navy to Kalaeloa Ventures, LLC, recorded in the Quitclaim Deed of December 19, 2017.

We evaluated the completed renovations and determined that although there was and a loss of historic fabric, the changes are generally consistent with the *Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties for Rehabilitation* (Department of Interior regulations, 36 CFR 67).

This is because the *SOIS* for *Rehabilitation* provide some leniency in changes to historic properties. The introduction to the *Standards* advises that, overall, they should "be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility," and standard No.1 states that properties should be reused in a manner that "requires minimal change to the defining characteristics of the building...", which is interpreted to mean that some small degree of change is acceptable. Further, despite the changes made, the property is still able to convey its historic significance.



### BUILDINGS 476/477 (Wood-frame warehouses)

### Identification and Inventory of Historic Properties (HAR §13-284-5)

As buildings built in 1942, these former NASBP wood-frame storage buildings are considered historic properties since they are older than 50 years in age.

#### Evaluation of Significance (HAR §13-284-6) and Integrity

As recorded in the Quitclaim Deed Exhibit O (Historic Buildings), these buildings are significant historic properties. They meet HAR §13-284-6 Criteria a and c. Under Criterion a, they are significant for their association with the change in military storage practices on Oahu directly following the December 7, 1941 Japanese attack on Pearl Harbor. (The attack prompted the military to abandon plans to construct a centralized storage facility at NASBP in favor of smaller, dispersed storage buildings clusters. These particular buildings were part of "Unit 8," which was originally comprised of 11 such storage buildings.) They are also significant under Criterion c as World War II wood-frame storehouses. Hundreds of similar wood-frame storehouses were built during World War II throughout the Navy's Oahu installations, and relatively few remain today.

#### Work Performed

Most of the work performed was on the exterior envelope of the buildings to repair termite damage. This included the replacement of framing members, and replacement of exterior siding and roof materials. The corrugated roofing was replaced in-kind on both buildings. The corrugated metal siding material of Building 476 was replaced with wood siding. The wood siding material of Building 477 was repaired in kind with wood. Significant work occurred to repair/re-construct the large-scale, wood-frame sliding cargo doors.

The work took place at the buildings under two separate projects. The work undertaken on Building 477 occurred in 2017. The work undertaken on Building 476 occurred in 2019.

Determining effects to significant historic properties (HAR §13-284-7) MASON proposes a "No historic properties affected" finding. The repairs were undertaken in an historically appropriate manner.

Note that the corrugated metal siding material on Building 476 was replaced with wood in 2019. However, this change is considered historically appropriate. Both wood and corrugated metal were common/typical siding materials for temporary, wood-frame storehouse built during World War II. Due to material shortages during the war, wood and corrugated metal were frequently substituted for one another, based on availability. At the former NASBP, both materials were used as siding on the 8 storehouse Units. The wood siding of Building 476 now matches the wood siding of neighboring Building 477, which may reflect the original siding material for the grouping. (We couldn't definitively confirm the original siding material for either building, although corrugated metal is shown on original drawings.)



Not only was the work undertaken successfully in keeping with the original design and materials, but it returned two abandoned buildings to active use. The buildings still readily convey their historical period, including their relationship to one another, and as the last two remaining storehouses of the former NASBP "Unit 8" dispersed storage area.

# (Proposed) Mitigation (§13-284-8)

No mitigation is recommended since MASON proposes a "No historic properties affected" finding for Buildings 476/477.

Our team is seeking SHPD's concurrence on the findings of effect and mitigation recommendations above.

Sincerely,

Polly Tice

Principal and Research Section Director

**Enclosures** 





Fig. 1. (2014 Appearance.) When MASON last surveyed this building, it was abandoned. Windows and doors were boarded up, materials had been stripped, and it was covered in graffiti. Remnant frames of historically inappropriate shade awnings were attached above select doors and windows.



Fig. 2. (2021 Appearance.) The five-bay façade has been altered. The frames of historically inapropriate shade awnings were removed. The building entrance was moved into the center bay of the facade. The former entrance bay was partly infilled with a fixed panel as well as 3 windows, and the original steps were removed. The southernmost-bay was completely infilled; all windows were removed. The new central entrance is smaller than original, has a new stair with an aluminum rail with glazing. New windows with inappropriate blue/green tinting were installed.



Fig. 3. (2014 Appearance.) Southwest corner.



Fig. 4. (2021 Appearance.) Southwest corner. New gutters surround the building, with historically inappropriate rain chains at intervals.



Fig. 5. (2014 Appearance.) South side view. Windows and doors were boarded up. Flashing had been stripped from the eaves. Remnants of historically inappropriate shade awnings were over windows and doors. Original stair rails were intact.



Fig. 6 (2021 Appearance) South side view. New doors, windows, and handrails have been installed. Windows and doors are for the most part in keeping with the original fenestration pattern and openings, however one window opening was infilled. The blue-tinted glazing of the new windows is not historically appropriate. Original handrails have been removed and replaced. The historically inappropriate shade awning frames have been removed. Integrated gutters have been added at eaves, which was likely not original feature. Rain chains have been added at intervals, which are not historically appropriate.



Fig. 7. (2014 Appearance.) Southeast corner.



Fig. 7. (2014 Appearance.) Southeast corner. Original handrail was removed and replaced with new.



Fig. 8. (2014 Appearance.) Rear View, from within courtyard, with breezeway to former BOQ at right.



Fig. 9. (2021 Appearance.) Rear View, from within courtyard, with breezeway to former BOQ at right.



Fig. 10. (2014 Appearance.) Rear View, from within courtyard, with breezeway to former BOQ at right. A historically inappropriate gazebo was in the courtyard at the time.



Fig. 11. (2021 Appearance.) Rear View, from within courtyard, with breezeway to former BOQ at right. The historically inappropriate gazebo has been removed. Air conditioning equipment has been added, new windows have been installed. The grounds have been landscaped.



Fig. 1. (2014 Appearance.) View of Enterprise Avenue façade in 2014. Note the large-scale door at left is shorter than the door on the right and had been that way since at least 1965. (See Fig. 9)



Fig. 2. (2021 Appearance.) View of Enterprise Avenue façade in 2021. Note the large-scale door at left is now the same height as the door on the right, and a fenced enclosure has been added under Phase 1.



Fig. 3. (2014 Appearance.) View of large-scale opening in 2014 that has since been expanded in height. The door shown here that was later removed and replaced was likely in place since the 1960s.



Fig. 4. (2021 Appearance.) View of Enterprise Avenue façade in 2021 showing fenced enclosure and the replacement (roll-up) door changes made in Phase 2. New door is taller in height than the historic period.



Fig. 5. (2014 Appearance.) Door on right side that has been replaced. Height has been retained. This door was likely in place since the 1960s. See drawing in Fig. 9.



Fig. 6 (2021 Appearance) View of Enterprise Avenue façade in 2021 showing fenced enclosure and the replacement (roll-up) door, which is taller in height than the historic period door. (Phase 1)



Fig. 7. (2014 Appearance.) View of character-defining window row, 2014.



Fig. 8. (2021 Appearance.) View of character-defining window today (unchanged).

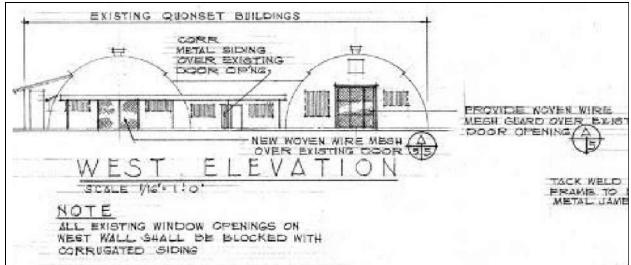


Fig. 9. Select Portion of Drawing #80091 dated 1965 (Lester and Phillips, Ltd.). This drawing shows the door configuration in 1965, with the door on the left shorter than the door on the right, which was the 2014 condition. The note on the drawing states "Provide woven wire mesh guard over existing door openings" which conforms to the 2014 appearance.



Fig. 1. Building 476, 2014 façade (view from Nassau Street). When MASON last surveyed this building in 2014, it was in poor condition, with extensive termite damage. The roof and siding material was corrugated metal.



Fig. 2. Building 476, 2021 façade (view from Nassau Street). Hunt undertook building repairs in 2019 in an historically appropriate manner. The corrugated siding was replaced with wood siding. While a different material, the wood boards are historically appropriate, since both corrugated metal and wood were used as siding material in the dispersed storage buildings built at NASBP during World War II. The corrugated metal roof was replaced in-kind. Large-scale doors were reconstructed in an historically appropriate manner.



Fig. 3. Building 476, appearance of south side in 2014, with corrugated siding.



Fig. 4. Building 476, 2021 appearance of south side in 2021. The corrugated metal sideing was replaced with wood siding, which is a historically appropriate material.



Fig. 5. Building 476, appearance of north side in 2014, showing two sets of large-scale sliding doors. The pair in the foreground had been partly boarded up with plywood to cover damaged wood.



Fig. 6. Building 476, appearance of north side in 2021, showing two sets of large-scale sliding doors. The doors were repaired in an historically appropriate manner.

Comparative Photographs of former Buildings 476 and 477 2014 and 2021



Fig. 7. Building 477, 2014 appearance. When MASON last surveyed this building in 2014, it was in very poor condition. It had extensive termite damage, with many sections of the building covered in plywood boards, and portion of the roof and eave on the Nassau (front) had collapsed. The building was sided with wood (unlike Building 476, which was originally sided with corrugated metal).



Fig. 8. Building 477, 2021 appearance. Historically appropriate repairs were made by the Navy in 2017.



Fig. 9. Building 477, 2014 appearance of the rear, which faces Midway Avenue. Extensive termite damage had led to temporary plywood repairs.



Fig. 10. Building 477, 2021 appearance of the rear, which faces Midway Avenue. Extensive in-kind repairs were made by Hunt to return the building to its previous appearance.

Enclosure B

FACILITY NO.: <u>77</u> FACILITY NAME: <u>BOQ-M</u>ess





Photograph Location Map

#### **IDENTIFICATION**

- 1. Facility NFA ID: <u>NFA 100001078371</u>
- 2. Facility Name: BOQ-Mess
- 3. Area (PARCEL): <u>3</u>
- 4. Historic Zone: \_\_\_\_\_

5. Tax Map Key: <u>9-1-013:011</u>

6. Current (2015) Eligibility Evaluation (Elig./Not Elig./Not Eval.):Eligible

#### NAVY FACILITY ASSET DATA

7. PR Number: <u>260011</u>

8. Year Built: <u>1958</u> 9. Stories: <u>3</u> 10. Irregular? \_\_\_\_\_

11. Length: <u>300'</u> 12. Width: <u>320'</u> 13. Height: <u>30'</u> 14. Area: <u>98,173 sq. ft.</u>

#### HISTORY, SIGNIFICANCE, ELIGIBILITY

- 15. Researched Year Built: \_\_\_\_\_ (if diff. from Navy Database) Source: <u>NOy 8009/0889/56</u>

  Design Date: <u>1957</u> Source: <u>NAVFAC plan files database, drawing # 774590, NASBP BOQ & Mess. March 19, 1957</u>
- 16. Architect, Engineer, Overseer, or Construction Battalion (circle): <u>Architect-Pereira & Luckman (Los Angeles, CA)</u>
  Noted for developing standardized Cold War barracks. Construction by Hawaiian Dredging Co.
- 17. Historic Names or Functions:

Original Use: BOQ-Mess & Officer's Mess
Subsequent Use: Date/Source: 1963 Navy P-164 Inv. of Shore Facilities.
Subsequent Use: Date/Source: Subsequent Use: Date/Source: Date/

18. Year(s) of Major Renovations or Relocation: \_\_\_2014 \_\_\_\_\_ Explanation:

19. Other Documentary Sources (not listed above): See sources at end of form.

Enclosure B

FACILITY NO.: 77 FACILITY NAME: BOO-Mess

20.	Period (Check as many as applicable):Initial Base,WW I,Between Wars,WW II,X CW
21.	Associated Cold War Themes:C3I, Defense & Deterrence, Special Weapons,
	RDT&E,Educ. & Training,Materiel Prod.,XLogistics & Ops Support,Social Support
22.	Associated Cold War Missions:
	Mission Type/Period
	Mission Type/Period
	Specianized Equipment of Features Anderpated
23.	NRHP Significance Criteria  X A (events), B (persons), X C (* dist const type), D (archaeology), Criterion Consideration
	Criterion Consideration G (or other) Explanation:
	(* distinctive type, period, or method of construction, work of a master, high artistic values, or distinguishable entity)
24.	Area of Significance: X Architecture, Engineering, Recreation, X Military, Transportation
	Other (explain)
	Explanation of Significance: See significance section at end of form.
25. Associa	Integrity: X Location, X Design, Setting, X Materials, Workmanship, X Feeling, X tion
	Explanation of Integrity: Currently under construction. All doors, windows, interior fixtures and wiring were removed. Interior walls that formerly divided the bays on each floor into two suites were removed, leaving only the three floor levels and the interior walls that separate the building bays. Although this results in a loss of integrity, the overall form, massing and character defining features that remain support NRHP eligibility.
<u>EXISTI</u>	NG HISTORIC ASSESSMENT DATA
26.	A Cultural Resource Inventory of NASBP, O'ahu, Hawai'i; Part 1: Phase I Survey and Inventory Summary (1997) (Elig./Not Elig./Not Eval.): Not Evaluated
	Cultural Resource Management Plan: Naval Air Station, Barbers Point (1999) (Elig./Not Elig./Not Eval.): Not Evaluated Pre-ICRMP Status: Within the boundaries of PH NHL District:YesXNo Unclear, close to boundaryListed individually on NRDetermined Eligible as contributing resource to PH NHL
	Determined Eligible as contributing resource to an NR District   District Name:
	Determined Eligible to NR as an individual resource
	Determined Ineligible to NR as an individual resource
	Date of NHL/NR Listing or Determination:Evaluated as Eligible as contributing resource to PH NHL
	Evaluated as Eligible as contributing resource to an NR District  District Name:
	Evaluated as Eligible to NR as an individual resource
	Evaluated as Ineligible to NR as an individual resource
	Not Evaluated
29.	2008 ICRMP Category: Not Evaluated

30. Current (2015) Eligibility Evaluation (Elig./Not Elig./Not Eval.): See Line #6

Enclosure B

FACILITY NO.: <u>77</u> FACILITY NAME: <u>BOQ-M</u>ess

HABS/HAER DATA  31. HABS/HAER Number: 32. Doc Accepted by NPS: 33. Date Accepted by NPS: 34. HABS/HAER Comments:
OBSERVATIONS/COMMENTS
35. General Type: <u>BOQ</u> 36. Condition: <u>Good</u>
37. Character-defining historic features (to be retained and consulted on, if altered): Note exterior materials: roof shape, materials and features; doors and entry features; window type and materials; etc.
Concrete construction.
• Flat roof with overhanging eaves.
<ul> <li>Window openings in bands, broken by narrow partitions at the building bays.</li> </ul>
<ul> <li>Cantilevered concrete canopies in bands above the window openings.</li> </ul>
38. Other observations about the setting (e.g. does building have significant landscape or hardscape elements nearby, or is it part of a notable spatial grouping?)
39. Features that detract from the historic character: (if not any, note there are none)
<ul> <li>All windows and doors have been removed for replacement.</li> </ul>
40. Major non-historic additions? If yes, describe below:
41. Comments:
• In 2014, Kalaeloa Joint Ventures submitted plans to SHPD for the rehabilitation of this building into apartment units. The project is currently (2014) under construction, and includes interior reconfigurations, the addition of exterior stairs, site improvements, and new windows. The windows will be installed in a pattern similar to the original, with the exception of painted recessed panels in the bathrooms for privacy. SHPD confirmed (in a letter dated 2/26/2014) that the project complies with the SOI Standards for Rehabilitation and does not jeopardize the building's significance or integrity.
• See the ACHP's <i>Program Comment for Cold War Era Unaccompanied Personnel Housing (1946-1974)</i> , which provides the Department of Defense (DOD) with an alternative way to comply with their Section 106 responsibilities.
<ul> <li>Evaluated by Mason Architects Inc. under a HART contract as Eligible for the NRHP in the 2008 Honolulu High Capacity Transit Survey</li> </ul>
TREATMENT DECISION
42. Proposed Management Category (if applicable): Date of Proposed Mgmt. Category
43. Research Form prepared by: Dee Ruzicka, Mason Architects, Inc. Honolulu, HI Date: Sept. 2015

#### NARRATIVE HISTORY, SIGNIFICANCE & SOURCES

This Bachelor Officers Quarters (BOQ) and Mess building was built in 1958 to house officers of the Pacific Barrier program, which became operational on July 1, 1958. The BOQ was designed to provide improved housing, and replaced temporary wooden H-shaped barracks built in the World War II era. The Pacific Barrier program operated aircraft patrols above the Pacific Ocean that formed an early warning radar picket to detect a possible Soviet attack on the United States. Aircraft were flown out of Midway Island, but the crews and the headquarters for the program were at Naval Air Station Barbers Point (NASBP). The Pacific Barrier program ended in 1965 when advancements in shore-based radar allowed it to detect incoming threats beyond the curvature of the earth.

Significance:

Enclosure B

FACILITY NO.: <u>77</u> FACILITY NAME: BOO-Mess

Building 77 is eligible for the NRHP under Criterion A for its association with the history of modern housing provided for the officers at the NASBP during the Cold War period. It is also eligible under Criterion C, for embodying the distinctive characteristics of a type and period of construction, which included an International-style design (horizontal bands of windows shaded by concrete canopies), and a barracks room-layout (shared bathroom between two bedrooms) that was representative of the 1950s period. Although the current 2014 construction project (see "comments" section, above) has removed the historic windows, doors, and many interior partitions, Facility 77 still retains a large measure of integrity that is evidenced in its remaining structure

#### Sources:

significant.

Bouchard, Capt. Joseph F. "Guarding the Cold War Ramparts, The U.S. Navy's Role in Continental Air Defense." *Naval War College Review*. Summer 1999.

and massing. Essential physical elements remain visible that allow the building to retain the historic identity for which it is

Bowfin Submarine Museum Archives. Aerial photograph of NASBP ca. 1963-1966. In folder "Handbook of Aerial Photographs of 14th ND—1963-1966." N.d. (ca. 1963-1966).

Contractors Pacific Naval Air Bases (CPNAB). "Technical Report and Project History Contracts NOy 3550 and NOy 4173. n.d. (ca. 1946).

Denfeld, Colt. "Appendix B. History of NAS & Cold War Facilities Survey." in Tuggle & Tuggle, A Cultural Resources Inventory of Naval Air Station Barbers Point, Oahu, Hawaii; Part I: Phase I Survey and Inventory Summary. International Archaeological Research Institute, Inc. 1997.

Department of the Navy. "Detailed Inventory of Naval Shore Facilities, Real Property Data, P-164." 1963 and 1974.

Department of the Navy. "NASBP General Development Map, 7900558." 1974.

Department of the Navy, Commander Navy Region Hawaii. Letter to Dr. Alan Downer, Administrator, DLNR, SHPD, re: Proposed Rehabilitation of Building 77, Bachelor's Officer's Quarters on Navy Owned Land at Kalaeloa, Oahu, Hawaii (Former Naval Air Station Barbers Point, signed by Captain M.D. Williamson. April 1, 2014.

Fourteenth Naval District. [Map] "NASBP Showing conditions on June 30, 1943, OA-N1-678."

Fourteenth Naval District. [Map] "NASBP Showing conditions on June 30, 1949, OA-N1-1962."

Fourteenth Naval District. [Map] "NASBP Showing conditions on 30 June 1951, OA-N1-2190" & "Building and Structure List, OA-N1-2167." 1951.

Hawaii State Archives. "Aerial photo PPA-63-3, 2-16." November 18, 1952 and "Aerial photo PPA-50-2, 5047-4." September 17, 1969

International Archaeological Research Institute, Inc. "Cultural Resource Management Plan: Naval Air Station, Barbers Point." Prepared for Department of the Navy Pacific Division, Naval Facilities Engineering Command under contract with Belt Collins Hawaii. 1999.

Mason Architects, Inc. "Honolulu High Capacity Transit Corridor Project - Surveyed Property Considered Eligible for National Register." 2008.

NAVFAC Hawaii. Historic drawings for this facility are located in NAVFAC Hawaii plan files archives as electronic copies. Various dates.

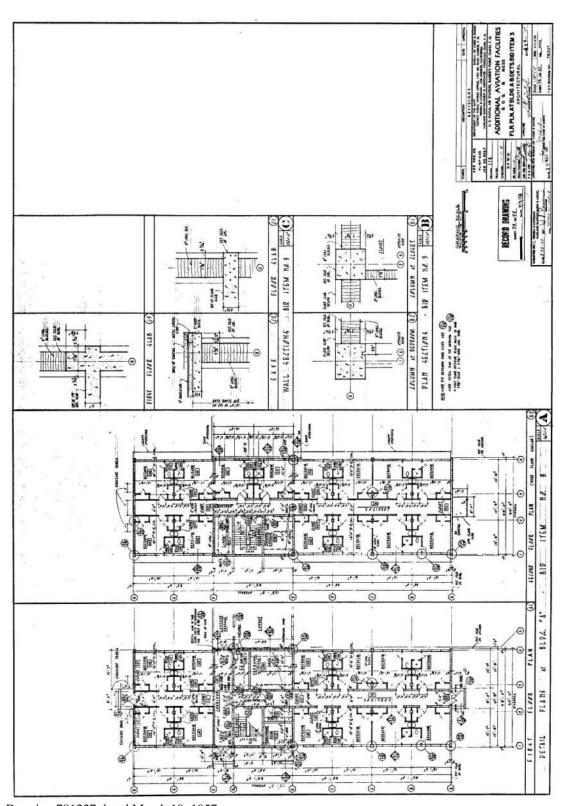
NAVFAC Hawaii EV5. Review Comments dated May 13, 2015 on draft assessment forms, provided to Mason Architects, Inc., on July 21, 2015 via email.

Tuggle, David and M.J. Tomonari-Tuggle. "A Cultural Resource Inventory of Naval Air Station, Barbers Point, Oahu, Hawaii: Part I: Phase I Survey and Inventory Summary." Prepared for Belt Collins Hawaii. 1997.

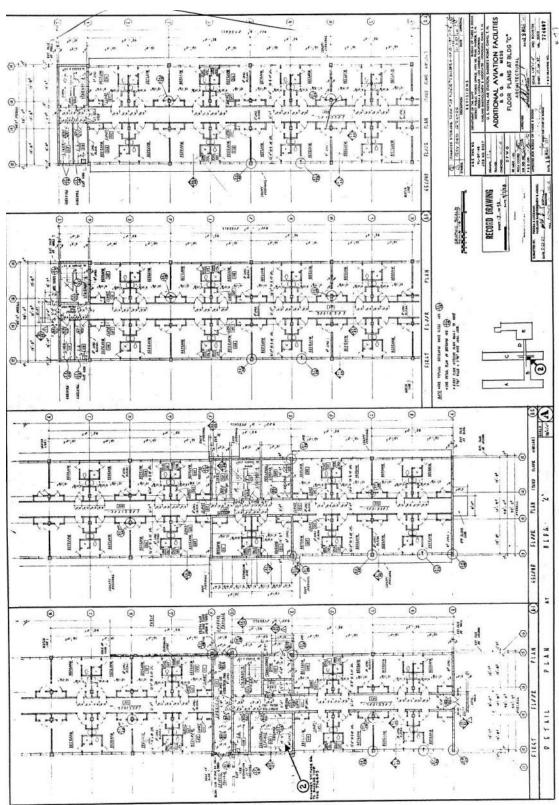
U.S. Navy, Bureau of Yards and Docks. Public Works of the Navy Data Book P-164. July 1945 Edition.

Weitze, Karen J. Keeping the Edge, Air Force Materiel Command Cold War Context (1945-1991) Volume II, Installations and Facilities. Washington DC: US Department of Defense. 2003.

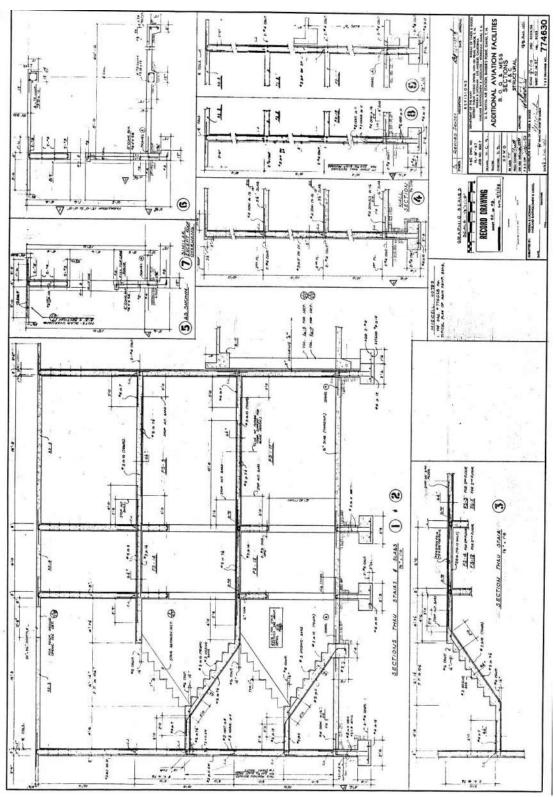
Weitze, Karen J. Email correspondence with Ann Yoklavich, Mason Architects, Inc., and write-up regarding historic evaluation of Facility 77. April 23, 2008.



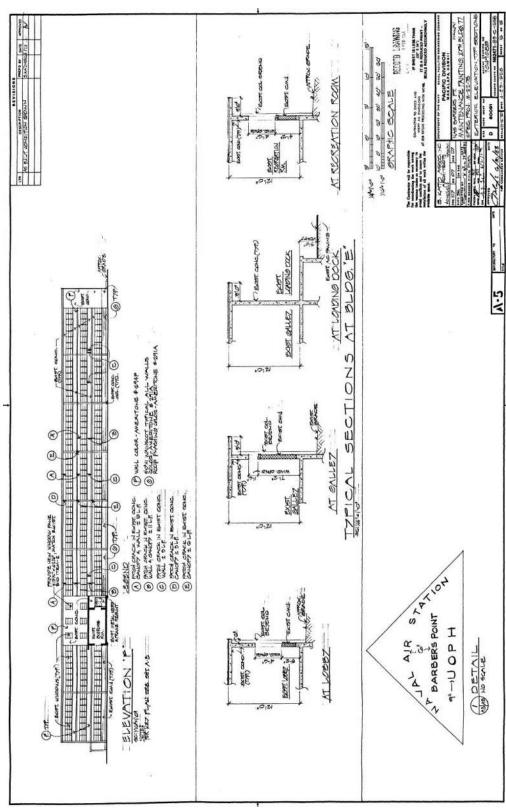
Drawing 781227 dated March 19, 1957.



Drawing 774607 dated March 19, 1957.



Drawing 774630 dated March 19, 1957.



Drawing 7049085 dated June 30, 1983.

Enclosure B

FACILITY NO.: 152 **FACILITY NAME:** Commissary



Photograph Location Map

#### **IDENTIFICATION**

- 1. Facility NFA ID: <u>NFA 100001078415</u> 5. Tax Map Key: <u>9-1-013:097</u>
- 2. Facility Name: <u>Commissary</u>
- 3. Area (PARCEL): <u>10</u>
- 4. Historic Zone: \_\_\_\_\_

# NAVY FACILITY ASSET DATA

- 7. PR Number: 260015
- 8. Year Built: <u>1944</u> 9. Stories: <u>1</u> 10. Irregular? \_\_\_\_\_

11. Length: <u>298'</u> 12. Width: <u>196'</u> 13. Height: <u>20'</u> 14. Area: <u>28,420 sq. ft.</u>

6. Current (2015) Eligibility Evaluation (Elig./Not Elig./Not Eval.):Eligible

#### HISTORY, SIGNIFICANCE, ELIGIBILITY

- 15. Researched Year Built: 1943 (if diff. from Navy Database) Source: 1943 map NASBP OA-N1-678 Design Date: \_\_\_\_\_Source: \_\_\_\_
- 16. Architect, Engineer, Overseer, or Construction Battalion (circle): Source:

17. Historic Names or Functions:

Original Use:WarehouseDate/Source:1943 map NASBP OA-N1-678Subsequent Use:Commissary StoreDate/Source:1951 map NASBP OA-N1-2167 Subsequent Use: \_\_\_\_\_\_Date/Source: Subsequent Use: Date/Source:

18. Year(s) of Major Renovations or Relocation: Explanation:

19. Other Documentary Sources (not listed above): See sources at end of form.

Enclosure B

FACILITY NO.: 152 FACILITY NAME: Commissary

20.	Period (Check as many as applicable):Initial Base,WW I,Between Wars,X _ WW II,CW
21.	Associated Cold War Themes:C3I, Defense & Deterrence, Special Weapons,
	RDT&E,Educ. & Training,Materiel Prod.,Logistics & Ops Support,Social Support
22.	Associated Cold War Missions:
	Mission Type/Period
	Mission Type/Period
	Specialized Equipment or Features Anticipated
23.	NRHP Significance Criteria A (events), B (persons), X C (* dist const type), D (archaeology), Criterion Consideration
	Criterion Consideration G (or other) Explanation:
	(* distinctive type, period, or method of construction, work of a master, high artistic values, or distinguishable entity)
24.	Area of Significance: X Architecture, Engineering, Recreation, X Military, Transportation
	Other (explain)
	Explanation of Significance: See significance section at end of form.
25.	Integrity: X Location, X Design, Setting, X Materials, X Workmanship, X Feeling, X Association Explanation of Integrity: Although these Quonset huts have undergone alterations, they retain important elements of Quonset construction that identifies them, such as arched form with oriented corrugated siding and stepped roof panels. They also retain historic sliding doors (now secured shut). Alterations are mostly additions which have not removed historic fabric, thus retaining sufficient measures of integrity of design, materials and workmanship of the original huts. The front two Quonsets are in their original location and the retention of the previously noted aspects of integrity of the three joined Quonsets along with their form, massing, and placement serve to convey significance and express their historic sense of the WW II period.
<u>EXISTI</u>	ING HISTORIC ASSESSMENT DATA
26. 27. 28.	A Cultural Resource Inventory of NASBP, O'ahu, Hawai'i; Part 1: Phase I Survey and Inventory Summary (1997)  (Elig./Not Elig./Not Eval.): Not Eligible  Cultural Resource Management Plan: Naval Air Station, Barbers Point (1999) (Elig./Not Elig./Not Eval.): Not Evaluated  Pre-ICRMP Status: Within the boundaries of PH NHL District: Yes X No Unclear, close to boundary
	Listed individually on NR  Determined Eligible as contributing resource to PH NHL  Pre-ICRMP Status: Within the boundaries of PH NHL District:Yes XNo Unclear, close to boundaryListed individually on NR
	Determined Eligible as contributing resource to an NR District   District Name:
	Determined Eligible to NR as an individual resource
	Determined Ineligible to NR as an individual resource
	Date of NHL/NR Listing or Determination: Evaluated as Eligible as contributing resource to PH NHL
	Evaluated as Eligible as contributing resource to an NR District  District Name:
	Evaluated as Eligible to NR as an individual resource
	Evaluated as Ineligible to NR as an individual resource
	Not Evaluated
	2008 ICRMP Category: Not Evaluated
30.	Current (2015) Eligibility Evaluation (Elig./Not Elig./Not Eval.): See Line #6

Enclosure B

FACILITY NO.: 152
FACILITY NAME: Commissary

HABS/HAER DATA
31. HABS/HAER Number: 32. Doc Accepted by NPS: 33. Date Accepted by NPS:
34. HABS/HAER Comments:
OBSERVATIONS/COMMENTS
35. General Type: Commissary (100' x 40' Quonsets) 36. Condition: Good
37. Character-defining historic features (to be retained and consulted on, if altered): Note exterior materials: roof shape, materials and features; doors and entry features; window type and materials; etc.
<ul> <li>Quonset form, massing, dimensions, and exterior cladding.</li> </ul>
<ul> <li>Stepped, arched roof of transverse corrugated panels.</li> </ul>
Side walls of horizontal corrugated panels.
End walls of vertical-oriented corrugated panels.
Sliding doors on interior overhead track.
38. Other observations about the setting (e.g. does building have significant landscape or hardscape elements nearby, or is it part of a notable spatial grouping?)
39. Features that detract from the historic character: (if not any, note there are none)
<ul> <li>Addition at west end joining the Quonsets. Facility 1763 added at rear. Large exhaust fans at west end walls.</li> </ul>
40. Major non-historic additions? If yes, describe below:
• Addition at west end joining the Quonsets. Facility 1763 added at rear. Large exhaust fans at west end walls.
41. Comments:
TREATMENT DECISION
42. Proposed Management Category (if applicable): Date of Proposed Mgmt. Category
43. Research Form prepared by: <u>Dee Ruzicka, Mason Architects, Inc. Honolulu, HI</u> Date: <u>Sept. 2015</u>

#### NARRATIVE HISTORY, SIGNIFICANCE & SOURCES

This commissary building complex was originally two 100' x 40' Quonset huts on the site that were used as warehouses. These original two structures are the Quonsets that face Enterprise Ave. They were erected prior to June 30, 1943, and were numbered Facilities 152 and 153. By June 30, 1949 these two Quonsets had been joined by a transverse addition along their Enterprise Ave. sides, and they were referred to as Subsistence Commissary (Fac. 152) and Subsistence Stores (Fac. 153). By June 1951 the two joined Quonsets were given one facility number, Facility 152, and referred to as a Commissary Store. The joined Quonsets remained in this configuration until at least November 18, 1952.

Sometime between November 1952 and February 6, 1968, the configuration of Facility 152 changed radically to the current form. This change included the addition of a third 100' x 40' Quonset longitudinally to the east end of the existing north hut. In February 1968, a gable-roofed building (Facility 1763) was built across the east end of this third hut.

Currently, Facility 152 consists of three, 100' x 40' Quonset huts, two huts joined end to end to form a 200' long section and one 100' x 40' hut parallel to the end-joined huts. This configuration of two and one huts are joined at their west ends by a transverse, flat roofed addition about 12' high that spans the approximate 30' distance between them.

Enclosure B

FACILITY NO.: <u>152</u> FACILITY NAME: Commissary

Significance:

Facility 152 is significant under Criterion C for its distinctive architecture incorporating World War II Quonset huts. Although the original Quonset huts have undergone alterations which reduce their integrity, such as the transverse addition across the southwest façade, they still retain most of their essential physical features and aspects of integrity that readily identify them as Quonsets. They remain fully able to convey their significance as examples of this important World War II building type.

#### Sources:

Department of the Navy. "Detailed Inventory of Naval Shore Facilities, Real Property Data, P-164." 1963.

Department of the Navy. "NASBP General Development Map, 7900558." 1974.

Fourteenth Naval District. [Map] "NASBP Showing conditions on June 30, 1943, OA-N1-678."

Fourteenth Naval District. [Map] "NASBP Showing conditions on June 30, 1949, OA-N1-1962."

Fourteenth Naval District. [Map] " NASBP Showing conditions on 30 June 1951, OA-N1-2190" & "Building and Structure List, OA-N1-2167." 1951.

Hawaii State Archives. "Aerial photo PPA-63-3, 2-16," November 18, 1952 and "Aerial photo PPA-49-7, 7-1," February 6, 1968, and "Aerial photo PPA-50-2, 5047-4," September 17, 1969.

International Archaeological Research Institute, Inc. "Cultural Resource Management Plan: Naval Air Station, Barbers Point." Prepared for Department of the Navy Pacific Division, Naval Facilities Engineering Command under contract with Belt Collins Hawaii. 1999.

NAVFAC Hawaii. Historic drawings for this facility are located in NAVFAC Hawaii plan files archives as electronic copies. Various dates.

Tuggle, David and M.J. Tomonari-Tuggle. "A Cultural Resource Inventory of Naval Air Station, Barbers Point, Oahu, Hawaii: Part I: Phase I Survey and Inventory Summary." Prepared for Belt Collins Hawaii. 1997.

U.S. Navy. Facility Asset Data Cards. 2014.

Enclosure B

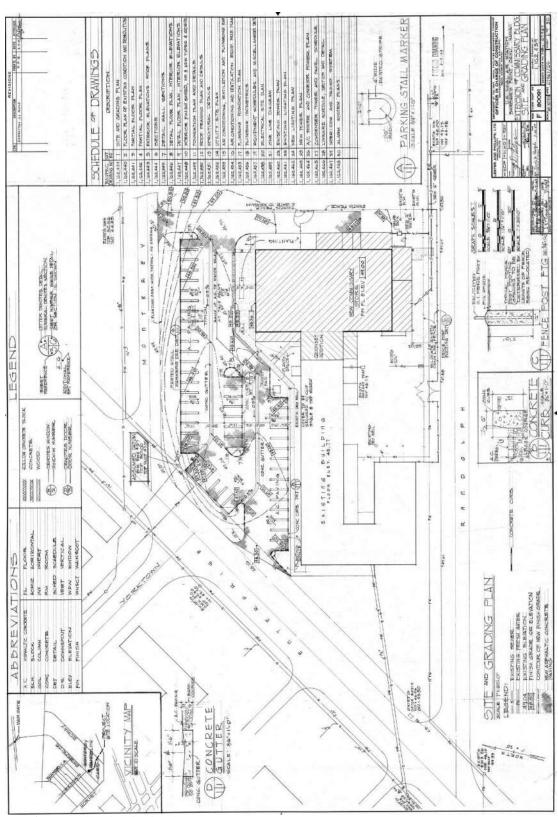
FACILITY NO.: <u>152</u> FACILITY NAME: <u>Commissary</u>

SUILDING 152 DETAILS The Table and Salam The Called the Delate

Drawing 743137 dated September 17, 1958.

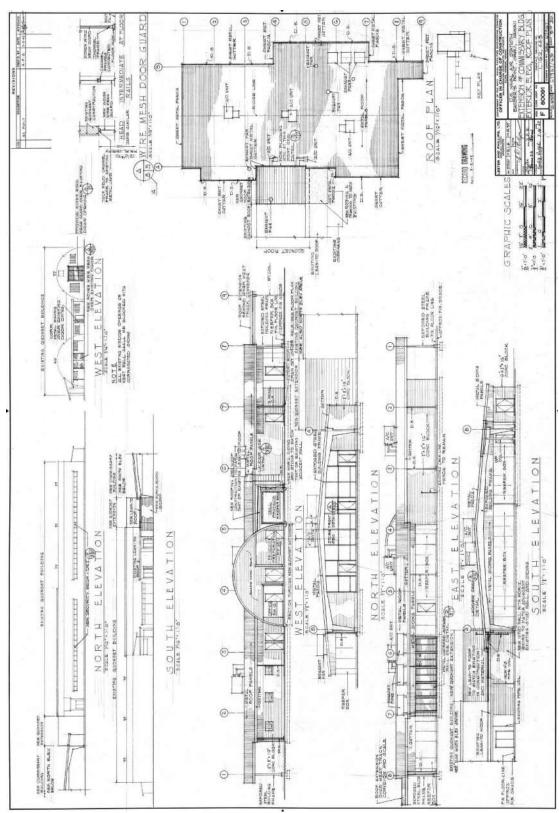
FACILITY NO.:

FACILITY NO.: <u>152</u> FACILITY NAME: <u>Commissary</u>



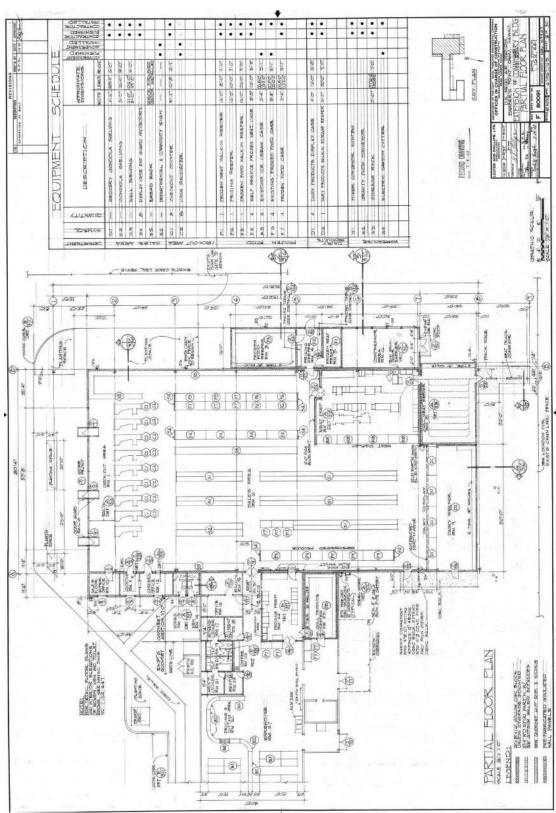
Drawing 1162439 dated July 14, 1967.

FACILITY NO.: <u>152</u> FACILITY NAME: <u>Commissary</u>



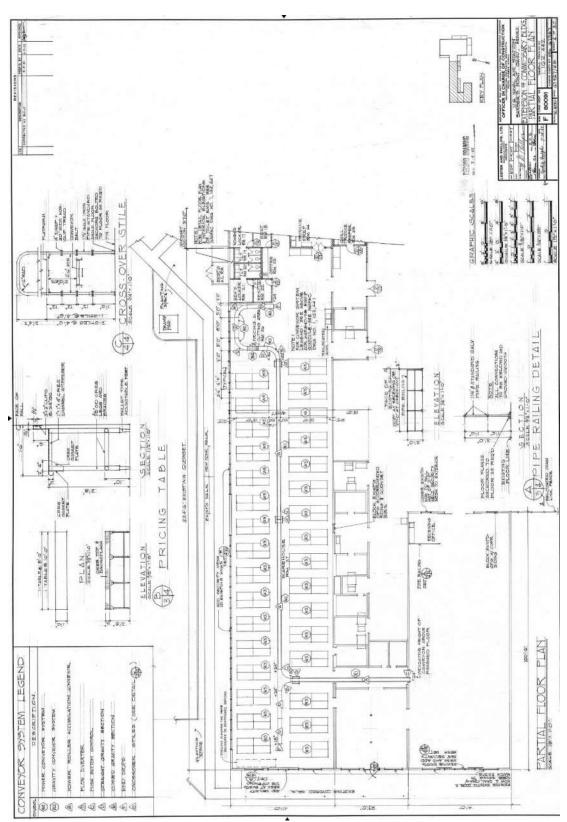
Drawing 1162443 dated July 14, 1967.

FACILITY NO.: <u>152</u> FACILITY NAME: <u>Commissary</u>



Drawing 1162441 dated July 14, 1967.

FACILITY NO.: <u>152</u> FACILITY NAME: <u>Commissary</u>



Drawing 1162442 dated July 14, 1967.

**FACILITY NAME: Storage Facility** 





Photograph Location Map

# IDENTIFICATION

- 1. Facility NFA ID: <u>NFA 100001078442</u>
- 2. Facility Name: Storage Facility
- 5. Tax Map Key: <u>9-1-013:081</u>
- 6. Current (2015) Eligibility Evaluation (Elig./Not Elig./Not Eval.): Eligible

- 3. Area (PARCEL): <u>15</u>
- 4. Historic Zone: Not within a Historic Zone

# NAVY FACILITY ASSET DATA

- 7. PR Number: <u>260017</u>
- 8. Year Built: <u>1943</u> 9. Stories: <u>1</u> 10. Irregular? \_\_\_\_\_
- 11. Length: <u>120'</u> 12. Width: <u>31'</u> 13. Height: <u>18'</u> 14. Area: <u>3,720 sq. ft.</u>

# HISTORY, SIGNIFICANCE, ELIGIBILITY

- 16. Architect, Engineer, Overseer, or Construction Battalion (circle): <u>CPNAB builder. Design 14<sup>th</sup> Naval District.</u>
  Source: <u>Contractors Pacific Naval Air Bases n.d (ca. 1946)</u>, p. A-340. <u>Original drawings NAVFAC Hawaii.</u>
- 17. Historic Names or Functions:

Original Use: General Stores Bldg No. 8D Date/Source: 1943 map NASBP OA-N1-678

Subsequent Use: Date/Source: Date/Source:

Subsequent Use: \_\_\_\_\_Date/Source: \_\_\_\_\_

- 18. Year(s) of Major Renovations or Relocation: \_\_\_\_\_\_\_
  Explanation:
- 19. Other Documentary Sources (not listed above): See sources at end of form.

Enclosure B

FACILITY NO.: 476
FACILITY NAME: Storage Facility

21.	Associated Cold War Themes:C3I, Defense & Deterrence, Special Weapons,					
22	RDT&E, Educ. & Training, Materiel Prod., Logistics & Ops Support, Social Support					
22.	Associated Cold War Missions:  Mission Type/Period					
	Mission Type/Period_					
	Specialized Equipment or Features Anticipated					
23.	NRHP Significance Criteria					
	X A (events), B (persons), _X C (* dist const type), D (archaeology), Criterion Consideration					
	Criterion Consideration G (or other) Explanation:					
	(* distinctive type, period, or method of construction, work of a master, high artistic values, or distinguishable entity)					
24.	Area of Significance: X Architecture, Engineering, Recreation, X Military, Transportation Other (explain)					
	Explanation of Significance: See significance section at end of form.					
25.	$Integrity: \underline{ X} Location, \underline{ X} Design, \underline{ } Setting, \underline{ X} Materials, \underline{ X} Workmanship, \underline{ X} Feeling, \underline{ X} Association$					
	Explanation of Integrity:					
XIST	NG HISTORIC ASSESSMENT DATA					
26.	A Cultural Resource Inventory of NASBP, O'ahu, Hawai'i; Part 1: Phase I Survey and Inventory Summary (1997) (Elig./No					
27.	Elig./Not Eval.): Not Eligible Cultural Resource Management Plan: Naval Air Station, Barbers Point (1999) (Elig./Not Elig./Not Eval.): Not Evaluated					
21.	Subsequent Categorization, per NAVFAC Hawaii EV5: <u>Category II (Rare WWII facility type due to earlier WWII Temporary building demolition initiatives)</u>					
28.	Pre-ICRMP Status: Within the boundaries of PH NHL District:Yes X_No Unclear, close to boundary					
	Listed individually on NR					
	Determined Eligible as contributing resource to PH NHL					
	Determined Eligible as contributing resource to an NR District   District Name:					
	Determined Eligible to NR as an individual resource					
	Determined Eligible to NR as an individual resource					
	Determined Eligible to NR as an individual resourceDetermined Ineligible to NR as an individual resource					
	Determined Eligible to NR as an individual resourceDetermined Ineligible to NR as an individual resource Date of NHL/NR Listing or Determination:					
	Determined Eligible to NR as an individual resourceDetermined Ineligible to NR as an individual resource  Date of NHL/NR Listing or Determination: Evaluated as Eligible as contributing resource to PH NHL					
	Determined Eligible to NR as an individual resourceDetermined Ineligible to NR as an individual resource  Date of NHL/NR Listing or Determination:Evaluated as Eligible as contributing resource to PH NHLEvaluated as Eligible as contributing resource to an NR District District Name:					
	Determined Eligible to NR as an individual resourceDetermined Ineligible to NR as an individual resource  Date of NHL/NR Listing or Determination: Evaluated as Eligible as contributing resource to PH NHL Evaluated as Eligible as contributing resource to an NR District District Name:  Evaluated as Eligible to NR as an individual resource					

30. Current (2015) Eligibility Evaluation (Elig./Not Elig./Not Eval.): See Line #6

Enclosure B

FACILITY NO.: 476

**FACILITY NAME: Storage Facility** 

- 31. HABS/HAER Number: <u>HABS HI-279-T</u> 32. Doc Accepted by NPS: <u>Yes</u> 33. Date Accepted by NPS: <u>C. 1996</u>
- 34. HABS/HAER Comments: Library of Congress has posted only the HABS photos on their website as of 2014.

#### OBSERVATIONS/COMMENTS

- 35. General Type: World War II Dispersed Storage Facility 36. Condition: Fair
- 37. Character-defining historic features (to be retained and consulted on, if altered): Note exterior materials: roof shape, materials and features; doors and entry features; window type and materials; etc.
  - Gable roof.
  - Surface mounted sliding doors for cargo.
  - 120' length and 30' width.
  - Small screened vents at eaves.
  - Louver vents at gable ends.
- 38. Other observations about the setting (e.g. does building have significant landscape or hardscape elements nearby, or is it part of a notable spatial grouping?)
  - Associated with adjacent storage Facility 477.
- 39. Features that detract from the historic character: (if not any, note there are none)
  - Plywood-repaired cargo doors.
- 40. Major non-historic additions? If yes, describe below:
- 41. Comments:
  - Evaluated by Mason Architects Inc. under a HART contract as Eligible for the NRHP in the 2008 Honolulu High Capacity Transit Survey.
  - Due to previous demolitions, this facility is considered a rare remaining example of this facility type. There were groups of these facilities constructed for material storage needs of the initial base. Most other similar type storage facilities except for Facility 476 and 477 were demolished leading up to BRAC.

#### TREATMENT DECISION

42.	Proposed Management	Category (if applicable):	Date of Proposed Mgmt. Category	
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43. Research Form prepared by: Dee Ruzicka, Mason Architects, Inc. Honolulu, HI Date: Sept. 2015.

## NARRATIVE HISTORY, SIGNIFICANCE & SOURCES

This storage building has a listed date of construction of 1942 in the Navy Public Works Data Book P-164 July 1945 edition. It was constructed by CPNAB contractors prior to the completion of their work at NASBP on May 7, 1943, when work at NASBP was turned over to Naval Construction Battalions (SeaBees or CBs). CPNAB records give December 1942 as the completion date for this building. Early maps show this facility type was part of the initial base construction; there were groups of these facilities constructed for material storage needs of the initial base. Except for Facility 476 and 477, most of the other similar type storage facilities have been demolished.

The construction of the group of storage buildings, including this facility, was a direct result of the December 7, 1941 attack by the Japanese on Pearl Harbor. Before that date, the plan for storage at NASBP had been to construct a single, three-story concrete

Enclosure B FACILITY NO.: 476
FACILITY NAME: Storage Facility

warehouse with footprint dimensions of 180' x 360'. Instead, the attack prompted the military to re-evaluate its policy of building central storehouses to instead favor dispersed storage sites. This resulted in the construction (at NASBP) of eight scattered groupings (Units) of storehouses, with each group containing between nine and fifteen buildings.

This building, as well as the others in the eight Units, were a locally designed storehouse type used in the build-up of NASBP and adjacent Ewa Field. Most buildings in the Units were similar to Facility 476, with light, temporary construction, on concrete slabs, and wood-framed with either wood or corrugated metal siding. They were typically 28' to 30' wide, and up to 100' to 128' long. Some of the storehouse Units included smaller, concrete storage buildings measuring 16' x 16', which were used for the storage of flammable items.

Facility 476 was one of the eleven storage buildings in Unit 8, which was centered at Nassau and Midway Avenues. Facility 476 was originally designated as Building 8D of buildings A thru K at Unit 8. It is called out on a 1943 map of NASBP and in the 1945 P-164 Navy Data Book as a general stores warehouse.

Some storage buildings within the Units stored parts for aircraft; each Unit had a building designated for propellers, one designated for engine stores, and one for structure stores. Six of the other seven dispersed storage areas/Units at NASBP were centered north of Saratoga Avenue, west of Unit 8. The remaining unit (Unit 1) was located about 0.8 mile south of Unit 8, near the northeast end of the runway.

The eight storage facility Units remained mostly intact until at least late November 1952, as shown by aerial photographs. Ca. 1953 construction of Wherry Program housing and the ca. 1963 construction of the Barbers Point Elementary School west of Hornet Avenue removed most of the buildings of Units 2, 3, 4, and 5. About six storehouses that were located south of Saratoga Avenue remained. By the mid-1960s the buildings at Unit 1 had been removed. Also by the mid-1960s Unit 6 (just east of Lexington Avenue) retained all of its nine large storehouses, while Unit 7 (just west of Enterprise Avenue) retained nine of its original thirteen large storage buildings. By that date Unit 8 retained only five of its original nine large buildings; the four buildings east of Nassau Avenue had been removed. By 1974 the only remaining buildings at Unit 8 were Facility Nos. 476 and 477.

#### Significance:

This 1942 storage building is significant under Criterion A for its association with the change in military storage practices on Oahu directly following the December 7, 1941 Japanese attack on Pearl Harbor. The attack prompted the military to abandon plans to construct a centralized storage facility at NASBP in favor of smaller, dispersed storage buildings such as Facility 476. It is also significant under Criterion C as a World War II wood storehouse. Hundreds of similar wood storehouses were built during World War II throughout the Navy's Oahu installations, and relatively few remain today.

#### Sources:

Contractors Pacific Naval Air Bases (CPNAB). "Technical Report and Project History Contracts NOy 3550 and NOy 4173." n.d. (ca. 1946).

Bowfin Submarine Museum Archives. Aerial photograph of NASBP ca. 1963-1966. In folder "Handbook of Aerial Photographs of 14th ND—1963-1966." n.d. (ca. 1963-1966).

Department of the Navy. "Detailed Inventory of Naval Shore Facilities, Real Property Data, P-164." 1963.

Department of the Navy. "NASBP General Development Map, 7900558." 1974.

Fourteenth Naval District. [Map] "NASBP Showing conditions on June 30, 1943, OA-N1-678."

Fourteenth Naval District. [Map] "NASBP Showing conditions on June 30, 1949, OA-N1-1962."

**Enclosure B** 

FACILITY NO.: 476

**FACILITY NAME: Storage Facility** 

Fourteenth Naval District. "Map NASBP Showing conditions on 30 June 1951, OA-N1-2190 and Building and Structure List, OA-N1-2167. 1951.

Hawaii State Archives. "Aerial photo PPA-63-3, 2-16." November 18, 1952 and "Aerial photo PPA-50-2, 5047-4." September 17, 1969.

International Archaeological Research Institute, Inc. "Cultural Resource Management Plan: Naval Air Station, Barbers Point." Prepared for Department of the Navy Pacific Division, Naval Facilities Engineering Command under contract with Belt Collins Hawaii. 1999.

Mason Architects, Inc. Historic Context Report and Historic Preservation Repair Plan. Building Types Assessment: World War II Wooden Facilities. Prepared for Commander, Navy Region Hawaii under contract to Naval Facilities Engineering Command, Pacific. 2005.

Mason Architects, Inc. "Honolulu High Capacity Transit Corridor Project. Surveyed Property Considered Eligible for National Register." 2008.

NAVFAC Hawaii. Historic drawings for this facility are located in NAVFAC Hawaii plan files archives as electronic copies. Various dates.

NAVFAC Hawaii EV5. Review Comments dated May 13, 2015 on draft assessment forms, provided to Mason Architects, Inc., on July 21, 2015 via email.

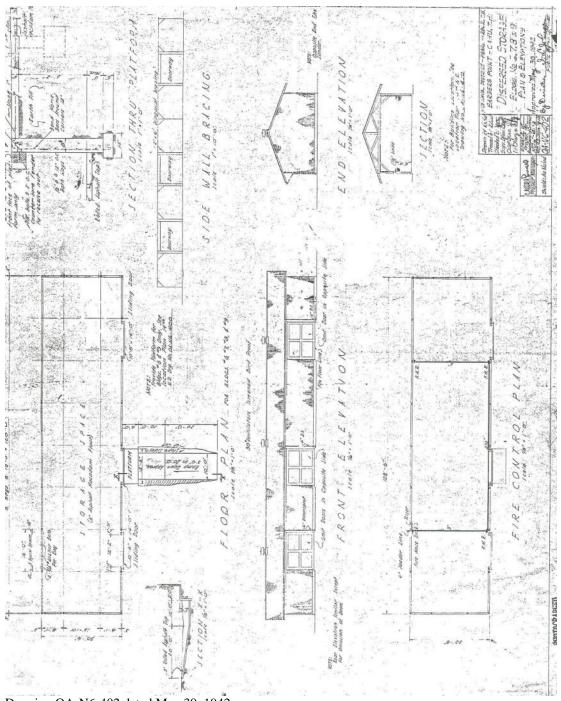
Tuggle, David and M.J. Tomonari-Tuggle. "A Cultural Resource Inventory of Naval Air Station, Barbers Point, Oahu, Hawaii: Part I: Phase I Survey and Inventory Summary." Prepared for Belt Collins Hawaii. 1997.

U.S. Navy, Bureau of Yards and Docks. Public Works of the Navy Data Book P-164. July 1945 Edition.

Yoklavich, Ann K. "HABS HI-279-T, Naval Air Station Barbers Point Dispersed Storage Warehouse Type." 1995.

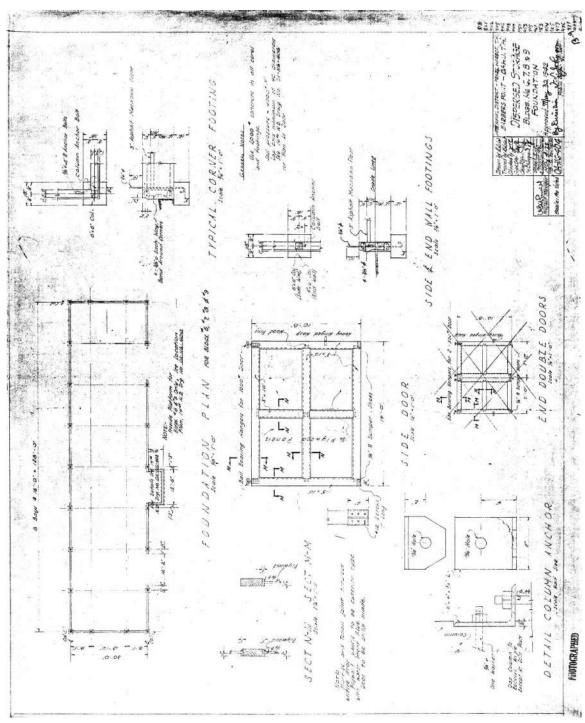
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FACILITY NO.: 476
FACILITY NAME: Storage Facility



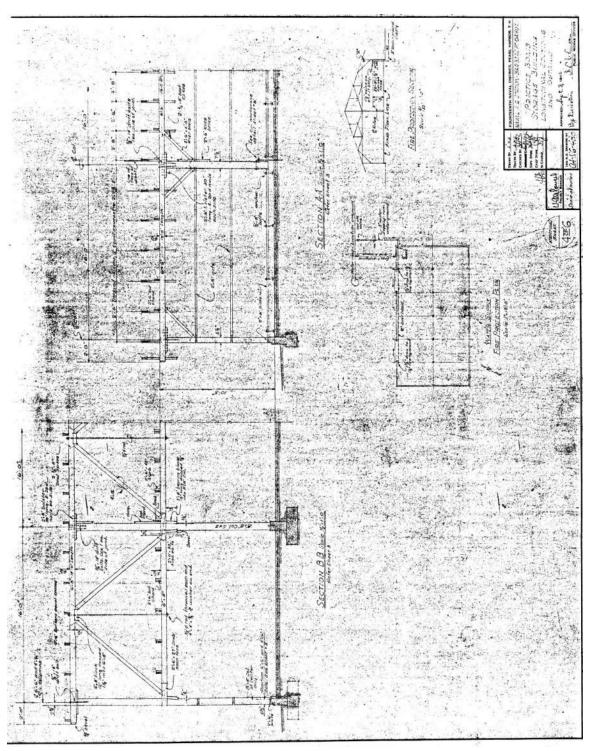
Drawing OA-N6-402 dated May 30, 1942.

FACILITY NO.: 476
FACILITY NAME: Storage Facility



Drawing OA-N6-404 dated May 30, 1942.

FACILITY NO.: 476
FACILITY NAME: Storage Facility



Drawing OA-N6-488 dated September 3, 1942.

**FACILITY NO.: FACILITY NAME: Club Facility** 





Location Map Photograph

#### **IDENTIFICATION**

- 1. Facility NFA ID: NFA 100001078451
  2. Facility Name: Club Facility
  3. Area (PARCEL): 15
  5. Tax Map Key: 9-1-013:081
  6. Current (2015) Eligibility Ev
- 6. Current (2015) Eligibility Evaluation (Elig./Not Elig./Not Eval.): Eligible
- 3. Area (PARCEL): 15
- 4. Historic Zone: Not within a Historic Zone

## NAVY FACILITY ASSET DATA

- 7. PR Number: <u>260018</u>
- 8. Year Built: <u>1944</u> 9. Stories: <u>1</u> 10. Irregular? \_\_\_\_\_
- 12. Width: <u>31'</u> 13. Height: <u>18'</u> 14. Area: <u>3,720 sq. ft.</u> 11. Length: <u>120'</u>

# HISTORY, SIGNIFICANCE, ELIGIBILITY

- 15. Researched Year Built: 1942 (if diff. from Navy Database) Source: 1945 Navy P-164 Public Wks. Data Bk Design Date: Source:
- 16. Architect, Engineer, Overseer, or Construction Battalion (circle): <u>CPNAB builder. Design 14<sup>th</sup> Naval District</u> Source: Contractors Pacific Naval Air Bases n.d (ca. 1946), p. A-340. Original drawings NAVFAC Hawaii.
- 17. Historic Names or Functions:

Original Use: Engine Stores Bldg. No. 8F Date/Source: 1943 map NASBP OA-N1-678 Subsequent Use: \_\_\_\_\_\_Date/Source: Subsequent Use: \_\_\_\_\_Date/Source: Date/Source: Subsequent Use:

- 18. Year(s) of Major Renovations or Relocation: Explanation:
- 19. Other Documentary Sources (not listed above): See sources at end of form.

FACILITY NO.: 477
FACILITY NAME: Club Facility

20.	Period (Check as many as applicable):Initial Base,WW I,Between Wars, _X_ WW II,CW						
21.	Associated Cold War Themes: C3I, Defense & Deterrence, Special Weapons, RDT&E, Educ. & Training, Materiel Prod., Logistics & Ops Support, Social Support						
22.	Associated Cold War Missions:  Mission Type/Period  Mission Type/Period  Specialized Equipment or Features Anticipated						
23.	NRHP Significance CriteriaX A (events), B (persons),X C (* dist const type), D (archaeology), Criterion Consideration						
	Criterion Consideration G (or other) Explanation:						
	(* distinctive type, period, or method of construction, work of a master, high artistic values, or distinguishable entity)						
24.	Area of Significance: X Architecture, Engineering, Recreation, X Military, Transportation						
	Other (explain)						
	Explanation of Significance: See significance section at end of form.						
25. Associa	Integrity: X Location, X Design, Setting, X Materials, X Workmanship, X Feeling, X tion  Explanation of Integrity:						
EXISTI	NG HISTORIC ASSESSMENT DATA						
26. 27.	A Cultural Resource Inventory of NASBP, O'ahu, Hawai'i; Part 1: Phase I Survey and Inventory Summary (1997) (Elig./Not Elig./Not Eval.): Not Eligible Cultural Resource Management Plan: Naval Air Station, Barbers Point (1999) (Elig./Not Elig./Not Eval.): Not Evaluated						
28.	Subsequent Categorization: Category II (Rare WWII facility type due to earlier WWII Temporary building demolition initiatives)  Pre-ICRMP Status: Within the boundaries of PH NHL District: Yes X No Unclear, close to boundary  Listed individually on NR  Determined Eligible as contributing resource to PH NHL						
	Determined Eligible as contributing resource to an NR District   District Name:						
	Determined Eligible to NR as an individual resource						
	Determined Ineligible to NR as an individual resource						
	Date of NHL/NR Listing or Determination:Evaluated as Eligible as contributing resource to PH NHL						
	Evaluated as Eligible as contributing resource to an NR District  District Name:						
	Evaluated as Eligible to NR as an individual resource						
	Evaluated as Ineligible to NR as an individual resource						
	Not Evaluated						
29.	2008 ICRMP Category: Not Evaluated						

30. Current (2015) Eligibility Evaluation (Elig./Not Elig./Not Eval.): See Line #6

Enclosure B

FACILITY NO.: 477

**FACILITY NAME:** Club Facility

HABS/HAER DATA	Α
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- 31. HABS/HAER Number: HABS HI-279-T 32. Doc Accepted by NPS: Yes 33. Date Accepted by NPS: Ca. 1996
- 34. HABS/HAER Comments: Library of Congress has posted only the HABS photos on their website as of 2014.

#### OBSERVATIONS/COMMENTS

- 35. General Type: <u>World War II Dispersed Storage Facility</u> 36. Condition: <u>Fair Poor. Termite damage, roof panel missing.</u>
- 37. Character-defining historic features (to be retained and consulted on, if altered): Note exterior materials: roof shape, materials and features; doors and entry features; window type and materials; etc.
  - Gable roof supported by simple trusses of structural fir member bolted together.
  - Surface mounted paneled sliding double doors for cargo constructed with "X" bracing. Door track enclosed with wood trim.
  - 120' length and 30' width.
  - Small screened vents at open gaps along the long side eaves.
  - Wooden louver vents at gable ends.
- 38. Other observations about the setting (e.g. does building have significant landscape or hardscape elements nearby, or is it part of a notable spatial grouping?)
  - Associated with adjacent storage facility 476.
- 39. Features that detract from the historic character: (if not any, note there are none)

None

- 40. Major non-historic additions? If yes, describe below:
- 41. Comments:
  - Evaluated by Mason Architects Inc. under a HART contract as Eligible for the NRHP in the 2008 Honolulu High Capacity Transit Survey.
  - Due to previous demolitions, this facility is considered a rare remaining example of this facility type. There were groups of these facilities constructed for material storage needs of the initial base. Most other similar type storage facilities except for Facility 476 and 477 were demolished leading up to BRAC.

#### TREATMENT DECISION

42.	Proposed Management Category (if applicable):	Date of Proposed Mgmt. Category	
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43. Research Form prepared by: <u>Dee Ruzicka, Mason Architects, Inc. Honolulu, HI</u>
Date: <u>Sept. 2015</u>

#### NARRATIVE HISTORY, SIGNIFICANCE & SOURCES

This storage building has a listed date of construction of 1942 in the Navy Public Works Data Book P-164, July 1945 edition. It was constructed by CPNAB contractors prior to the completion of their work at NASBP on May 7, 1943, when work at NASBP was turned over to Naval Construction Battalions (SeaBees or CBs). CPNAB records give December 1942 as the completion date for this building. Early maps show this facility type was part of the initial base construction; there were groups of these facilities constructed for material storage needs of the initial base. Except for Facility 476 and 477, most of the other similar type storage facilities have been demolished.

The construction of the group of storage buildings, including this facility, was a direct result of the December 7, 1941 attack by the Japanese on Pearl Harbor. Before that date, the plan for storage at NASBP had been to construct a single, three-story concrete

Enclosure B

FACILITY NO.: 477
FACILITY NAME: Club Facility

warehouse with footprint dimensions of 180' x 360'. Instead, the attack prompted the military to re-evaluate its policy of building central storehouses to instead favor dispersed storage sites. This resulted in the construction (at NASBP) of eight scattered groupings (Units) of storehouses, with each group containing between nine and fifteen buildings.

This building, as well as the others in the eight Units, were a locally designed storehouse type used in the build-up of NASBP and adjacent Ewa Field. Most buildings in the Units were similar to Facility 477, with light, temporary construction, on concrete slabs, and wood-framed with either wood or corrugated metal siding. They were typically 28' to 30' wide, and up to 100' to 128' long. Some of the storehouse Units included smaller, concrete storage buildings measuring 16' x 16', which were used for the storage of flammable items.

Facility 477 was one of the eleven storage buildings in Unit 8, which was centered at Nassau and Midway Avenues. Facility 477 was originally designated as Building 8F of buildings A thru K at Unit 8. It is called out on a 1943 map of NASBP as an engine stores warehouse, and in the 1945 P-164 Navy Data Book as a general stores warehouse.

Some storage buildings within the Units stored parts for aircraft; each Unit had a building designated for propellers, one designated for engine stores, and one for structure stores. Six of the other seven dispersed storage areas at NASBP were centered north of Saratoga Avenue, west of Unit 8. The remaining unit (Unit 1) was located about 0.8 mile south of Unit 8, near the northeast end of the runway.

The eight storage facility Units remained mostly intact until at least late November 1952, as shown by aerial photographs. Ca. 1953 construction of Wherry Program housing and the ca. 1963 construction of the Barbers Point Elementary School west of Hornet Avenue removed most of the buildings of Units 2, 3, 4, and 5. About six storehouses that were located south of Saratoga Avenue remained. By the mid-1960s the buildings at Unit 1 had been removed. Also by the mid-1960s Unit 6 (just east of Lexington Avenue) retained all of its nine large storehouses, while Unit 7 (just west of Enterprise Avenue) retained nine of its original thirteen large storage buildings. By that date Unit 8 retained only five of its original nine large buildings; the four buildings east of Nassau Avenue had been removed. By 1974 the only remaining buildings at Unit 8 were Facility Nos. 476 and 477.

#### Significance:

This 1942 storage building is significant under Criterion A for its association with the change in military storage practices on Oahu directly following the December 7, 1941 Japanese attack on Pearl Harbor. The attack prompted the military to abandon plans to construct a centralized storage facility at NASBP in favor of smaller, dispersed storage buildings such as Facility 477. It is also significant under Criterion C as a World War II wood storehouse. Hundreds of similar wood storehouses were built during World War II throughout the Navy's Oahu installations, and relatively few remain today.

#### Sources:

Contractors Pacific Naval Air Bases (CPNAB). "Technical Report and Project History Contracts NOy 3550 and NOy 4173." n.d. (ca. 1946).

Bowfin Submarine Museum Archives. Aerial photograph of NASBP ca. 1963-1966. In folder "Handbook of Aerial Photographs of 14th ND—1963-1966." n.d. (ca. 1963-1966).

Department of the Navy. "Detailed Inventory of Naval Shore Facilities, Real Property Data, P-164." 1963.

Department of the Navy. "NASBP General Development Map, 7900558." 1974.

Fourteenth Naval District. Original drawings for WWII Storage Type Building. OA-N6-401, OA-N6-402, OA-N6-404, OA-N6-408, OA-N6-409, OA-N6-414, OA-N6-416, OA-N6-487, OA-N6-488, OA-N6-490. 1942.

Fourteenth Naval District. [Map] "NASBP Showing conditions on June 30, 1943, OA-N1-678."

Fourteenth Naval District. [Map] "NASBP Showing conditions on June 30, 1949, OA-N1-1962."

Fourteenth Naval District. [Map] "NASBP Showing conditions on 30 June 1951, OA-N1-2190 and Building and Structure List, OA-N1-2167. 1951.

1969.

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FACILITY NO.: 477

**FACILITY NAME:** Club Facility

Hawaii State Archives. "Aerial photo PPA-63-3, 2-16." November 18, 1952 and "Aerial photo PPA-50-2, 5047-4." September 17,

International Archaeological Research Institute, Inc. "Cultural Resource Management Plan: Naval Air Station, Barbers Point." Prepared for Department of the Navy Pacific Division, Naval Facilities Engineering Command under contract with Belt Collins Hawaii. 1999.

Mason Architects, Inc. Historic Context Report and Historic Preservation Repair Plan. Building Types Assessment: World War II Wooden Facilities. Prepared for Commander, Navy Region Hawaii under contract to Naval Facilities Engineering Command, Pacific. 2005.

Mason Architects, Inc. "Honolulu High Capacity Transit Corridor Project. Surveyed Property Considered Eligible for National Register." 2008.

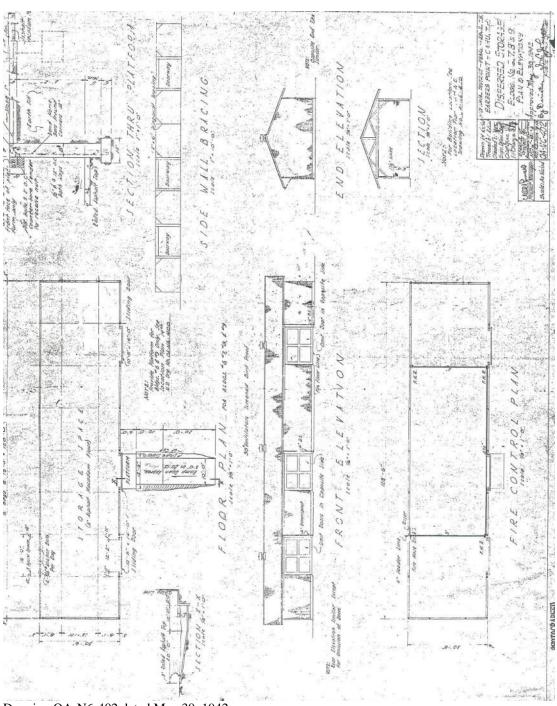
NAVFAC Hawaii. Historic drawings for this facility are located in NAVFAC Hawaii plan files archives as electronic copies. Various dates.

NAVFAC Hawaii EV5. Review Comments dated May 13, 2015 on draft assessment forms, provided to Mason Architects, Inc., on July 21, 2015 via email.

U.S. Navy, Bureau of Yards and Docks. Public Works of the Navy Data Book P-164. July 1945 Edition.

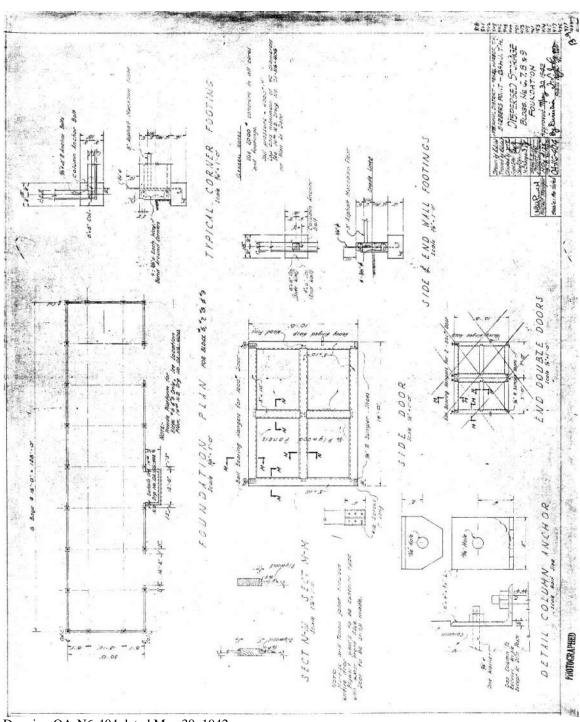
Yoklavich, Ann K. "HABS HI-279-T, Naval Air Station Barbers Point Dispersed Storage Warehouse Type." 1995.

FACILITY NO.: 477
FACILITY NAME: Club Facility



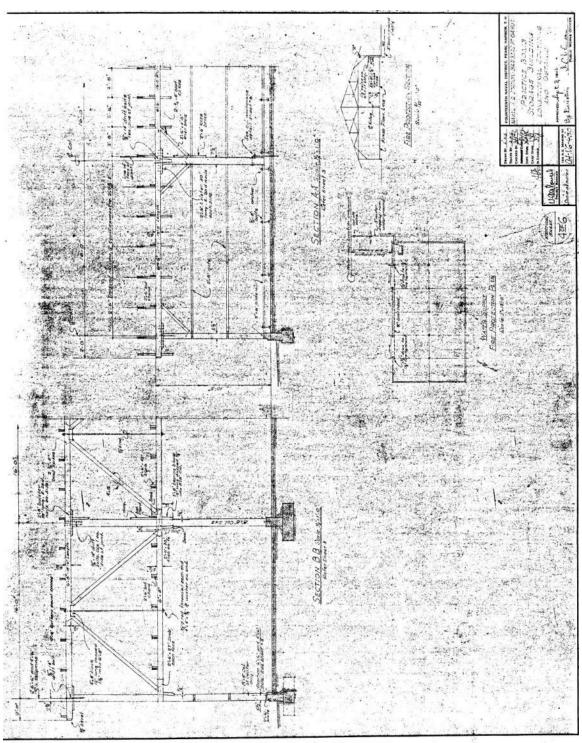
Drawing OA-N6-402 dated May 30, 1942.

FACILITY NO.: 477
FACILITY NAME: Club Facility



Drawing OA-N6-404 dated May 30, 1942.

FACILITY NO.: 477
FACILITY NAME: Club Facility



Drawing OA-N6-488 dated September 3, 1942.

# Exhibit O Historic Buildings

Parcel	Fac.	Fac. Name	Historic Name	Year	NR Eligibility Criteria
3	77	BOQ-Mess	BOQ	1958	Eligible/ Crit. A & C as Cold War-era officer housing in a pared-down and utilitarian international-style design
3	<u>943</u>	Pool Bath House	Pool Dressing Room - Pavilion	1959	Eligible/ Crit. C as an example of Hawaiian Reglonalism on a mIlitary base
4	<u>55</u>	Chapel Center/ FSC	Enlisted Men's Barracks	1957	Eligible/ Crit. C as an example of a pared down and utilitarian International-style design
8	<u>5</u>	Chapel	Chapel	1953	Eligible/ Crit. C as an example of the military's reuse of buildings In the Post War period, and as what Is likely the only standard-plan Army chapel on a Hawaii Navy Installatlon
9	<u>271</u>	Operational Storage	Ready Magazine	1944	Eligible/ Crit. C as a distinctive type of ready magazine that is representative of the World War Ii period
10	<u>152</u>	Commissary	Warehouse	1943	Eligible/ Crit. C as a distinctive form incorporating World War li-era Quonset huts
15	<u>476</u>	Storage FacIlity	General Stores Bldg. 8D	1942	Eligible/ Crit. A & C as an example of the change in military storage practices on Oahu directly following the December 7, 1941 attack, and as a World War II wood storehouse, of which relatively few remain
15	<u>477</u>	Club Facility	Engine Stores Bidg. 8F	1942	Eligible/ Crit. A & C as an example of the change in military storage practices on Oahu directly following the December 7, 1941 attack, and as a World War II wood storehouse, of which relatively few remain
16	<u>128</u>	CPWP Admin	Radio Transmitter Building	1942	Eligible/ Crit. A & C for its association with the development of Navy radio communications at NASBP, and as a distinctive World War II radio communications building type

# The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

OFFICE OF The ASSISTANT REGISTRAR, LAND CO **STATE OF HAWAII** (Bureau of Conveyances)

The original of this document was recorded as follows:

DOCUMENT NO.

Doc T - 10215309

CT 1148987 December 20, 2017 3:29 PM

DATE/TIME

LAND COURT SYSTEM

REGULAR SYSTEM

AFTER RECORDATION: RETURN BY MAIL ( ) PICK-UP (X)

Kalaeloa Ventures, LLC 737 Bishop Street, Suite 2750 Honolulu, HI 96813 Attention: Thomas Lee

Tax Map Key Nos. (1) 9-1-013-128; (1) 9-1-013-129;

Total Pages: 48

- (1) 9-1-013-130; (1) 9-1-013-079; (1) 9-1-013-057;
- (1) 9-1-013-023; (1) 9-1-013-051; (1) 9-1-013-081;
- (1) 9-1-013-097; and (1) 9-1-013-083

#### **QUITCLAIM DEED**

This Quitclaim Deed ("Deed") is made this 19 day of Wecen bel 2017, by and between the UNITED STATES OF AMERICA ("GRANTOR"), acting by and through the Department of the Navy, with a principal office at 400 Marshall Road, Building X-11, Pearl Harbor, HI 96860-3134, and KALAELOA VENTURES, LLC ("GRANTEE"), a Delaware limited liability company, whose address is 737 Bishop Street, Suite 2750, Honolulu, HI 96813.

# **RECITALS**

WHEREAS, by authority contained in 10 USC Section 2814, the Secretary of the Navy is authorized to convey all right, title, and interest of the United States to certain portions of the former Naval Air Station, Barbers Point to GRANTEE; and

WHEREAS, GRANTEE has requested conveyance of a portion of the former Naval Air Station Barbers Point consisting of Parcels 3, 4, 8, 9A, 9B, 10, 15, and 16 (each as described in the corresponding Exhibits A through H attached to this Deed), collectively 525229

comprising 69.990 acres of land, more or less, together with certain improvements thereon (collectively, the "Property"); and

WHEREAS, on July 11, 2017, August 08, 2017, and December 15, 2017, GRANTOR executed Environmental Condition of Property reports (ECP), which documents set forth the basis for GRANTOR's determination that Parcels 3, 4, 8, 9A, 9B, 10, 15, and 16 are suitable for transfer pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (CERCLA) 120(h)(3).

NOW, THEREFORE, GRANTOR, in consideration of the foregoing, the covenants, conditions and restrictions hereinafter contained and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim to GRANTEE all of GRANTOR's right, title and interest in the Property. Notwithstanding anything to the contrary in this Deed, GRANTEE acknowledges and agrees that GRANTOR makes no representation or warranty regarding the status of title being conveyed by this Deed, including but not limited to whether there are any unrecorded easements encumbering the property.

#### I. TOGETHER WITH:

All of GRANTOR's right, title and interest in and to buildings, improvements, and utilities located on the Property and all rights, tenements, hereditaments, and appurtenances thereunto belonging, excepting those improvements and interests hereinafter specifically excluded, excepted or reserved, all as set forth in Section II below.

- II. SUBJECT TO THE EXCEPTIONS SET FORTH IN EXHIBITS A THROUGH H, AND ADDITIONALLY TO THE FOLLOWING NOTICES, COVENANTS, CONDITIONS AND RESTRICTIONS, which shall be binding upon and enforceable against GRANTEE; its successors and assigns, in perpetuity:
- A. GRANTEE hereby accepts conveyance of the Property subject to all covenants, conditions and restrictions, easements, rights-of-way, reservations, rights, agreements, and encumbrances for utilities, drainage, and other rights-of-way, including but not limited to specific easements, reservations, rights and covenants described herein, and to any facts which a physical inspection or accurate survey of the property may disclose.
- B. GRANTEE hereby accepts, pursuant to Stipulation IV.F of the 2001 Ford Island Master Development Programmatic Agreement dated December 20, 2001 signed by GRANTOR, the State Historic Preservation Officer and the Advisory Council on Historic Preservation, all undertakings after the fee transfer of the Property to Grantee affecting historic properties will be administered in accordance with applicable State law, for example Hawaii Revised Statutes (HRS), Chapter 6E and 205. This includes, but is not limited to, inadvertent discovery procedures outlined in HRS Ch. 6E.

## C. ECP Notifications, Restrictions or Land Use Controls

The GRANTEE acknowledges that it has been made aware of the notifications contained in the ECP, that the GRANTEE has received copies of the ECP, and that all documents referenced therein have been made available to the GRANTEE for inspection.

- The GRANTOR warrants that, with respect to the Property all remedial action necessary to protect human health and the environment with respect to any CERCLA hazardous substances remaining on the Property have been taken before the date of this instrument.
- 2. The GRANTOR covenants and warrants that any response action or corrective action found to be necessary after the date of the conveyance regarding the CERCLA hazardous substances remaining or discovered on the Property shall be conducted by the United States. However, this covenant and warranty shall not apply:
  - a. in any case in which the GRANTEE, its successor(s) or assign(s), or any successor in interest to the Property or part thereof is a Potentially Responsible Party, which, pursuant to CERCLA Section 107(a), includes: 1) current owners and operators of a facility; 2) former owners or operators of a facility at the time of disposal; 3) persons who arranged for treatment or disposal of hazardous substances (commonly referred to as "generators" or "arrangers"); and 4) transporters of hazardous substances who selected the disposal site, with respect to the Property immediately prior to the date of this conveyance; and/or
  - b. to the extent that such additional response action or part thereof found to be necessary is the result of an act or failure to act of the GRANTEE, its successor(s) or assign(s), or any party in possession after the date of this conveyance that:
    - results in a release or threatened release of a hazardous substance that was not located on the Property on the date of this conveyance, and/or
    - causes or exacerbates the release or threatened release of a hazardous substance located on the Property as of the date of this conveyance.
- 3. The GRANTOR expressly reserves a continuous right of access on behalf of the United States to any and all portions of the Property to conduct remedial/response actions on the Property or any adjoining property. The right of access described herein shall include, without limitation, the right to conduct tests, investigations, and surveys, including, where necessary, drilling, test pitting, soil borings, and other similar activities. Such right shall also include the right to construct, operate, maintain or undertake any other remedial action as required or necessary, including, but not limited to, installing and operating monitoring wells, pumping wells, and treatment facilities, as well as any and all other access rights. The GRANTEE agrees to cooperate with activities of the GRANTOR in furtherance of these covenants and will take no action to interfere with future necessary remedial actions of the

GRANTOR. The GRANTOR shall provide the GRANTEE reasonable notice prior to any entry made pursuant to this reservation. Any such entry, including the aforementioned activities or remedial actions, shall be coordinated with the GRANTEE or its successors or assigns and shall be performed in a manner that minimizes any disruption or disturbance of the use and enjoyment of the Property.

#### Hazardous Substances/Waste Management

The GRANTEE is hereby informed and does acknowledge that mercury-containing fluorescent lamps may be present in buildings/facilities on Parcels 3, 4, 8, 9A, 9B, 10, 15, and 16.

The GRANTEE is hereby informed and does acknowledge that the utility poles located on Parcels 3, 4, 8, 9A, 9B, 10, 15, and 16 may contain creosote.

The GRANTEE is hereby informed and does acknowledge that hazardous materials associated with pool treatment were formerly stored on Parcel 3. There are no covenants associated with materials that have been removed.

The GRANTEE is hereby informed and does acknowledge that Canec paneling may be present in buildings on Parcel 8 and 9B.

The GRANTEE is hereby informed and does acknowledge that a release of waste oil occurred on Parcel 10. In addition, various regulated hazardous waste and other miscellaneous hazardous materials (paints, solvents, cleaners, and petroleum products) are present on Parcel 10. Numerous *de minimis* releases of waste oil were observed on Parcel 10. Release response activities were conducted for the waste oil release and some impacted soil was removed but the release did not appear to have impacted the subsurface soils of the site. No confirmation sampling or release reporting was conducted.

The GRANTEE is hereby informed and does acknowledge that household hazardous materials are stored and sold on Parcels 3, 4, 9A, 9B, and 10. There are no covenants associated with these materials since no releases have been noted.

The GRANTEE is hereby informed and does acknowledge that hazardous materials are stored and used in Building 1883 and 1955 on Parcel 15. There are no covenants associated with these materials since no evidence of a release was noted.

The GRANTEE shall at its own expense at all times comply with all federal, state and local environmental laws concerning the handling, storage, transportation, treatment and/or disposal of any consumer and commercial products on the property that would be considered hazardous substances and/or have constituents that would be considered hazardous substances and which may have special disposal requirements. The GRANTEE shall perform the obligations in this **Hazardous Substances/Waste Management** section in a manner that ensures the protection of human health and the environment at all times.

## Base-Wide Regional Groundwater System (Former POI-49)

The GRANTEE is hereby notified and does acknowledge of the presence of a base-wide regional groundwater system (former POI-49) at Kalaeloa. There are no covenants associated with the regional groundwater system because investigation has shown that the concentrations of chemicals of potential concern are at levels which do not pose a threat to human health or the environment.

# **Base-Wide Drywell Network (Former POI-47)**

The GRANTEE is hereby notified of a base-wide drywell network (former POI-47) located within Kalaeloa. There are no covenants associated with the drywell network because investigation has shown that the concentrations of chemicals of potential concern are at levels which do not pose a threat to human health or the environment.

#### **Petroleum Contamination**

The GRANTEE is hereby informed and does acknowledge that evidence of petroleum contamination was identified in the soil and groundwater during removal of USTs BP-19 and BP-20 on Parcel 3. Remedial activities have been conducted on Parcel 3 and the Navy has received a "no further action" ("NFA") determination from HDOH. The two monitoring wells associated with the groundwater monitoring on Parcel 3 have been abandoned. However, because petroleum-contaminated soil was left in place due to the presence of an AST, there is a potential for residual petroleum to be encountered in the subsurface at the site.

The Grantee is hereby notified and does acknowledge that Parcel 9A includes areas which were included in POI-10. Several environmental restoration projects studied potential petroleum leaks in POI-10. Leaks which were discovered were addressed and all response actions to protect human health and the environment have been taken by the Navy. No further action is required at POI-10.

The Grantee is hereby notified and does acknowledge that Parcel 9B includes areas which were included in POI-10. Several environmental restoration projects studied potential petroleum leaks in POI-10. Leaks which were discovered were addressed and all response actions to protect human health and the environment have been taken by the Navy. No further action is required at POI-10. Contaminated soil has been removed, and it is unlikely that residual contamination remains in the subsurface on Parcel 9B.

GRANTEE is hereby informed and does acknowledge that a release of waste oil may be present on Parcel 10. Numerous de minimis releases of waste oil were observed on the asphaltic concrete of the parcel. Solid waste observed on Parcel 10 included soil impacted with waste oil, auto parts and debris, empty containers and household trash. The GRANTEE shall be responsible for removal and disposal of the solid waste found on site in accordance with all applicable federal, state and local laws.

If residual petroleum or constituents are encountered in the subsurface (soil or groundwater), the GRANTEE shall be responsible for the protection of construction workers, occupants, and for proper sampling, handling, removal, and disposal in accordance with applicable federal, state, and local regulations, standards, and laws.

#### Solid/Biohazardous Waste

The GRANTEE is hereby notified and does acknowledge that various piles of solid waste were observed during the 2014 Visual Site Inspection (VSI) of Parcels 3, 9B, 10, and 15. The solid waste observed included construction debris, downed utility poles, tires, automotive batteries, auto parts, empty containers, roofing materials, discarded tile and lighting, spray paints, paint cans, discarded tile and lighting, pallets, roofing material, buckets, building materials, and household trash.

The GRANTEE shall be responsible for removal and disposal of the solid waste found on all parcels in accordance with all applicable federal, state, and local laws. The GRANTEE shall perform the obligations in this **Solid/Biohazardous Waste** section in a manner that ensures the protection of human health and the environment at all times.

#### **Polychlorinated Biphenyls**

The GRANTEE is hereby notified and does acknowledge that pole-mounted transformers are located on Parcels 3 and 9B. There are no covenants associated with these transformers.

The GRANTEE is hereby notified and does acknowledge that a non-Navy pad-mounted transformer is located on Parcel 9A. The transformer is unlabeled and is leaking dielectric fluid. Although there is no information available about the PCB concentrations in the unit, it is assumed to be a non-PCB transformer based on the date of installation. There are no covenants associated with this transformer. GRANTEE shall be responsible for maintenance, removal or modification of the transformer. GRANTEE shall be responsible for addressing any releases from the transformer including disposal of contaminated materials, in accordance with federal, state, and local environmental laws. GRANTEE shall at its own expense at all times comply with all federal, state and local environmental laws concerning the sampling, handling, storage, transportation and treatment and/or disposal of any PCB containing materials on the Property.

The GRANTEE is hereby notified and does acknowledge that one transformer (Substation S1844), which was investigated as part of former POI-48, is located on Parcel 9B. Investigations indicated that PCB-containing fluid had been released from Substation S1844. Remediation was completed to remove the contamination previously detected during the investigation. There are no covenants associated with former POI-48 for this parcel. GRANTEE shall be responsible for addressing any releases from the transformer including disposal of contaminated materials, in accordance with federal, state, and local environmental laws. GRANTEE shall at its own expense at all times comply with all federal, state and local environmental laws concerning the sampling, handling, storage, transportation and treatment and/or disposal of any PCB containing materials on the Property.

The GRANTEE is hereby notified and does acknowledge that a single pad-mounted transformer is located on Parcel 10. There are no covenants associated with this transformer.

The GRANTEE is hereby notified and does acknowledge that PCB-containing oil was released to the ground surface adjacent to Building 128 on Parcel 16. The Navy has completed remediation of this location; therefore, there are no covenants associated with this release. The GRANTEE is hereby notified and does acknowledge that former Substation T was present in Building 484 on Parcel 16. The transformers have been removed from the building, and a new transformer has been installed next to Building 128. Samples collected from the slab in Building 484 (Substation T) did not indicate the presence of PCB contamination.

The GRANTEE is hereby notified and does acknowledge that PCB-containing fluorescent lighting ballasts may be present in buildings on the Property.

The GRANTEE shall be responsible for maintenance, removal, and disposal of PCB-containing light ballasts in accordance with all appropriate regulations, including 40 CFR Part 761.

## **Asbestos in Structures**

The GRANTEE is hereby informed and does acknowledge that ACM was identified in Buildings 73, 945, 1692, and 1906, and may also be present in Building 943 on Parcel 3; Building 55 on Parcel 4; Building 5 on Parcel 8; Building 1867 on Parcel 9A; Buildings 965, 1659, 1744, and 1844 on Parcel 9B; Building 152 and Building 1763 on Parcel 10; and Building 128 on Parcel 16. As a result of damage to the buildings, asbestos fibers may be present on surfaces and other materials within the buildings.

The GRANTEE, at its own expense, assumes all responsibility for the identification, assessment, maintenance, abatement, remediation, removal, stabilization, and/or disposal of all ACM throughout the property, as required for the GRANTEE's use of the property. All identification, assessment, maintenance, abatement, remediation, removal, stabilization, and/or disposal work shall be conducted in conformity with all applicable laws and regulations.

The GRANTEE shall perform the obligations in this <u>Asbestos in Structures</u> section in a manner that ensures the protection of human health and the environment at all times.

The GRANTEE is hereby informed and does acknowledge that ACM was identified in Building 128 on Parcel 16. The current tenant indicated that an asbestos removal had been performed, but no documentation was provided. No asbestos has been identified in Building 484 (Substation T) on Parcel 16; however, there is a potential for ACM in the structure.

## Asbestos in the Environment

The GRANTEE is hereby informed and does acknowledge that while ACM was either not identified in waste debris, or debris with ACM was removed, at the time of the VSIs conducted for this ECP on Parcel 3, ACM may be present on Parcel 3 and asbestos may be present in the soil, as a result of dumping on Parcel 3.

In the absence of ACM sampling results, the GRANTEE will treat any building material or waste debris that potentially contains asbestos as though it is ACM. When disturbing potential ACM, the GRANTEE will use appropriate procedures and equipment to limit occupational and

environmental exposure. The GRANTEE will clean up all potential ACM waste generated by the disturbance and remove all waste. All work will be conducted in accordance with applicable federal, state, and local laws, rules, and regulations.

The GRANTEE, at its own expense, assumes all responsibility for the identification, assessment, maintenance, abatement, remediation, removal, stabilization, and/or disposal of all ACM throughout the Property, as required for the GRANTEE's use of the Property. All identification, assessment, maintenance, abatement, remediation, removal, stabilization, and/or disposal work shall be conducted in conformity with all applicable laws and regulations. The GRANTEE shall perform the obligations in this **Asbestos in the Environment** section in a manner that ensures the protection of human health and the environment at all times.

## **Lead-Based Paint**

The GRANTEE is hereby informed and does acknowledge that LBP has been identified at buildings on Parcels 3, 4, 8, 9A, 9B, 10, 15 and 16 especially those built prior to or during 1978. Building 73 on Parcel 3 was heavily damaged from fire and vandalism. Flaking paint was observed on both Buildings 73 and 943 on Parcel 3 and on soil near these buildings. Preliminary soil sample results indicate that concentrations of lead in soil are below risk-based action levels and significant impacts to soil from releases of lead are unlikely.

The GRANTEE is hereby informed and does acknowledge that LBP has been identified in Building 55 on Parcel 4. Preliminary soil sample results did not indicate a release of lead to soil.

The GRANTEE is hereby informed and does acknowledge that LBP is present at Building 5 at Parcel 8. Peeling paint was noted on exterior painted surfaces and de minimis quantities of paint chips were observed on the soil below the peeling paint around the perimeter of the building.

The GRANTEE is hereby notified and does acknowledge LBP was identified in Building 1867 on Parcel 9A. During the 2014 VSI, painted surfaces were in good condition.

The GRANTEE is hereby notified and does acknowledge LBP was identified in Buildings 271, 965, 1659, 1744, 1844, and Structure 715 on Parcel 9B.

The GRANTEE is hereby informed and does acknowledge that LBP was identified at Building 152 on Parcel 10.

The GRANTEE is hereby informed and does acknowledge that LBP has been identified in Buildings 476 and 477 on Parcel 15. In 2014, lead in soil was detected above 200 ppm in exposed soil surrounding Building 477. All contaminated soil was removed and replaced with clean backfill, after Building 477 was repainted. Soil surrounding Building 477 should no longer pose a concern. Buildings with LBP may result in LBP hazards, and soil adjacent to the buildings may contain elevated lead concentrations resulting from LBP releases to the soil.

The GRANTEE, at its own expense, assumes all responsibility for the identification, assessment, maintenance, abatement, remediation, removal, stabilization and/or disposal of all LBP hazards throughout Parcel 15, as required for the GRANTEE's use of Parcel 15. All identification, assessment, maintenance, abatement, remediation, removal, stabilization and/or disposal work shall be conducted in conformity with all applicable laws and regulations.

The GRANTEE is hereby informed and does acknowledge that LBP in fair condition has been identified at Building 128 and Building 484 (Substation T) on Parcel 16.

All buildings with LBP may result in LBP hazards, and soil adjacent to the buildings may contain elevated lead concentrations resulting from LBP releases to the soil.

For all Parcels listed above, in the absence of LBP sampling results, the GRANTEE will treat any building built on or before 1978 or waste debris that potentially contains LBP as though it is lead-containing or LBP. When disturbing potential LBP, the GRANTEE will use appropriate procedures and equipment to limit occupational and environmental exposure. The GRANTEE will clean up all potential LBP waste generated by the disturbance and remove all waste. The GRANTEE assumes all responsibility for the identification, assessment, maintenance, abatement, remediation, removal, stabilization and/or disposal of all LBP hazards throughout the Parcels, as required for the GRANTEE's use of the property. All identification, assessment, maintenance, abatement, remediation, removal, stabilization, demolition, and/or disposal work shall be conducted in conformity with all applicable laws and regulations. The GRANTEE shall be solely responsible for all costs associated with identifying, assessing, addressing and/or disposing of LBP hazards. GRANTEE shall perform the obligations of this Lead-Based Paint section in a manner that ensures the protection of human health and environment at all times.

#### Pesticides/Herbicides

The GRANTEE is hereby informed and does acknowledge that pesticides/herbicides may have been applied to Parcels 3, 4, 8, 9A, 9B, 10, 15 and 16 and adjacent lands as part of maintenance activities. No known or recorded releases of pesticides/herbicides were documented and applications of pesticides were performed according to the manufacturer's directions; however, pesticide residues may be present in the soil on Parcels 3, 4, 8, 9A, 9B, 10, 15 and 16. Furthermore, the GRANTEE is hereby informed and does acknowledge that organochlorine termiticides may have been applied to building foundations of Parcels 3, 4, 8, 9A, 9B, 10, 15 and 16 and may be present in the soil on these Parcels. The GRANTEE is responsible for taking any and all necessary actions to address pesticide/organochlorine termiticide residue in the soil as required for the GRANTEE's use of these Parcels. The GRANTEE shall analyze and/or dispose of impacted soil in a manner that ensures the protection of human health and environment at all times. Such actions shall be in accordance with applicable federal, state and local laws.

## **Drywells**

The GRANTEE is hereby informed and does acknowledge that there are five drywells located on Parcel 3, including J15-03 (J16-01), J16-04, K15-03, K15-04, and K16-02. Two wells are covered by a City and County held permit. The GRANTEE is hereby informed and does acknowledge that there are eight drywells located on Parcel 9A, including one unknown, H14-01, H14-02, H14-03, H14-04, H14-05, H14-07, J14-05. The GRANTEE is hereby informed and does acknowledge that there are seven drywells located on Parcel 10 (G13-03, G13-04, G13-05, G13-06, G13-07, G13-09, G13-24). The GRANTEE is hereby notified and does acknowledge that there is one drywell located on Parcel 15 (L11-NF).

The GRANTEE assumes responsibility for the drywells, and shall submit a UIC Permit Application for Existing Injection Wells to the State Department of Health Safe Drinking Water Branch within 90 days of conveyance/transfer (or as stipulated by regulation). The GRANTEE must obtain and comply with the requirements of UIC permits in accordance with applicable federal, state, and local laws, regulations, and rules.

The GRANTEE is notified that if sediment is removed from the drywells on the property, the GRANTEE is responsible for any costs associated with sampling and disposal, and is required to dispose of the sediment offsite in an appropriate facility in accordance with applicable laws and regulations. The GRANTEE shall abandon UIC wells in accordance with all applicable federal, state, and local laws, regulations, and rules, including, but not limited to cleaning, testing, sediment disposal, and backfill requirements.

#### **Aboveground Storage Tanks**

The GRANTEE is hereby informed and does acknowledge that there is one AST located on Parcel 3. Tank B0077-6601-01 (tag number 27742) is a 660-gallon capacity AST located in a concrete secondary containment structure. The tank is not currently in service.

The GRANTEE is hereby notified and does acknowledge that three other ASTs used for storing propane were formerly located on Parcel 9B. The three ASTs have been removed. There are no covenants associated with the three ASTs which have been removed.

The GRANTEE is hereby notified that one AST is located on Parcel 10.

The GRANTEE shall be responsible for conducting all maintenance and addressing any releases at the existing ASTs on the property.

The GRANTEE shall perform maintenance, operation, release response, closures, and removals of ASTs in accordance with federal, state and local laws.

#### **Underground Storage Tanks**

The GRANTEE is hereby informed and does acknowledge that USTs were formerly present on Parcels 3, 4, and 9B. The tanks on Parcel 3, 4 and 9B have been removed. There are no covenants associated with structures which have been removed. However, fuel lines may still be present under the building and these fuel lines were not evaluated for potential releases.

The GRANTEE is hereby notified that evidence of a subsurface structure was identified in the paved area adjacent to Building 1744 of Parcel 9B during the 2007 VS1. The as-built drawings for Building 1744 did not indicate the presence of any structures in this area. Therefore, the nature and status of this structure are unknown. The GRANTEE shall be responsible for any necessary identification, removal, or modification of the structure. The GRANTEE shall perform the obligations in this <u>Underground Storage Tanks</u> section in a manner that ensures the protection of human health and the environment at all times. The GRANTEE shall be responsible for addressing any releases from or damage to the structure, including disposal of contaminated materials, in accordance with federal, state, and local environmental laws. The GRANTEE shall at its own expense at all times comply with all federal, state and local

environmental laws concerning the sampling, handling, storage, transportation, treatment and/or disposal of any hazardous materials on the property.

The GRANTEE is hereby informed and does acknowledge that one UST, J1, was previously identified as being located on Parcel 15 near Building 1883. There is no information available about this tank, and its location is not shown on as-built drawings for Building 1883. If the UST is found on Parcel 15, the GRANTEE shall be responsible for conducting maintenance and addressing any releases from the existing UST on the property. All UST closures and removals shall be conducted in accordance with federal, state and local laws.

#### Radiological Materials

The GRANTEE is hereby informed and does acknowledge that exit signs and smoke detectors containing tritium, which is a low-level radioactive source, may be present in buildings on Parcels 3, 4, 8, 9A, 9B, 10, 15 and 16.

The GRANTEE is hereby informed and does acknowledge that due to damage to the buildings, exit signs and smoke detectors may have been damaged.

The GRANTEE shall be responsible for identifying the exit signs and smoke detectors containing tritium. If the GRANTEE identifies any exit signs and smoke detectors containing tritium, the GRANTEE shall be responsible for maintenance, removal, and disposal of tritium-containing exit signs and smoke detectors in accordance with all appropriate federal, state and local laws.

The GRANTEE is hereby notified and does acknowledge that a detailed assessment for radon was performed in 1997 and 1998 on Parcel 10. During the assessment, one room in Building 152 (Receiving Office of the former Commissary) had a radon concentration of 6.8 pCi/L. An unsealed grease sump (inactive) was suspected to be the cause of the elevated radon. Subsequently, the grease sump pipe openings were sealed with hydraulic cement and the grease sump cover was sealed with a generous bead of polyurethane. Post-mitigation radon test results were less than 4 pCi/L (action level for radon). Therefore, no further action was recommended unless renovations are performed within the former Receiving Office in Building 152. Should there be any renovations within the former Receiving Office (including, but not limited to, disturbance of the sealed grease sump), the GRANTEE shall be responsible for the testing and, if necessary, mitigation of radon levels to ensure the safety of its occupants. The GRANTEE shall, at its own expense, at all times comply with all federal, state, and local environmental laws concerning radon levels on the property.

# D. Historic Covenants (Parcels 3, 4, 8, 9A, 9B, 10, 15 and 16)

GRANTEE hereby covenants on behalf of itself, its successors, and assigns, and every successor in interest to the Property hereby conveyed, to protect and maintain the historic property described in Exhibit O, which is hereinafter referred to as the "Historic Property", in a manner described in this section. Grantee and its successors and assigns hereby agree to the following:

- 1. The GRANTEE agrees that any proposed action affecting said Historic Property will be administered in accordance with applicable Hawaii State law, rules and regulations, for example, Hawaii Revised Statutes, Chapter 6E and 205. This includes, but is not limited to, inadvertent discovery procedures outlined in Hawaii Revised Statutes Chapter 6E.
- 2. The GRANTEE shall consult with the SHPO and all interested parties requesting status as an interested party and concurred to by the SHPO prior to taking any proposed action on the Property that results in an effect to the significance of the Historic Property, as defined under applicable Hawaii State law, rules and regulations, for example Hawaii Administrative Rules Title 13, Chapter 284.
- 3. The GRANTEE shall provide the SHPO the opportunity to review and provide written concurrence that the proposed action will not have an effect to the Historic Property. The GRANTEE shall take reasonable measures to secure the Historic Property against vandalism and deterioration from human disturbances or exposure to natural elements due to neglect.
- 4. Commitments for preservation, rehabilitation, reconstruction, alteration, new construction, demolition, and restoration, shall be consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties.
- 5. Nothing herein shall be construed to prevent the ordinary maintenance or repair of any feature in or on the Historic Property that does not involve a change in the design, material, or outer appearance or change in the characteristics which qualify the Historic Property for entry onto the Hawaii register of historic places or the National Register of Historic Places. Nothing herein shall be construed to prevent other mitigation commitments concurred to by the SHPO, including but not limited to, architectural recordation, archeological data recovery, historical data recovery, and ethnographic documentation.
- 6. The GRANTEE shall allow the SHPO access at all reasonable times and upon reasonable advanced notice to GRANTEE to inspect said Historic Property in order to ascertain whether the GRANTEE is complying with the conditions of these historic preservation covenants.
- 7. The failure by the SHPO to exercise any right or remedy granted under this covenant shall not have the effect of waiving or limiting the exercise by the SHPO of any other right or remedy or the use of such right or remedy at any other time.
- 8. To the extent provided under applicable Hawaii State law, in the event of a violation of this covenant, and in addition to any remedy provided by law, the SHPO may, following reasonable notice to the GRANTEE, institute any action to enjoin said violation or to require the restoration of said Historic Property to the condition prior to said violation.
- 9. This covenant shall be binding on the GRANTEE, as well as its successors and assigns, in perpetuity. The restrictions, stipulations, and covenants contained herein shall be inserted by the

GRANTEE, its successors, and its assigns, verbatim or by express reference, in any deed or other legal instrument by which such party divests itself of either the fee simple title or any lesser estate in said Historic Property or the Property or access thereto.

10. This covenant shall be a binding servitude upon the Property that includes the Historic Property and access thereto and shall be deemed to run with the land.

# E. Electric-Utility Reservations

- from the foregoing conveyance those certain existing electrical transformers (excluding transformer pads, buildings and fencing), poles, wire lines, guy wires, anchors and/or underground wire lines, ducts, manholes, and such other appliances and equipment located within the Property, up to the appropriate electrical metering point of each building located on the Property, as said "metering point" is defined in the Hawaiian Electric Company, Inc. (HECO) "Electric Service Installation Manual" effective on the date of this conveyance and regardless of whether or not those meters have actually been installed; TOGETHER WITH perpetual easements and rights-of-way over, across, under, and through the areas on the Property on which such items are located as of the date of this Deed ("On-Parcel Electric-Utility Areas") for the operation, maintenance, repair, replacement, and/or removal of the said existing electric facilities located on the Property. GRANTOR reserves the right to unilaterally relinquish said perpetual easements.
- 2. Facilities Serving Other Properties. GRANTOR hereby reserves from the foregoing conveyance those certain electrical transformers (excluding transformer pads, buildings and fencing), poles, wire lines, guy wires, anchors and/or underground wire lines, ducts, manholes, and other appliances and equipment located within the Property that are utilized to provide electrical service for lots other than the Property, the locations of which are shown on HECO Drawings attached to this Deed as Exhibits I through M, all on file at HECO's office at 900 Richards Street, Honolulu, Hawaii 96813, and identified as "Easements for Existing Electrical Facilities" (all of the above electrical facilities are hereinafter referred to collectively as "Other-Property Electric-Utility Facilities"); TOGETHER WITH perpetual easements over, across, under, and through the areas on the Property on which the Other-Property Electric-Utility Facilities are located as of the date of this Deed ("Other-Property Electric-Utility Facilities Areas"), for the operation, maintenance, repair, replacement, and/or removal of said Other-Property Electric-Utility Facilities located on the Property; and further reserving to the GRANTOR, the rights to transfer such reserved easements to any governmental agency, or to any public, quasi-public or private utility services company, upon notice to, but without requirements for joinder or consent of GRANTEE or any person holding under or through GRANTEE.

3. Electric-Utility Easement Rights. GRANTOR further reserves the right to itself, or any person or entity designated by GRANTOR, including HECO, the right to survey the On-Parcel Electric-Utility Areas and Other-Property Electric-Utility Facilities Areas (collectively, "Electric-Utility Facilities Areas"). GRANTOR's right to survey said land areas includes the right to create metes and bounds maps and/or descriptions of the Electric-Utility Facilities Areas and the right to designate said easements on Land Court Map(s) over, across, under and through the Electric-Utility Facilities Areas for electric utility purposes, upon notice to, but without requirement for joinder or consent of GRANTEE or any person holding under or through GRANTEE. GRANTOR further reserves the right to cancel the perpetual easements reserved hereunder in this paragraph and to grant the above-referenced new specifically delineated easements to HECO or any other entity, upon notice to but without requirement for joinder or consent of GRANTEE or any person holding under or through GRANTEE. Notwithstanding the foregoing, if the Land Court or another court of competent jurisdiction requires a document to be executed by the GRANTEE in order for GRANTOR to file Land Court petitions to designate said easements or to otherwise effectuate the grant of said easements, the GRANTEE hereby appoints the GRANTOR as the GRANTEE's attorney-in-fact solely for the purpose of (1) filing all Land Court petitions necessary or appropriate to designate said easements on any Land Court Map(s), (2) granting such easements, and (3) doing all other things necessary to effectuate such grants. This power-of-attorney is coupled with an interest and is irrevocable. The GRANTOR reserves the right to unilaterally relinquish any easement described above, in whole or in part.

In addition, if the Land Court or another court of competent jurisdiction, notwithstanding the rights above, still requires GRANTEE to execute a document in order for GRANTOR to file Land Court petitions to designate easements, to file such grant of easements or to otherwise effectuate said grant, then by acquiring any interest in the Property, GRANTEE and each person holding under or through GRANTEE, agrees to cooperate, join in and/or consent to the GRANTOR's exercise of its rights hereunder if so requested by GRANTOR, which cooperation, joinder(s) or consent(s) shall not be unreasonably withheld, conditioned or delayed. Such persons further agree that if the requested cooperation, joinder or consent is not forthcoming within a reasonable period of time not to exceed forty-five (45) days, GRANTEE and such persons holding under or through GRANTEE shall be deemed to have irrevocably waived any right to consent to and/or join in the matter for which the consent or joinder was sought.

4. Telecommunication Facilities. GRANTOR hereby reserves from the foregoing conveyance those certain telecommunication facilities located within the Property, the location of said telecommunication facilities being shown on Naval Computer & Telecommunications Area Master Station Pacific drawing entitled, "NAS Barbers Point, Hawaii, Outside Plan Cable System-Cable Routing (Quads 1-11)", dated July 5, 2001, which is on file at the Naval Computer and Telecommunications Area Master Station, Pacific, Pearl Harbor, Hawaii 96860-3134 and attached to this Deed as Exhibit N (hereinafter collectively referred to as the "Telecommunication Facilities"), together with perpetual easements and rights-of-way, over, across, under and through the areas of the Property on which the existing telecommunications facilities are located as of the date of this Deed ("Telecommunication-

Facilities Areas"), for the purpose of operation, maintenance, repair, replacement, and removal of the Telecommunication Facilities; and further reserving to the GRANTOR or any person or entity designated by GRANTOR, the right to survey the Telecommunication-Facilities Areas, provided that GRANTOR's right to survey the Telecommunication-Facilities Areas includes the right to create metes and bounds maps and/or descriptions of the Telecommunication-Facilities Areas and the right to designate said easements on Land Court Map(s) over, across, under and through the Telecommunication-Facilities Areas for telecommunication service purposes, upon notice to, but without any requirement for joinder or consent of GRANTEE or any person holding under or through GRANTEE.

GRANTOR further reserves the right to grant such easements to any governmental agency, or to any public, quasi-public or private utility service company, upon notice to, but without requirement for joinder or consent of GRANTEE or any person holding under or through GRANTEE. Notwithstanding the foregoing, if the Land Court or another court of competent jurisdiction requires a document to be executed by the GRANTEE in order for GRANTOR to file Land Court petitions to designate said easements or to otherwise effectuate the grant of said easements, the GRANTEE hereby appoints the GRANTOR as the GRANTEE's attorney-in-fact solely for the purpose of (a) filing all Land Court petitions necessary or appropriate to designate said easements on any Land Court Map(s), (b) granting such easements, and (c) doing all other things necessary to effectuate such grants. This power-of-attorney is coupled with an interest and is irrevocable. The GRANTOR reserves the right to unilaterally relinquish any easement described above, in whole or in part. In addition, if the Land Court or another court of competent jurisdiction, notwithstanding the rights above, still requires GRANTEE to execute a document in order for GRANTOR to file Land Court petitions to designate easements, to file such grant of easements or to otherwise effectuate said grant, then by acquiring any interest in the Property, GRANTEE and each person holding under or through GRANTEE, agrees to cooperate, join in and/or consent to the GRANTOR's exercise of its rights hereunder if so requested by GRANTOR, which cooperation, joinder(s) or consent(s) shall not be unreasonably withheld, conditioned or delayed.

#### F. Additional Reservations and Provisions.

1. THE PROPERTY IS CONVEYED TO THE GRANTEE SUBJECT TO THE FOLLOWING RESERVATIONS, EXCEPTIONS, RESTRICTIONS AND CONDITIONS:

Any other rights-of-way, restrictions, reservations, easements and designation of easements of public record, across, over, along or under the Property, belonging to or in any way vested in other parties, as shall now exist.

2. All reservations of rights-of-way and easement areas in this Deed and the Exhibits shall be construed as narrowly as feasible in the reasonable discretion of GRANTOR.

- 3. Notwithstanding anything to the contrary in this Deed or any Exhibit, GRANTEE shall have the right to relocate any utility improvements and easements, provided that any relocation of such utility improvements and easements desired by GRANTEE shall be performed by GRANTEE at its sole expense and (1) in accordance with Navy Utilities design and construction standards and shall be subject to Government's prior review and approval of the plans for said relocation, as well as inspection and approval by the Contracting Officer in consultation with the cognizant Navy Utilities Department; or (2) if such utility improvements and easements have been transferred by the Government to a third-party utility provider, in accordance with applicable law and such utility provider's reasonable requirements. In connection with any such relocation, GRANTOR and GRANTEE shall execute any amendment, termination, or new easement grants necessary or desirable to properly document and effectuate such relocation.
- III. THE CONDITIONS, RESTRICTIONS, RESERVATIONS, AND COVENANTS set forth herein are a binding servitude on the Property, shall inure to the benefit of GRANTOR and GRANTEE and their respective successors and assigns, and will be deemed to run with the land in perpetuity.
  - IV. The term "GRANTEE" shall mean GRANTEE and its successors and assigns.
- V. "AS IS CONDITION". Except as otherwise provided herein, or as otherwise provided by law, GRANTEE acknowledges that it has inspected, is aware of, and accepts the condition and state of repair of the Property, and that the Property is conveyed "as is" and "where is", without any representation, promise, agreement, or warranty on the part of GRANTOR regarding such condition and state of repair, or regarding the making of any alterations, improvements, repairs or additions.

### VI. GROUND LEASE.

- A. GRANTOR and GRANTEE further acknowledge and agree that they are the "Lessor" and "Lessee", respectively, under that certain Unrecorded Real Estate Ground Lease for Barbers Point No. N6274208RP00057 (as amended "Lease"), for which a Memorandum of Lease effective February 1, 2009 was filed with the Land Court of the State of Hawaii as Document No. 3841817 ("Lease Memorandum"). The Lease is hereby cancelled, terminated and of no further force and effect with respect to the Property; provided, however, that Grantor and Grantee each reserves any and all rights, causes of action, damages, and claims that each has against the other relating to or arising from the Lease.
- B. The Lease Memorandum is removed as an encumbrance on the title to the Property.
- C. Notwithstanding the foregoing, there will be no merger of the leasehold estate created by the Lease with the fee estate in the Property or any part thereof by the

conveyance of the Property to the Grantee resulting from this deed. No such merger shall occur unless and until the Grantee executes an instrument causing such merger.

- VII. HEADINGS AND CAPTIONS. The headings and captions in this instrument have been inserted solely for convenience of reference and have no effect upon the construction or interpretation of the provisions of this instrument.
- **VIII. EXHIBITS**. Exhibit A through O attached to this Deed are incorporated into and made a part of this Deed.

Signature page follows.

IN WITNESS WHEREOF, GRANTOR has caused this Deed to be executed in the name and on behalf of GRANTOR by its duly authorized officer on the day first above written.

UNITED STATES OF AMERICA

Acting by and through the Department of the Navy

BY: RICHARD GREEN

Real Estate Contracting Officer

Naval Facilities Engineering Command, Hawaii

### **ACCEPTANCE AND ACKNOWLEDGMENT:**

GRANTEE hereby accepts this Deed, acknowledges receipt of the documents described herein, and agrees to be bound by all the agreements, covenants, conditions and restrictions contained herein.

KALAELOA VENTURES, LLC

BY:

THOMAS LEE Vice President

Date:

12/19/17,2017

STATE OF HAWAII	)	
	) S	S.
CITY AND COUNTY OF HONOLULU	)	

On **December 19, 2017**, before me personally appeared **THOMAS LEE** to me personally known to me or proved to me on the basis of satisfactory evidence, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person in the capacity shown, having been duly authorized to execute such instrument in such capacity.

Samuel Control of the Control of the

Print name: Emily Davids
Notary Public, State of Hawaii
My commission expires: 11/15/19

Date of Doc: #	#Pages:   片名
Name of Notary: Emily Davids	lotes:
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	(stamp or seal)
Circly Dn. dr 19/19/17 Notary Signature Date	v-S: (学)
First Circuit, State of Hawaii	
NOTARY CERTIFICATION	

### **EXHIBIT LIST**

Exhibit A: Parcel 3

Exhibit B: Parcel 4

Exhibit C: Parcel 8

Exhibit D: Parcel 9A

Exhibit E: Parcel 9B

Exhibit F: Parcel 10

Exhibit G: Parcel 15

Exhibit H: Parcel 16

Exhibit I: Map C4629, Quad 3

Exhibit J: Map C4633, Quad 7

Exhibit K: Map C4634, Quad 8

Exhibit L: Map C4635, Quad 9

Exhibit M: Map C4636, Quad 10

Exhibit N: Map of Outside Plan Cable System-Cable Routing, Quads 1-11

Exhibit O: Historic Buildings Chart

### **EXHIBIT A**

### PARCEL 3

That certain property consisting of the following real and related personal property:

- 1. The following parcels of land, hereinafter referred to as "Parcel 3":
  - a. Lots 13051-A-1, 13051-A-2, and 13051-A-3, consisting of an area of 25.053 acres, more or less, shown on Map 1609 filed in the Office of the Assistant Registrar of the Land Court of the 5tate of Hawaii with Land Court Application 1069, covered by Transfer Certificate of Title No. 529,664, issued to the GRANTOR TOGETHER WITH rights of ingress and egress to the aforementioned Lots, as noted on Land Court Order No. 150884 [TMK Nos. (1) 9-1-013-128; (1) 9-1-013-129; and (1) 9-1-013-130].
- 2. Those certain facilities and rights consisting of:
  - a. All improvements located on Parcel 3, except those improvements hereinafter specifically excluded.
  - b. All personal property located on Parcel 3.

EXCEPTING AND RESERVING, HOWEVER, unto the GRANTOR and its successors and assigns, all of the following utility facilities, easements, rights-of-way and other rights and entitlements.

- 1. Those certain electric utility facilities, that are located within Parcel 3 and are utilized to provide electric service to lots other than Parcel 3, location of said electric utility facilities being within the following easements:
  - a. Easements 9904, 9905 and 9906, as shown on Map 1430, as set forth in Land Court Order No. 177587, filed in the Office of the Assistant Registrar of the Land Court of the 5tate of Hawaii with Land Court Application 1069, as to a portion of the property covered by Certificate of Title No. 529,664, issued to Grantor.

Together with perpetual easements and rights-of-way over, across, under and through said Easements 9904, 9905 and 9906 for the operation, maintenance, repair, replacement and removal of all said electric facilities; and further reserving to the GRANTOR, the right to transfer such easements, to any governmental agency, or to any public, quasi-public or private utility service company, upon notice to, but without requirement for joinder or consent of GRANTEE or any person holding or through GRANTEE.

### **EXHIBIT B**

### PARCEL 4

That certain property consisting of the following real and related personal property:

- 1. The following parcels of land, hereinafter referred to as "Parcel 4":
  - a. Lot 13051-D, consisting of an area of 3.384 acres, more or less, shown on Map 1165 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, covered by Transfer Certificate of Title No. 529,664, issued to the GRANTOR, TOGETHER WITH rights of ingress and egress to Lot 13051-D, as noted on Land Court Order No. 150884 [TMK No. (1) 9-1-013-079];
- 2. Those certain facilities and rights consisting of:
  - a. All improvements located on Parcel 4, except those improvements hereinafter specifically excluded.
  - b. All personal property located on Parcel 4.

EXCEPTING AND RESERVING, HOWEVER, unto the GRANTOR and its successors and assigns, all of the following utility facilities, easements, rights-of-way and other rights and entitlements.

- 1. Those certain electric utility facilities, that are located within Parcel 4 and are utilized to provide electric service to lots other than Parcel 4, location of said electric utility facilities being within the following easements:
  - a. Easements 9910 and 9911, as shown on Map 1430, as set forth in Land Court Order No. 177587, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, as to a portion of the property covered by Certificate of Title No. 529,664, issued to Grantor.

Together with perpetual easements and rights-of-way over, across, under and through said Easements 9910 and 9911 for the operation, maintenance, repair, replacement and removal of all said electric facilities; and further reserving to the GRANTOR, the right to transfer such easements, to any governmental agency, or to any public, quasi-public or private utility service company, upon notice to, but without requirement for joinder or consent of GRANTEE or any person holding or through GRANTEE.

### **EXHIBIT C**

### PARCEL 8

That certain property consisting of the following real and related personal property:

- 1. The following parcels of land, hereinafter referred to as "Parcel 8":
  - a. Lot 13064-B, consisting of an area of 1.208 acres, more or less, shown on Map 966 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, covered by Transfer Certificate of Title No. 529,664, issued to the GRANTOR, TOGETHER WITH rights of ingress and egress to Lot 13064-B, as noted on Land Court Order No. 135089 [TMK No. (1) 9-1-013-057];
- 2. Those certain facilities and rights consisting of:
  - a. All improvements located on Parcel 8, except those improvements hereinafter specifically excluded.
  - b. All personal property located on Parcel 8.

EXCEPTING AND RESERVING, HOWEVER, unto the GRANTOR and its successors and assigns, all of the following utility facilities, easements, rights-of-way and other rights and entitlements.

- 1. Those certain electric utility facilities, that are located within Parcel 8 and are utilized to provide electric service to lots other than Parcel 8, location of said electric utility facilities being within the following easements:
  - a. Easements 9930 and 9931, As shown on Map 1432, as set forth in Land Court Order No. 177753, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, as to a portion of the property covered by Certificate of Title No. 529,664, issued to Grantor.

Together with perpetual easements and rights-of-way over, across, under and through said Easement 9930 and 9931 for the operation, maintenance, repair, replacement and removal of all said electric facilities; and further reserving to the GRANTOR, the right to transfer such easements, to any governmental agency, or to any public, quasi-public or private utility service company, upon notice to, but without requirement for joinder or consent of GRANTEE or any person holding or through GRANTEE.

### **EXHIBIT D**

### PARCEL 9A

That certain property consisting of the following real and related personal property:

- 1. The following parcels of land, hereinafter referred to as "Parcel 9A":
  - a. Lot 13063-A, consisting of an area of 13.253 acres, more or less, shown on Map 966 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, covered by Transfer Certificate of Title No. 529,664, issued to the GRANTOR, TOGETHER WITH rights of ingress and egress to Lot 13063-A, as noted on Land Court Order No. 135089 [TMK No. (1) 9-1-013-023];
- 2. Those certain facilities and rights consisting of:
  - a. All improvements located on Parcel 9A, except those improvements hereinafter specifically excluded.
  - b. All personal property located on Parcel 9A.

EXCEPTING AND RESERVING, HOWEVER, unto the GRANTOR and its successors and assigns, all of the following utility facilities, easements, rights-of-way and other rights and entitlements.

- 1. Those certain electric utility facilities, that are located within Parcel 9A and are utilized to provide electric service to lots other than Parcel 9A, location of said electric utility facilities being within the following easements:
  - a. Easements 9921, 9923, 9924, 9925 and 9926, as shown on Map 1432, as set forth in Land Court Order No. 177753, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, as to a portion of the property covered by Certificate of Title No. 529,664, issued to Grantor.

Together with perpetual easements and rights-of-way over, across, under and through said Easements 9921, 9923, 9924, 9925 and 9926 for the operation, maintenance, repair, replacement and removal of all said electric facilities; and further reserving to the GRANTOR, the right to transfer such easements, to any governmental agency, or to any public, quasi-public or private utility service company, upon notice to, but without requirement for joinder or consent of GRANTEE or any person holding or through GRANTEE.

### **EXHIBIT E**

### PARCEL 9B

That certain property consisting of the following real and related personal property:

- 1. The following parcels of land, hereinafter referred to as "Parcel 9B":
  - a. Lot 13063-B, consisting of an area of 0.279 acres, more or less, shown on Map 966 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, covered by Transfer Certificate of Title No. 529,664, issued to the GRANTOR, TOGETHER WITH rights of ingress and egress to Lot 13063-A, as noted on Land Court Order No. 135089 [TMK No. (1) 9-1-013-051];
- 2. Those certain facilities and rights consisting of:
  - a. All improvements located on Parcel 9B, except those improvements hereinafter specifically excluded.
  - b. All personal property located on Parcel 9B.

EXCEPTING AND RESERVING, HOWEVER, unto the GRANTOR and its successors and assigns, all of the following utility facilities, easements, rights-of-way and other rights and entitlements.

- 1. Those certain electric utility facilities, that are located within Parcel 9B and are utilized to provide electric service to lots other than Parcel 9B, location of said electric utility facilities being within the following easements:
  - a. Easements 9921 and 9926, as shown on Map 1432, as set forth in Land Court Order No. 177753, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, as to a portion of the property covered by Certificate of Title No. 529,664, issued to Grantor.

Together with perpetual easements and rights-of-way over, across, under and through said Easements 9921 and 9926 for the operation, maintenance, repair, replacement and removal of all said electric facilities; and further reserving to the GRANTOR, the right to transfer such easements, to any governmental agency, or to any public, quasi-public or private utility service company, upon notice to, but without requirement for joinder or consent of GRANTEE or any person holding or through GRANTEE.

### **EXHIBIT F**

### PARCEL 10

That certain property consisting of the following real and related personal property:

- 1. The following parcels of land, hereinafter referred to as "Parcel 10":
  - a. Lot 13061-D-1, consisting of an area of 3.809 acres, more or less, shown on Map 1366 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, covered by Transfer Certificate of Title No. 529,664, issued to the GRANTOR, TOGETHER WITH rights of ingress and egress to Lot 13061-D-1, as noted on Land Court Order No. 173543 [TMK No. (1) 9-1-013-097];
- 2. Those certain facilities and rights consisting of:
  - a. All improvements located on Parcel 10, except those improvements hereinafter specifically excluded.
  - b. All personal property located on Parcel 10.

EXCEPTING AND RESERVING, HOWEVER, unto the GRANTOR and its successors and assigns, all of the following utility facilities, easements, rights-of-way and other rights and entitlements.

- 1. Those certain electric utility facilities, that are located within Parcel 10 and are utilized to provide electric service to lots other than Parcel 10, location of said electric utility facilities being within the following easements:
  - a. Easement 10086, inclusive, as shown on Map 1458, as set forth in Land Court Order No. 178445, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, as to a portion of the property covered by Certificate of Title No. 529,664, issued to Grantor.

Together with perpetual easements and rights-of-way over, across, under and through said Easement 10086, inclusive for the operation, maintenance, repair, replacement and removal of all said electric facilities; and further reserving to the GRANTOR, the right to transfer such easements, to any governmental agency, or to any public, quasi-public or private utility service company, upon notice to, but without requirement for joinder or consent of GRANTEE or any person holding or through GRANTEE.

### **EXHIBIT G**

### PARCEL 15

That certain property consisting of the following real and related personal property:

- 1. The following parcels of land, hereinafter referred to as "Parcel 15":
  - a. Lot 13054-B, consisting of an area of 22.068 acres, more or less, shown on Map 1166 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, covered by Transfer Certificate of Title No. 529,664, issued to the GRANTOR, TOGETHER WITH rights of ingress and egress to Lot 13054-B, as noted on Land Court Order No. 151173 [TMK No. (1) 9-1-013-081];
- 2. Those certain facilities and rights consisting of:
  - a. All improvements located on Parcel 15, except those improvements hereinafter specifically excluded.
  - b. All personal property located on Parcel 15.

EXCEPTING AND RESERVING, HOWEVER, unto the GRANTOR and its successors and assigns, all of the following utility facilities, easements, rights-of-way and other rights and entitlements.

- 1. Those certain electric utility facilities, that are located within Parcel 15 and are utilized to provide electric service to lots other than Parcel 15, location of said electric utility facilities being within the following easements:
  - a. Easements 9941, 9942, and 9943, as shown on Map 1434, as set forth in Land Court Order No. 177756, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, as to a portion of the property covered by Certificate of Title No. 529,664, issued to Grantor.

Together with perpetual easements and rights-of-way over, across, under and through said Easements 9941, 9942, and 9943, for the operation, maintenance, repair, replacement and removal of all said electric facilities; and further reserving to the GRANTOR, the right to transfer such easements, to any governmental agency, or to any public, quasi-public or private utility service company, upon notice to, but without requirement for joinder or consent of GRANTEE or any person holding or through GRANTEE.

### **EXHIBIT H**

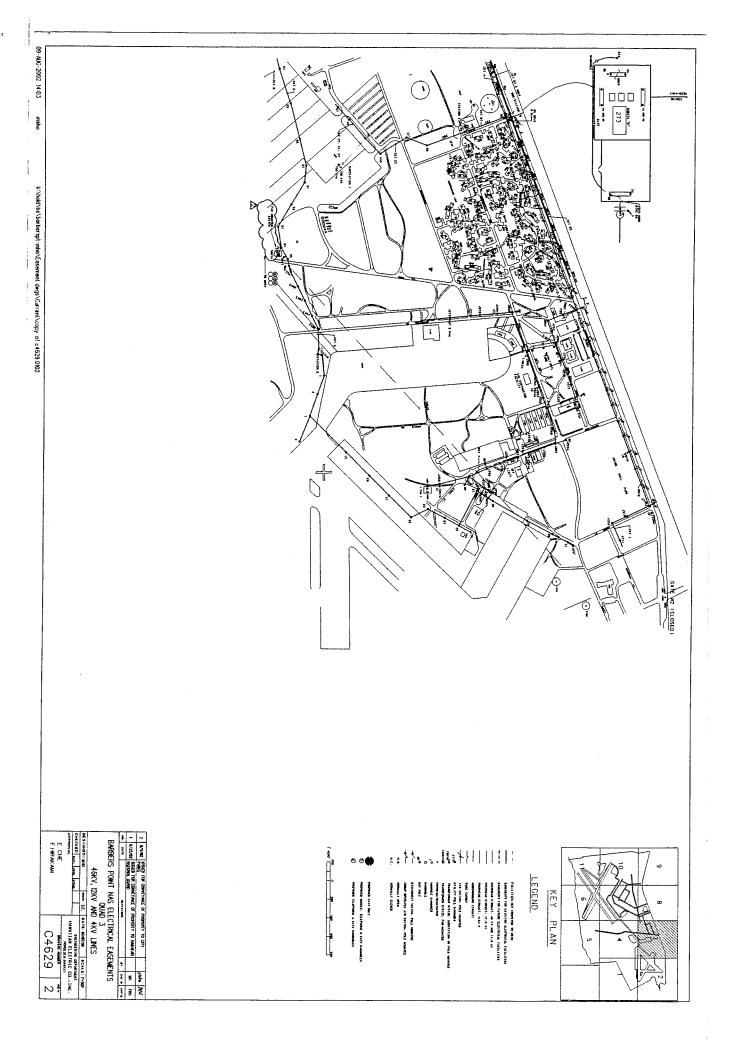
### PARCEL 16

That certain property consisting of the following real and related personal property:

- 1. The following parcels of land, hereinafter referred to as "Parcel 16":
  - a. Lot 13054-D, consisting of an area of 0.936 acres, more or less, shown on Map 1166 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, covered by Transfer Certificate of Title No. 529,664, issued to the GRANTOR, TOGETHER WITH rights of ingress and egress to Lot 13054-D, as noted on Land Court Order No. 151173 [TMK No. (1) 9-1-013-083];
- 2. Those certain facilities and rights consisting of:
  - a. All improvements located on Parcel 16, except those improvements hereinafter specifically excluded.
  - b. All personal property located on Parcel 16.

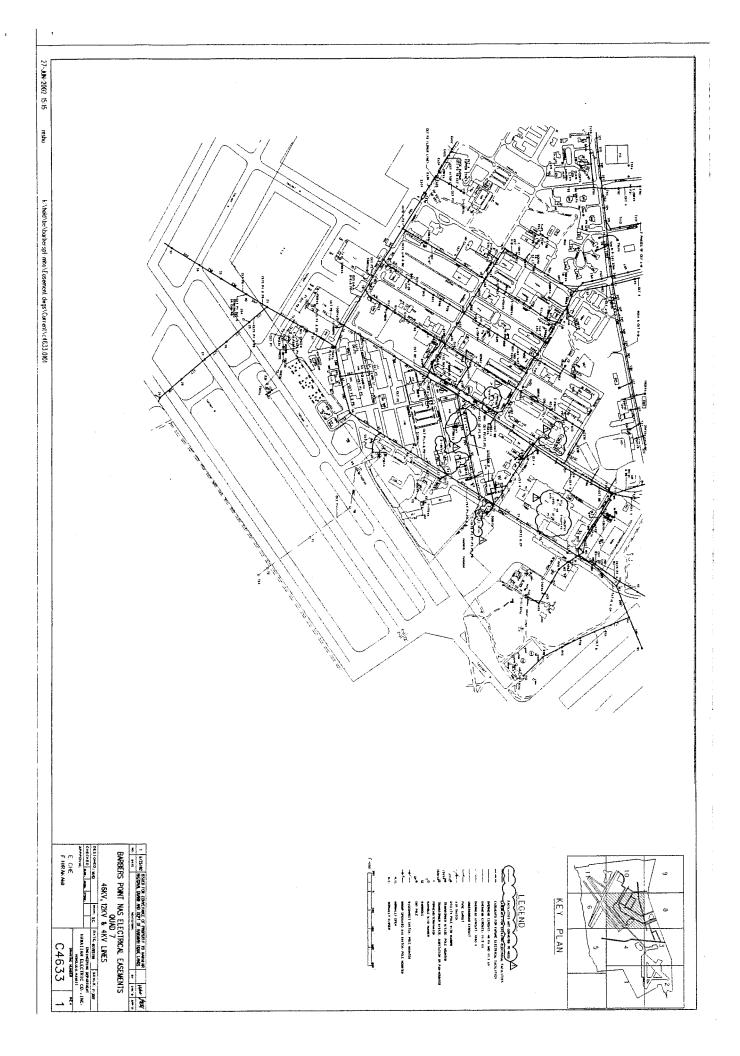
# Exhibit I

# Map C4629, Quad 3

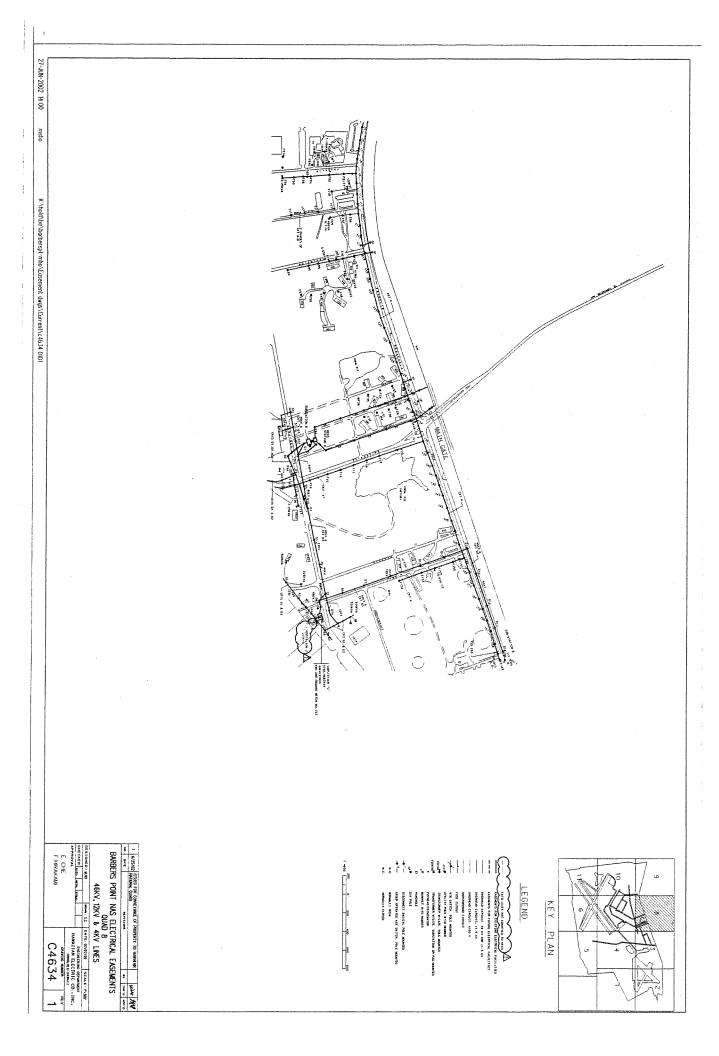


# Exhibit J

# Map C4633, Quad 7



# Exhibit K Map C4634, Quad 8



# Exhibit L Map C4635, Quad 9

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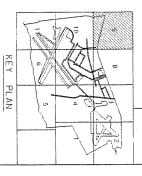
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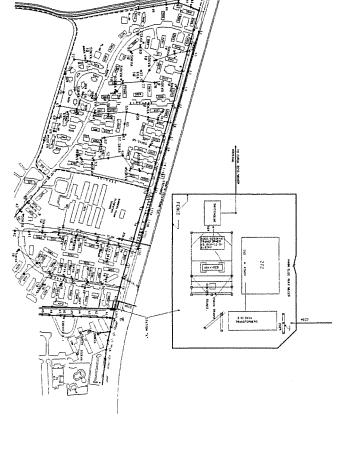
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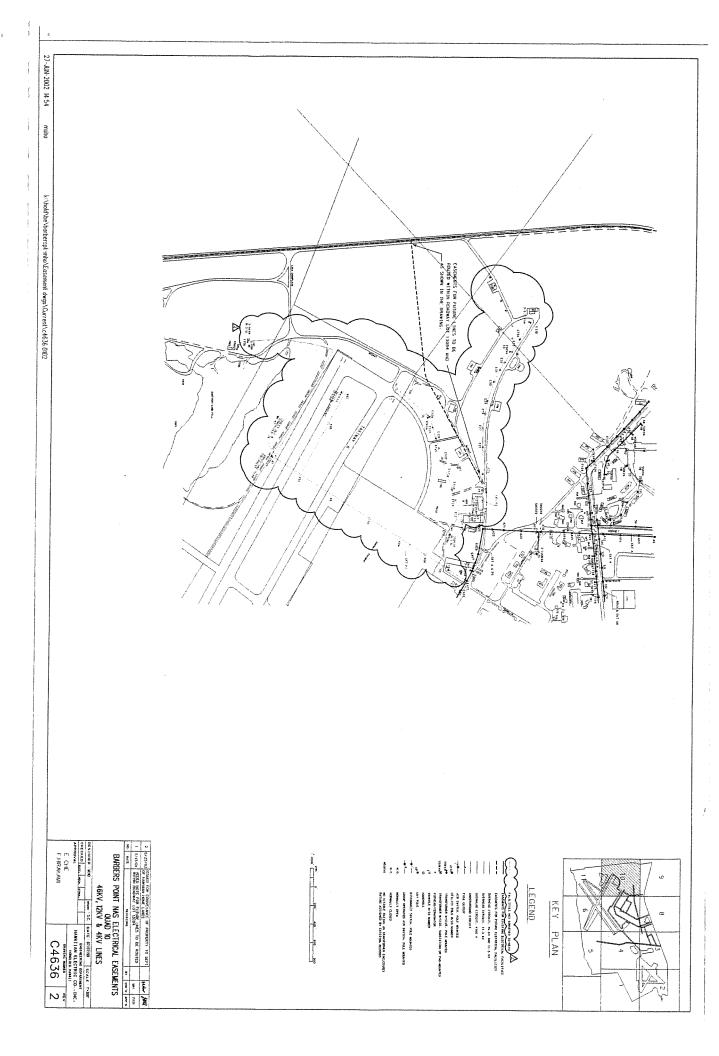
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# Exhibit M Map C4636, Quad 10



## Exhibit N

Map of Outside Plan Cable System-Cable Routing, Quads 1-11

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MOSS ENGINEERING, INC. - ELECTRICAL DESIGN

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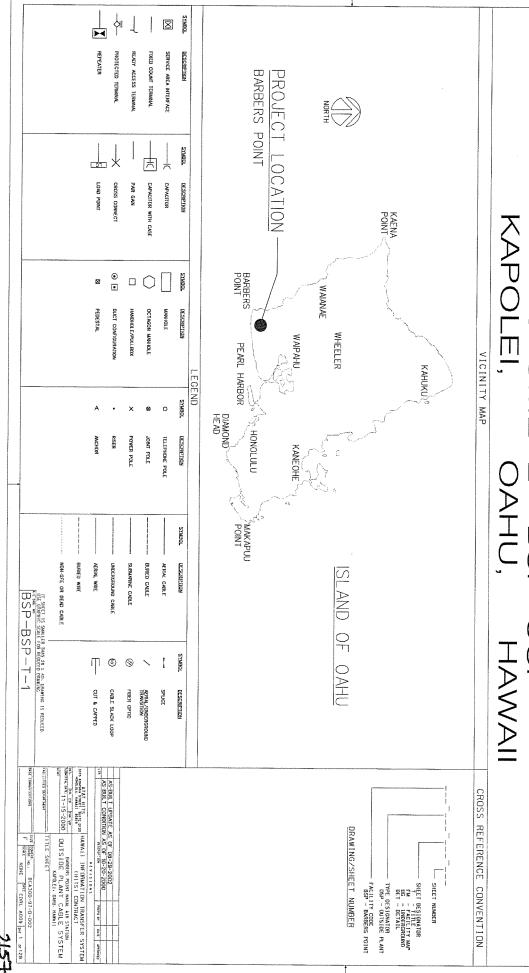
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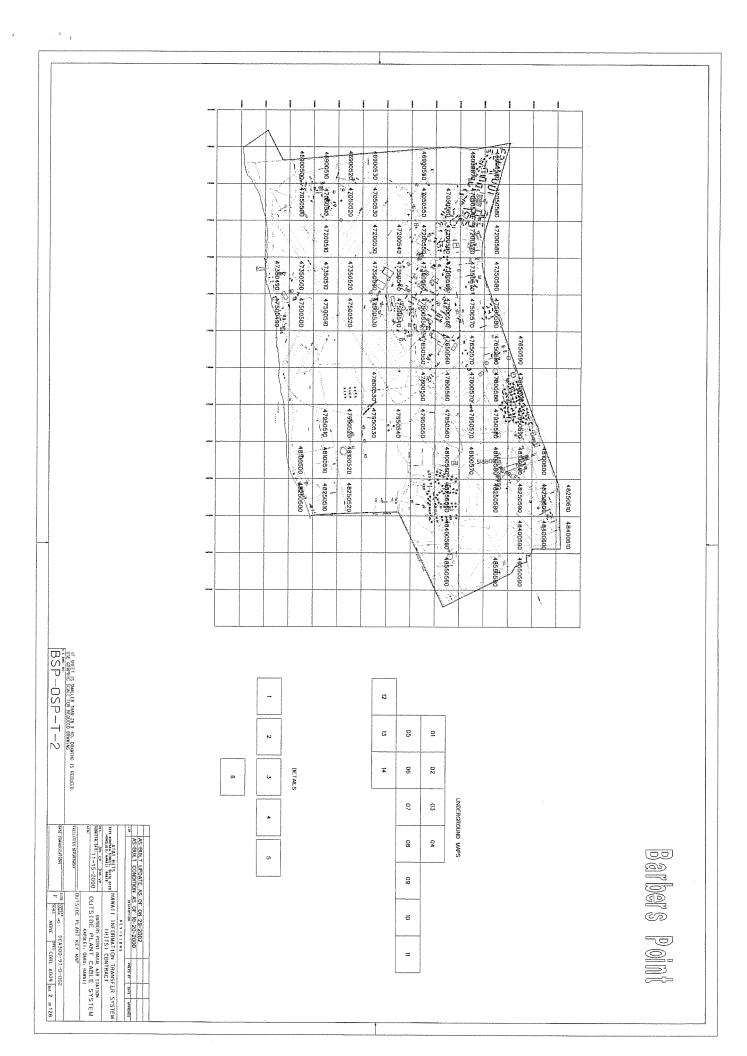
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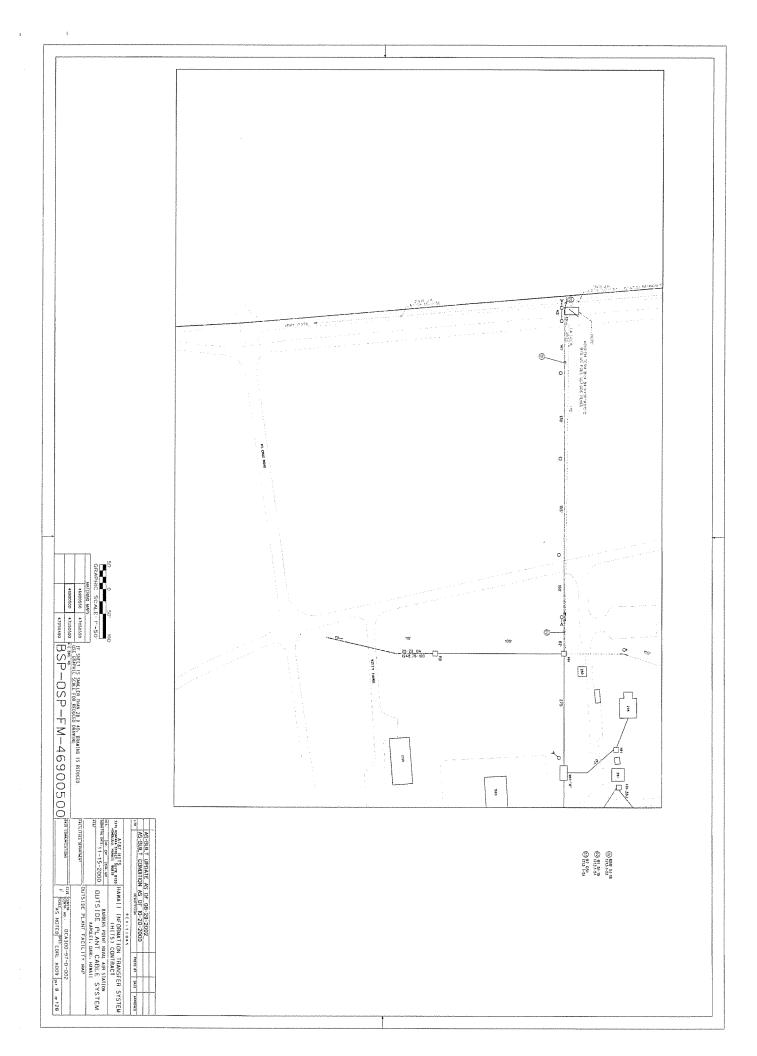
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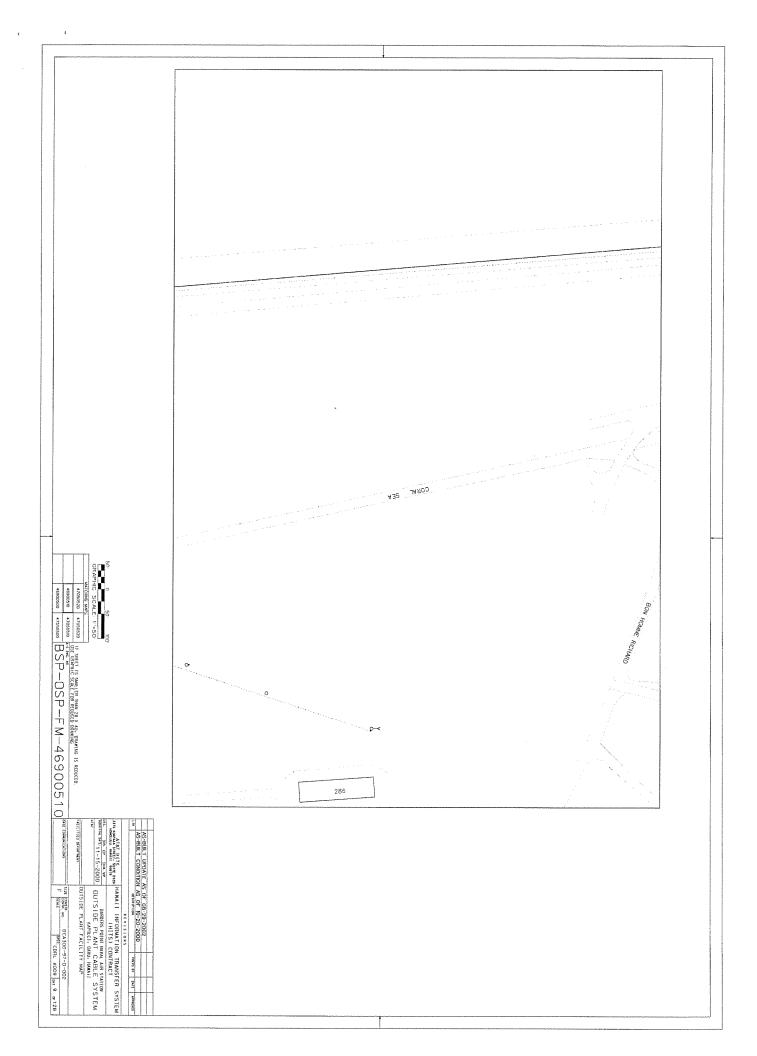
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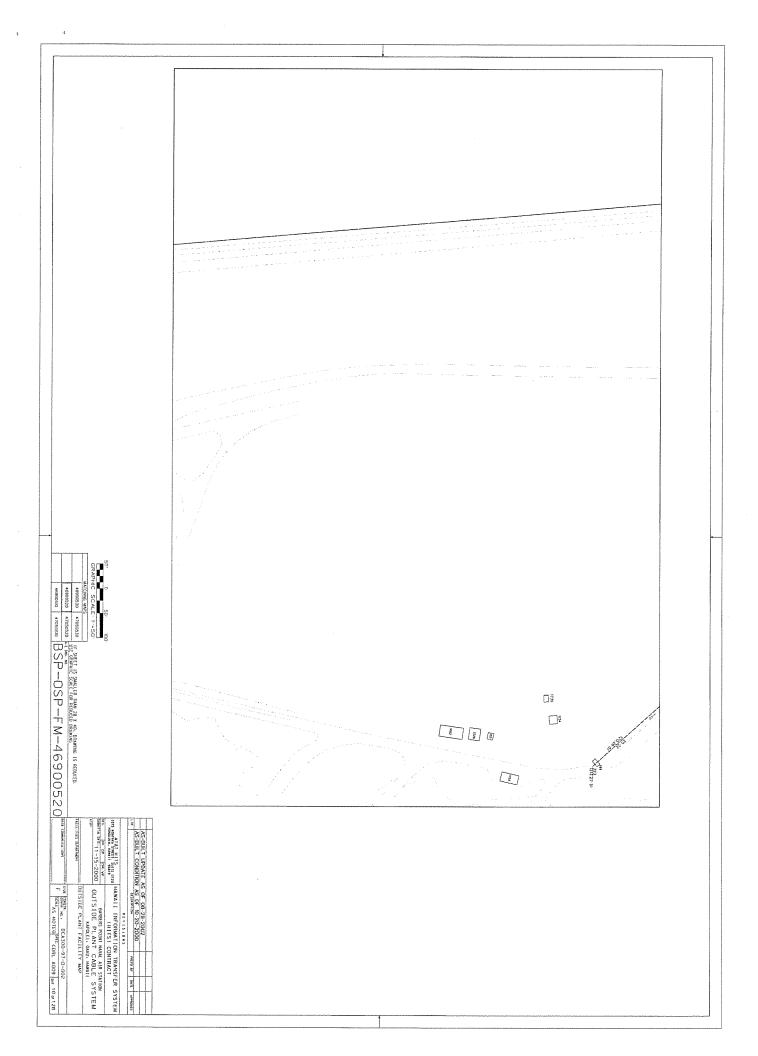
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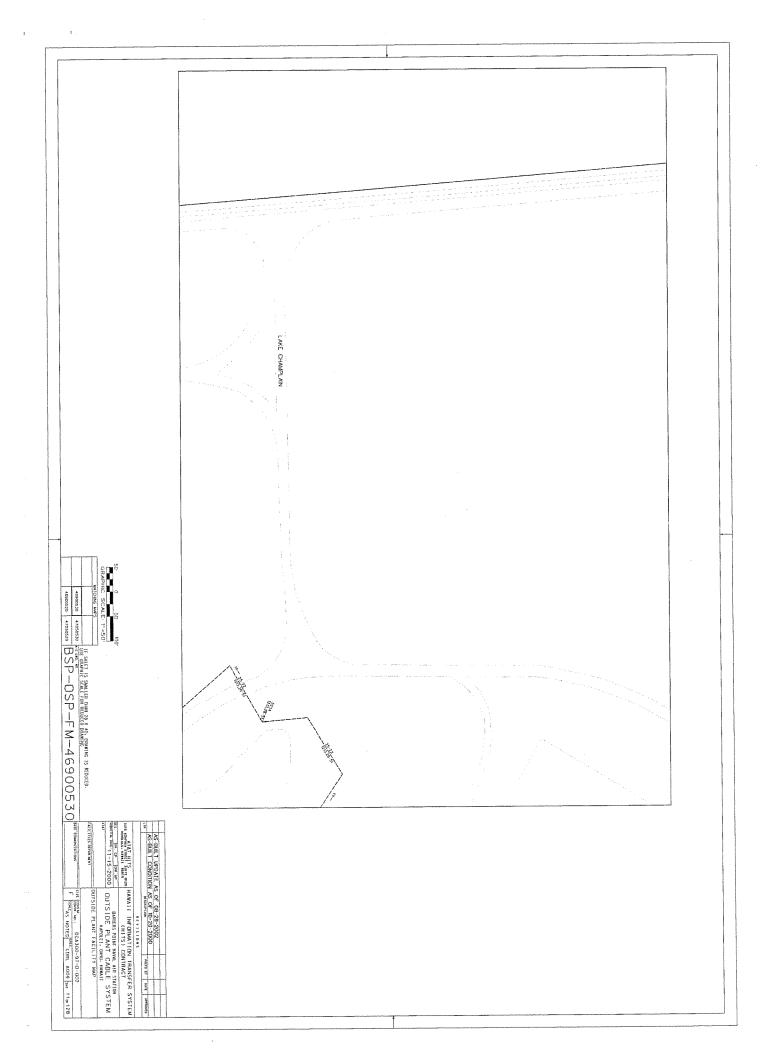
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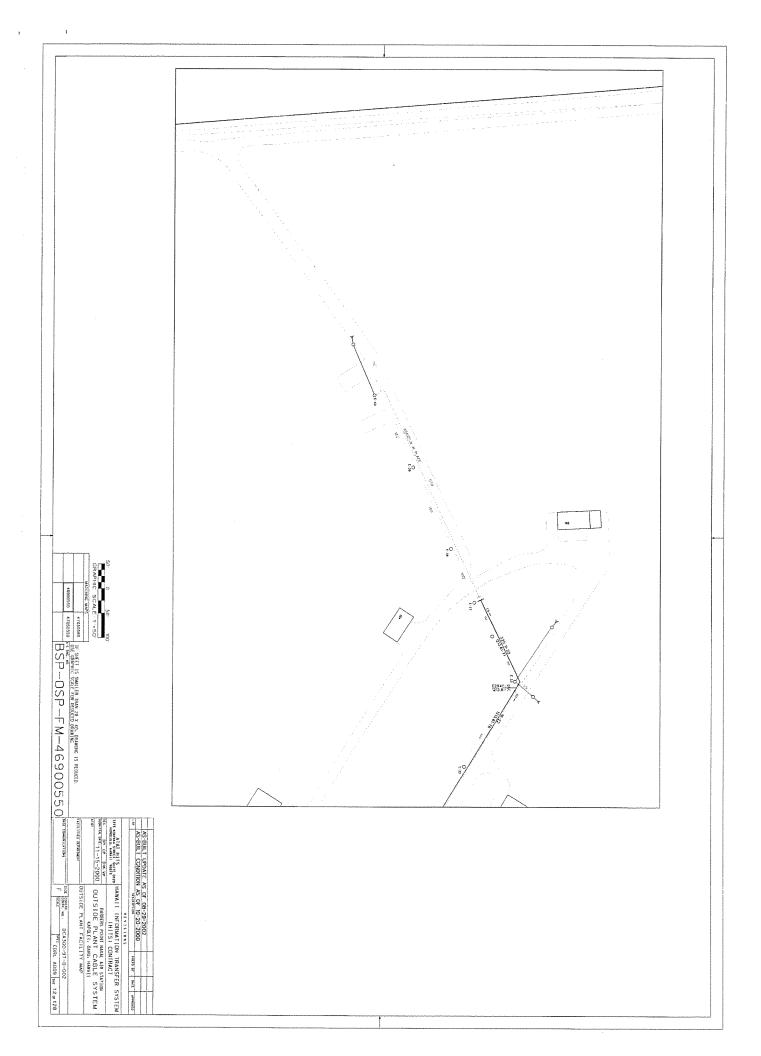
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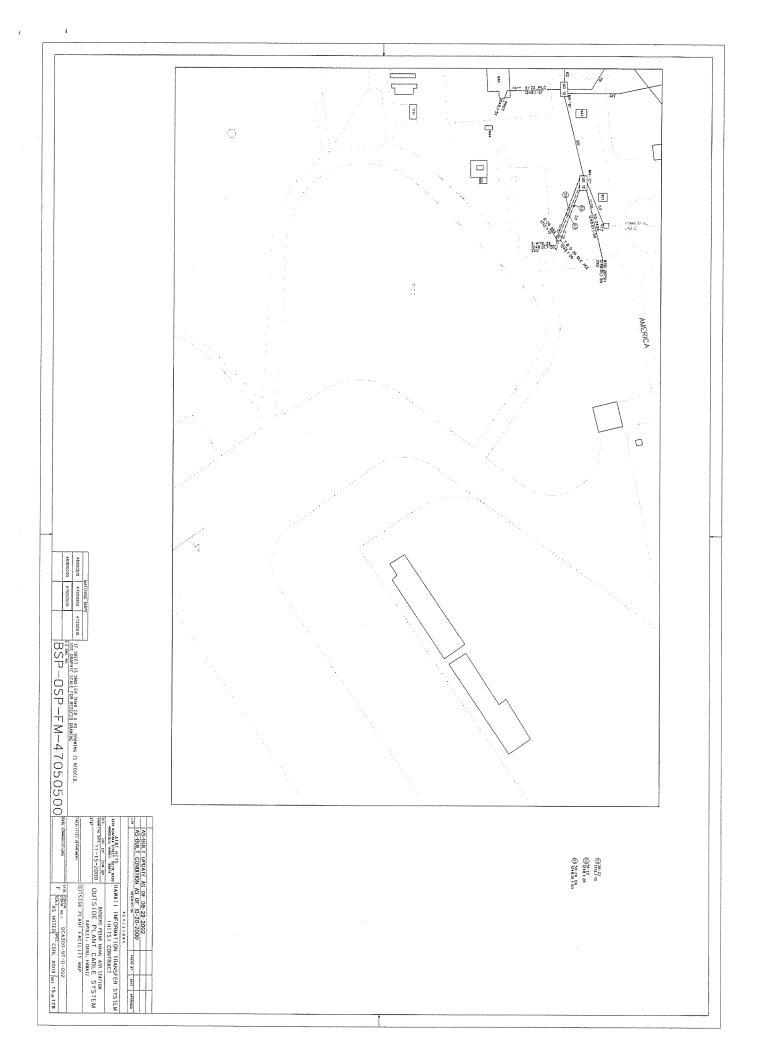


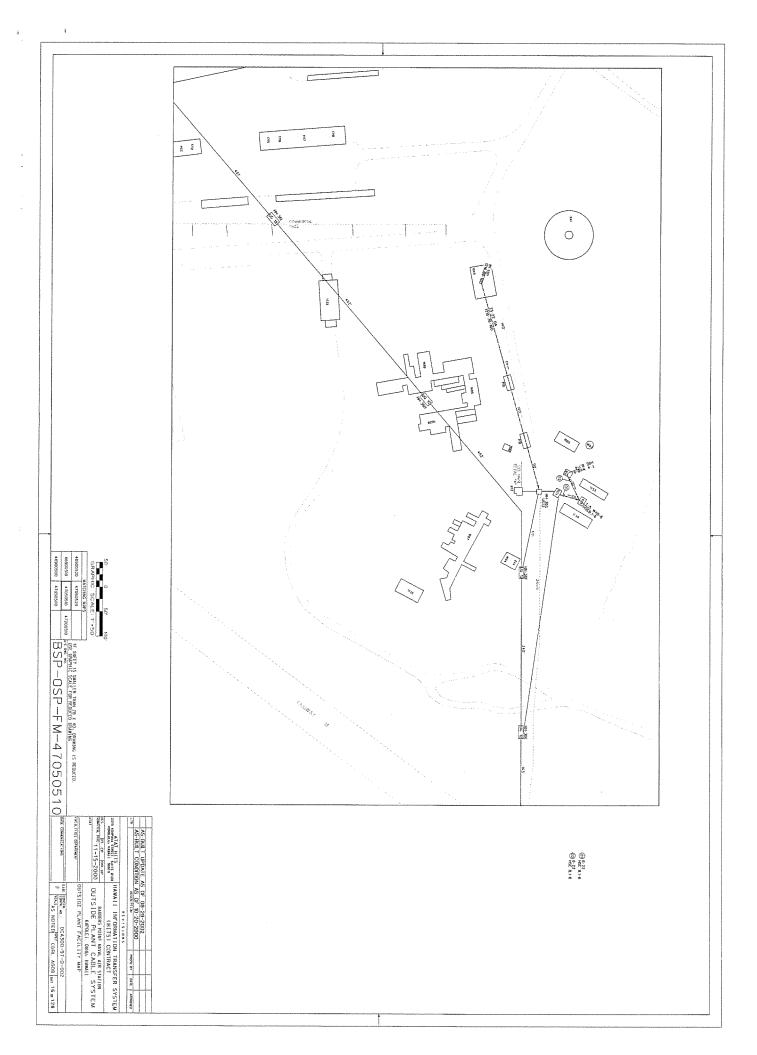


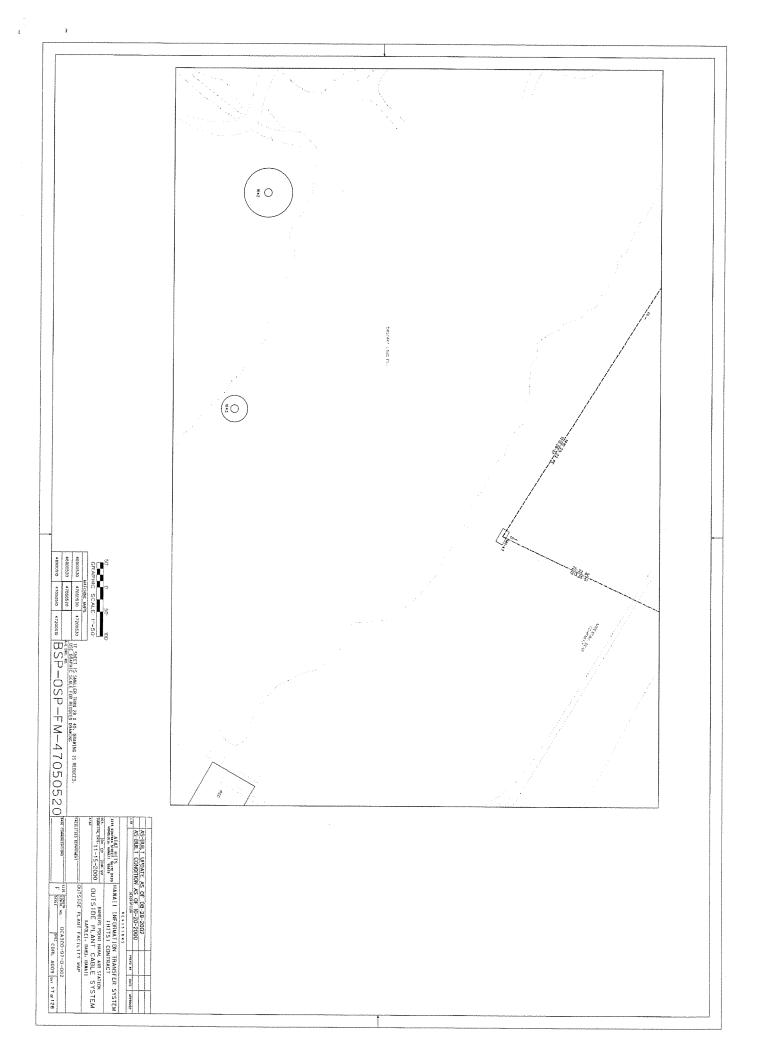


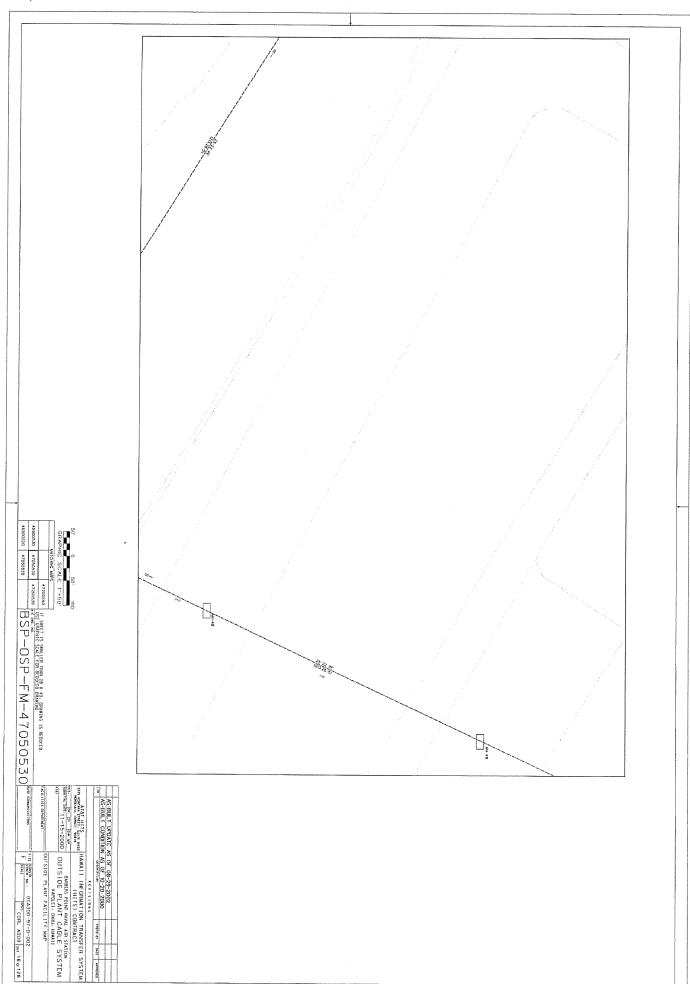




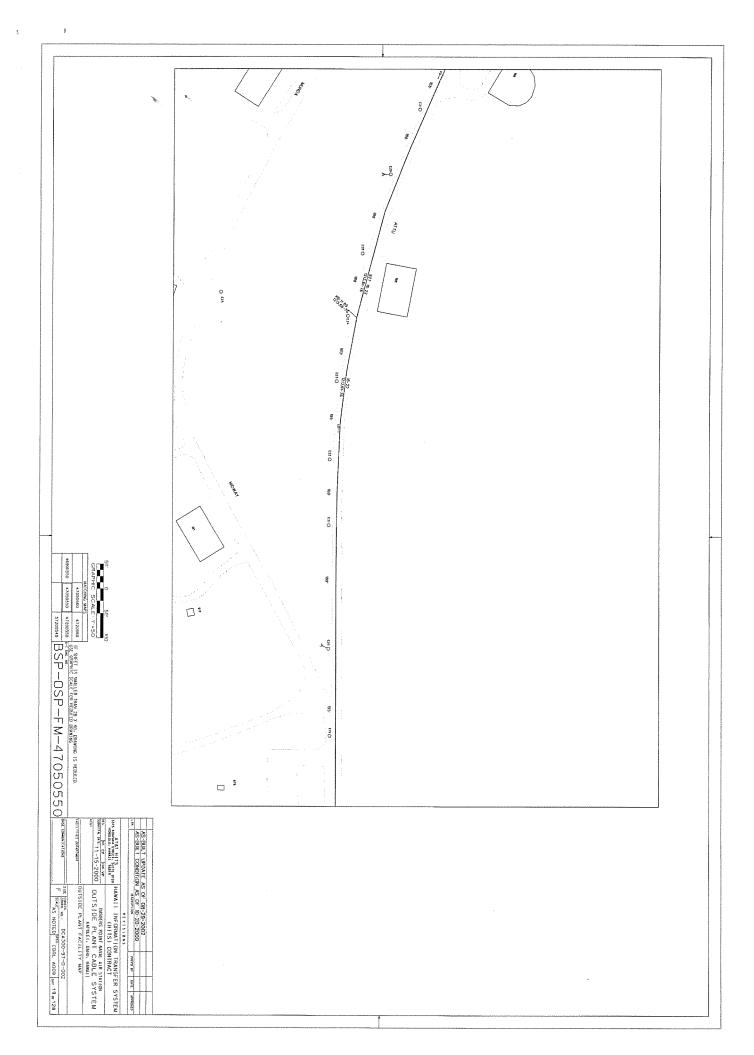




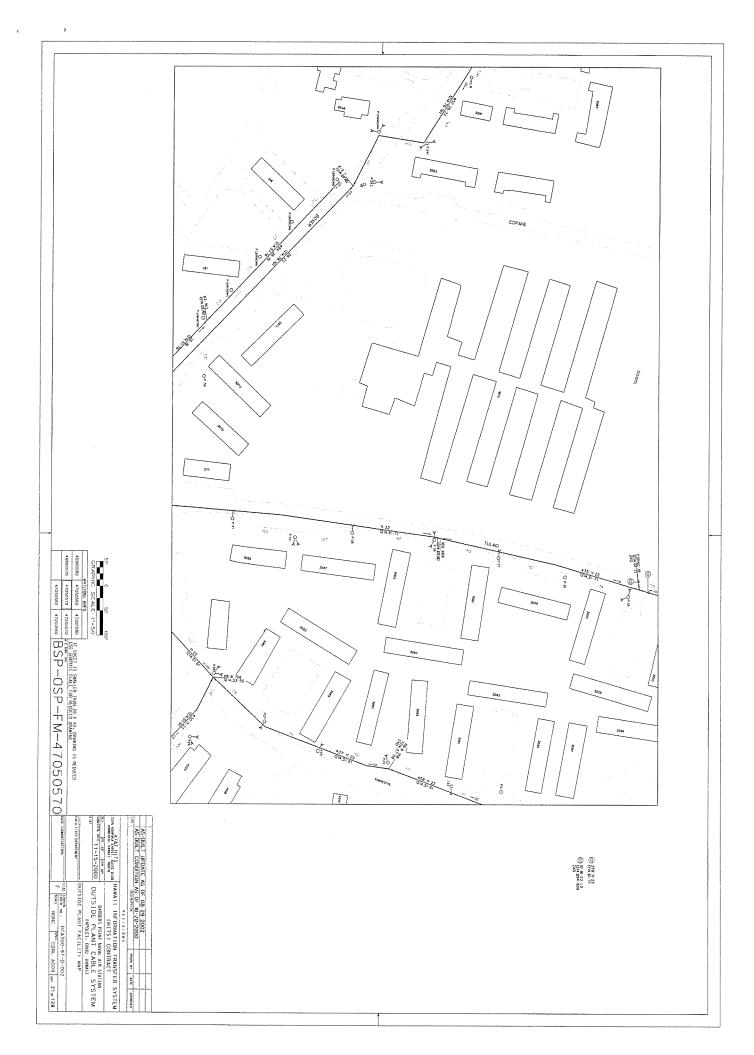


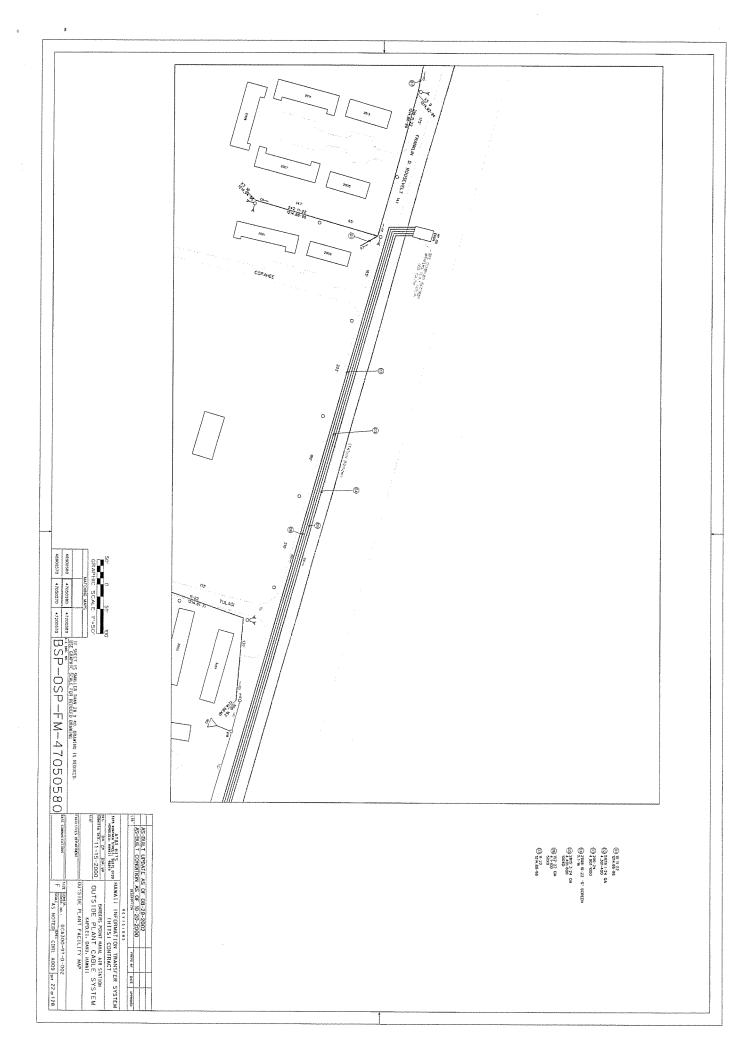


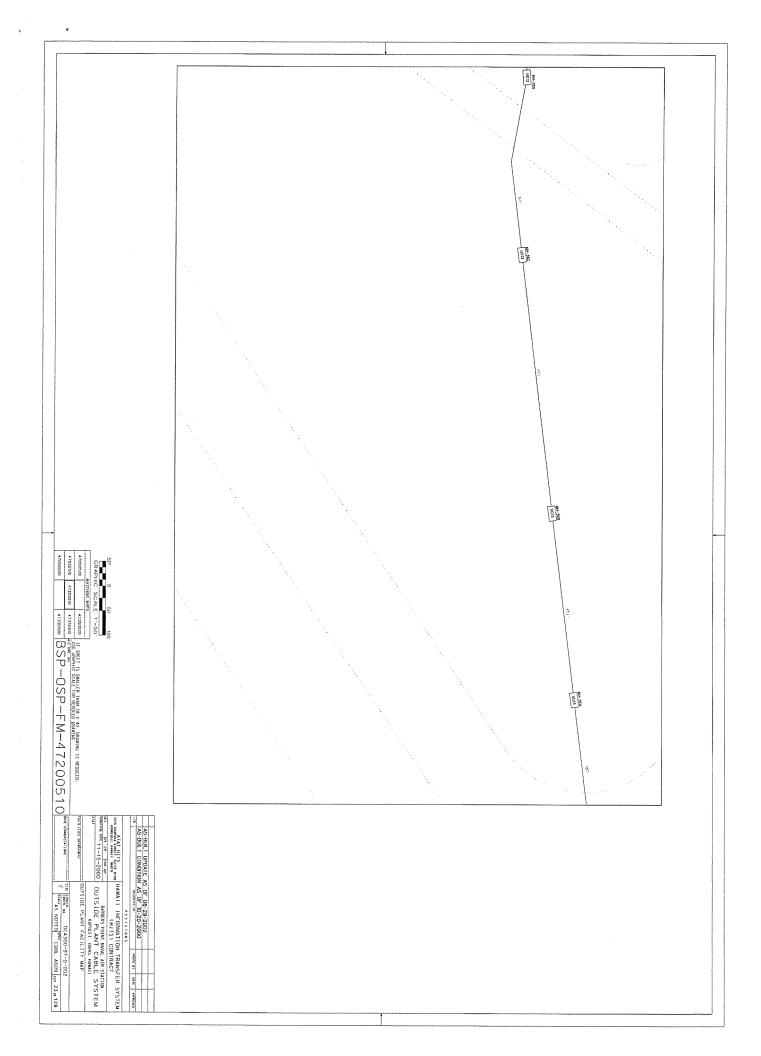
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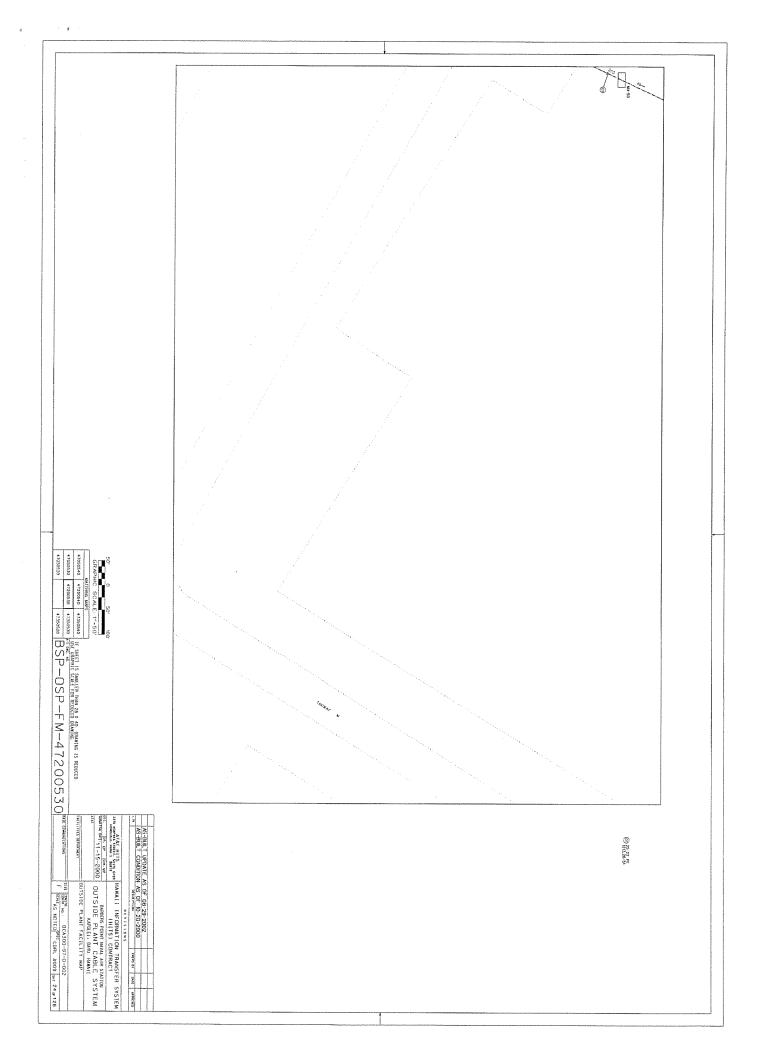


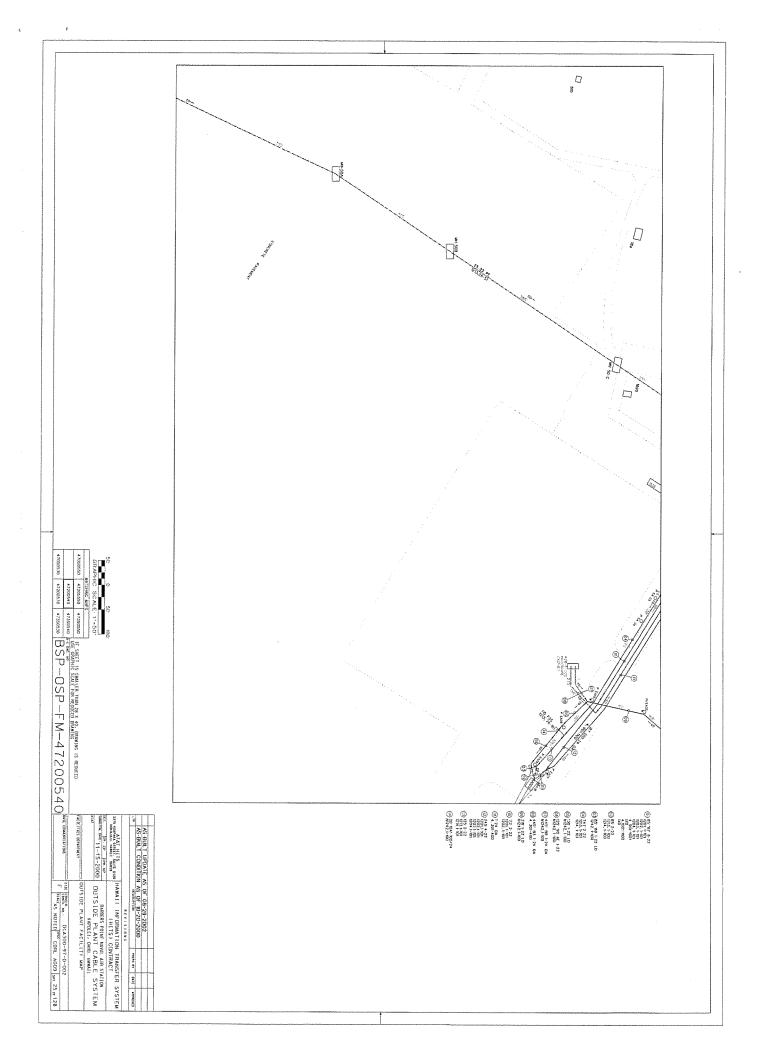




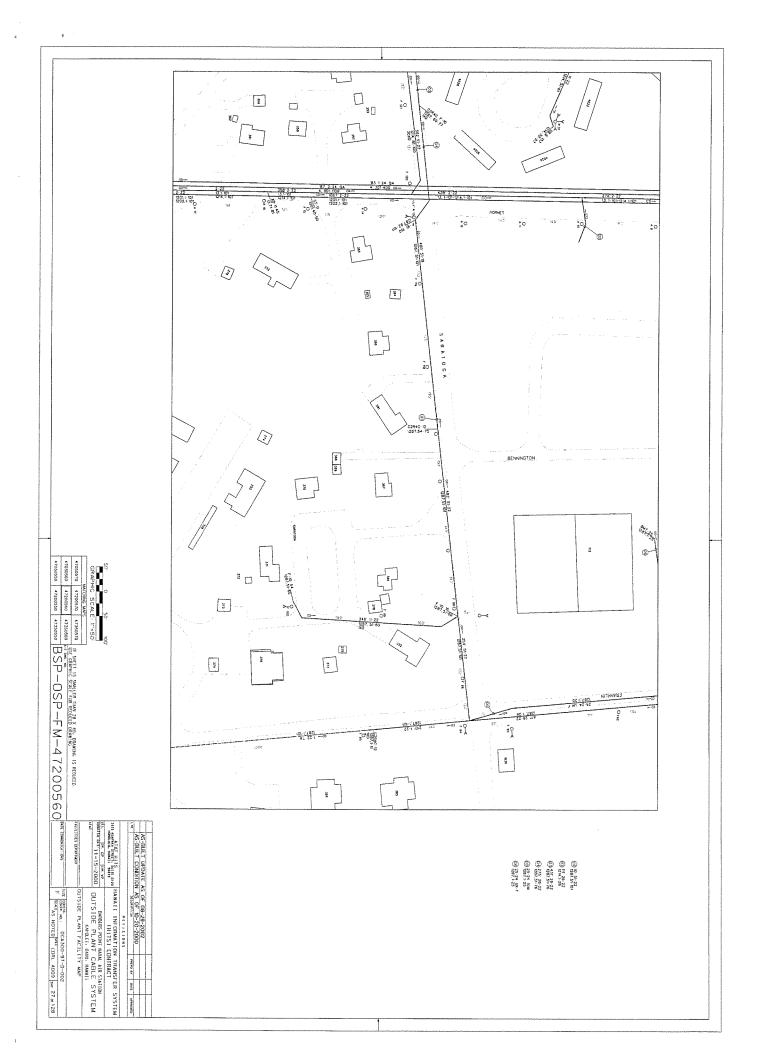


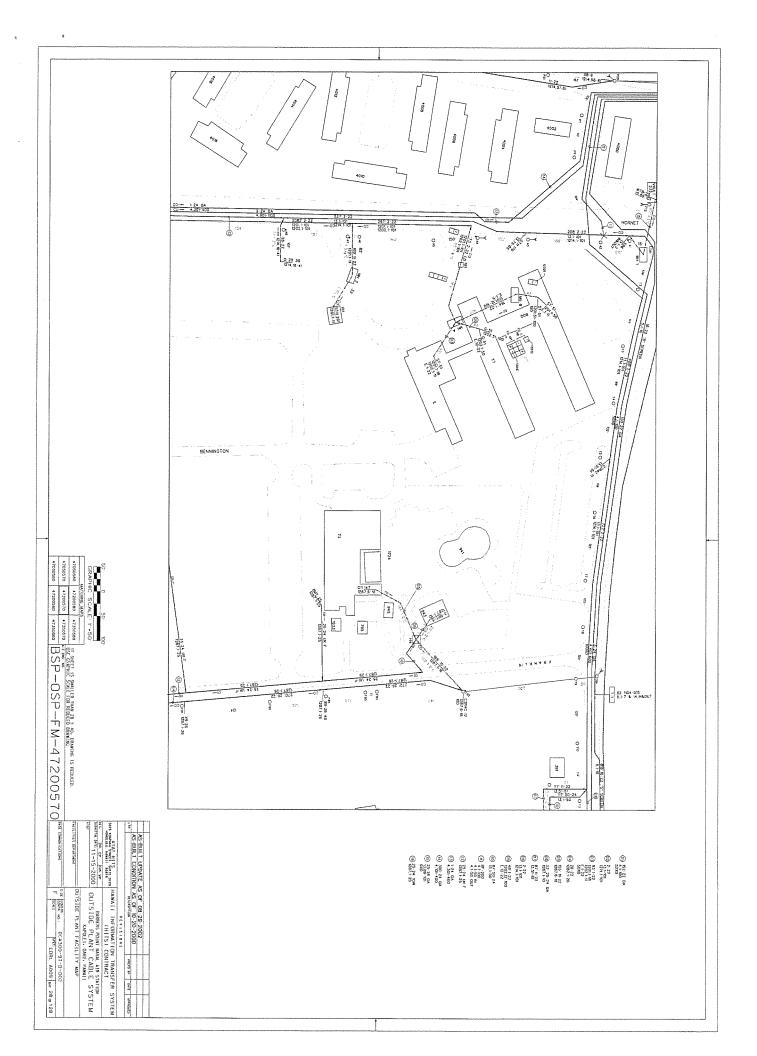






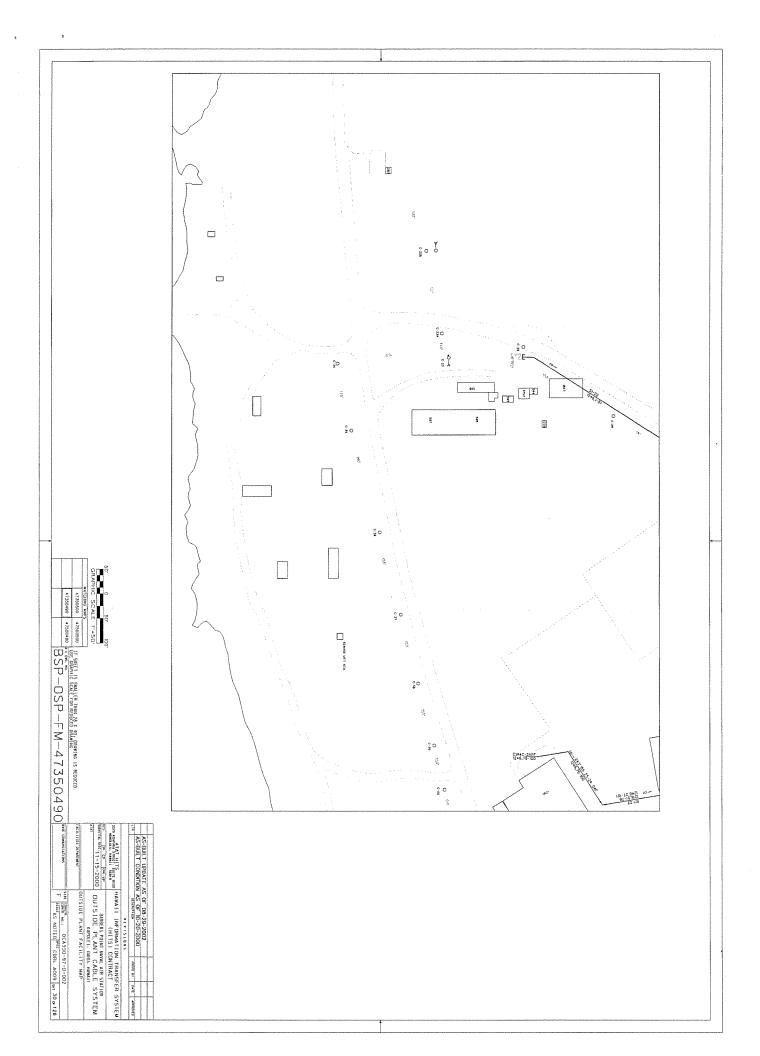


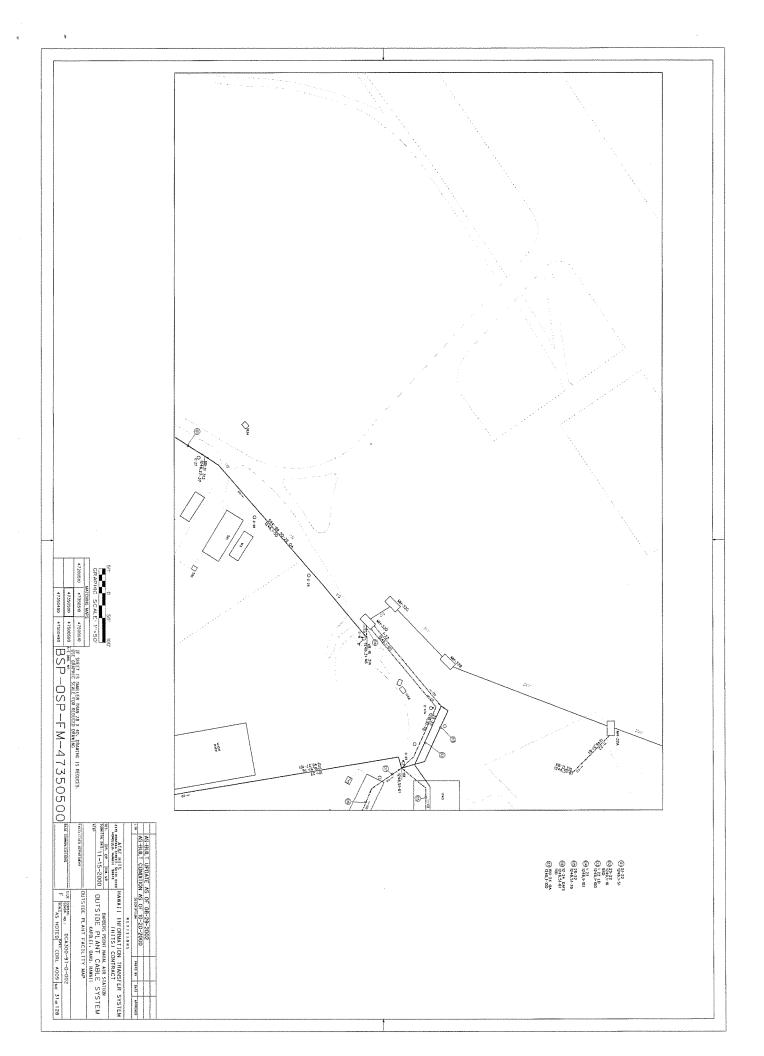


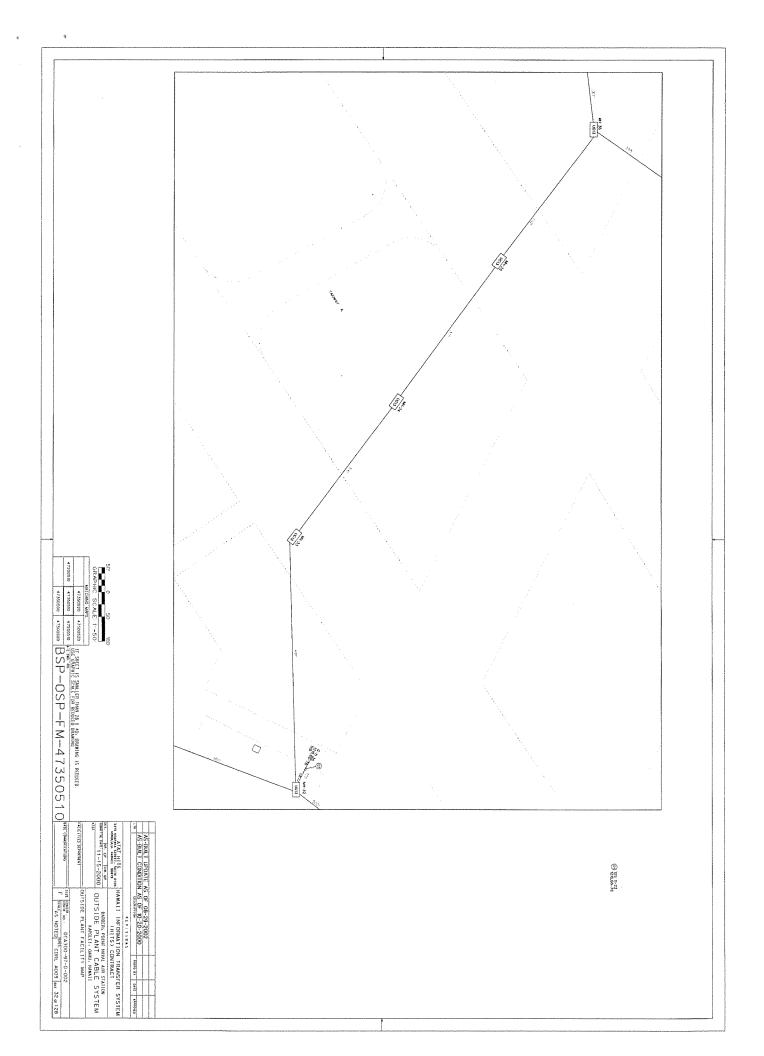


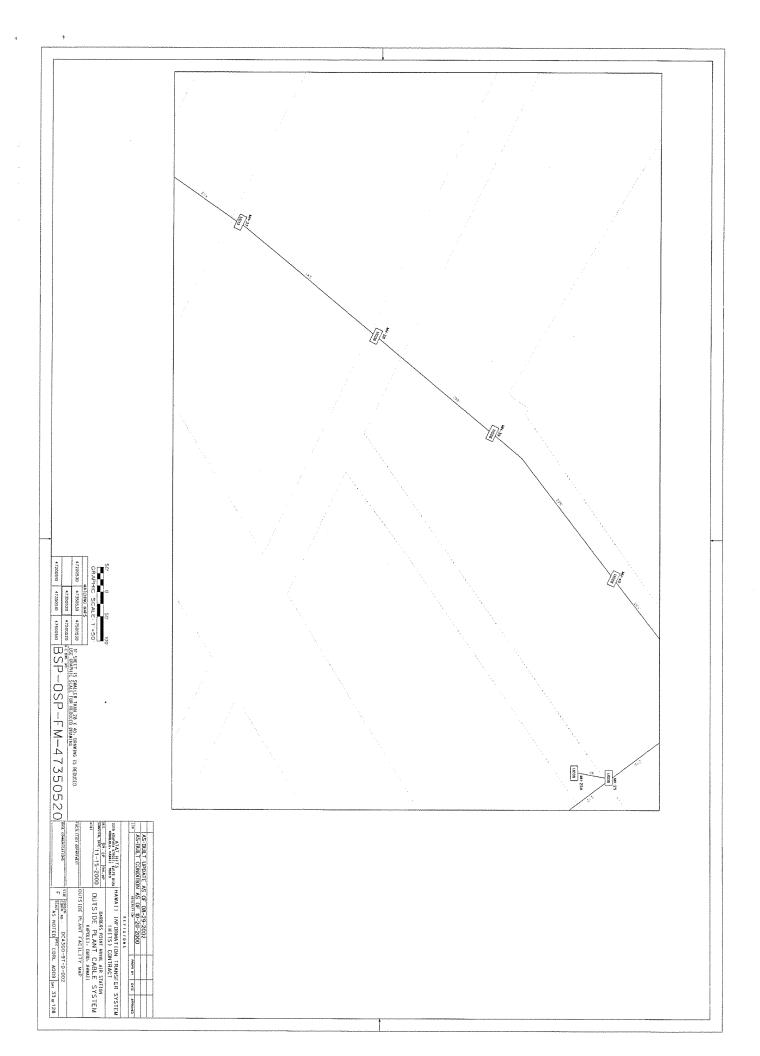
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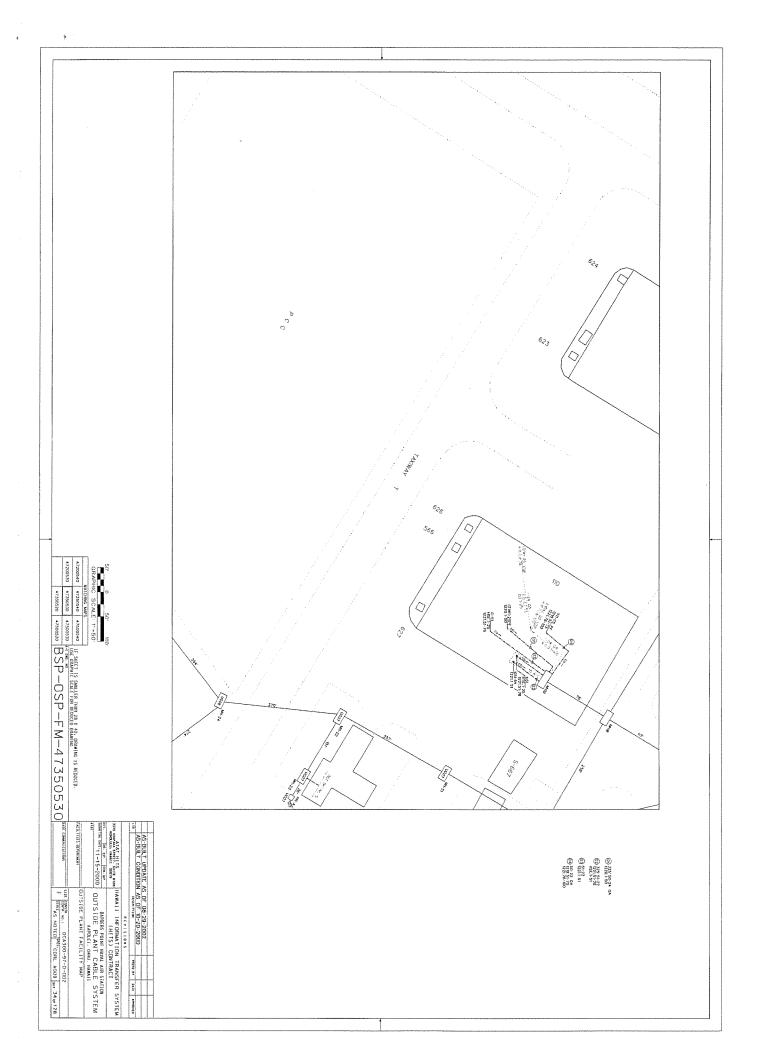
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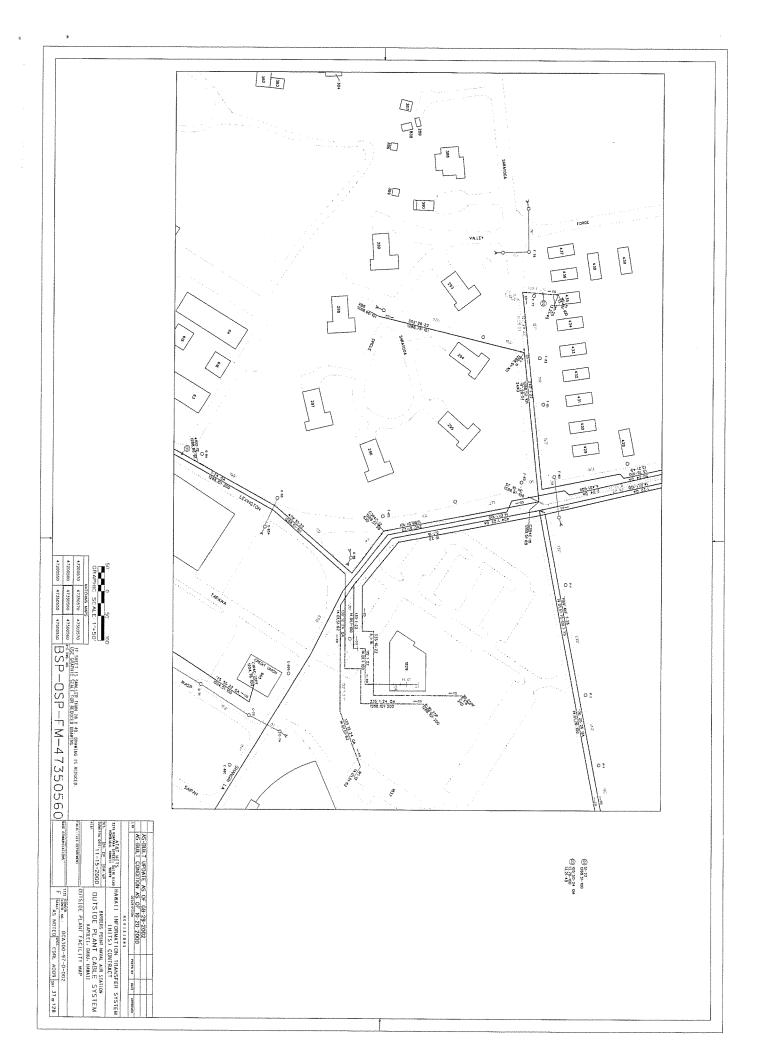




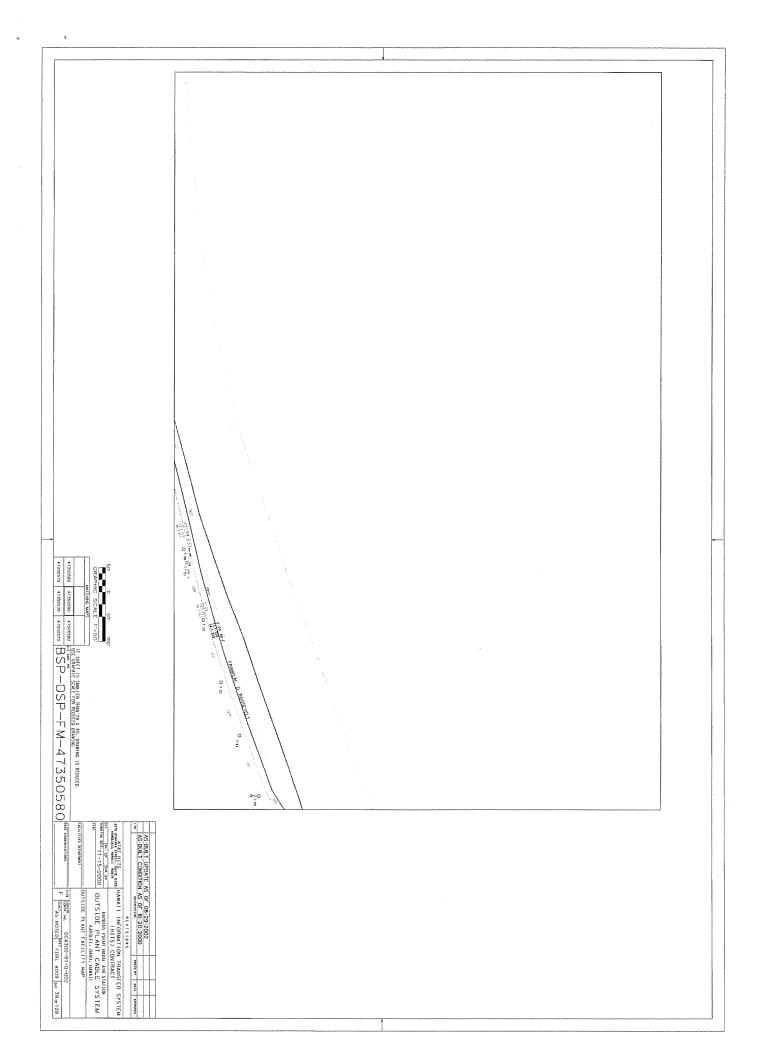


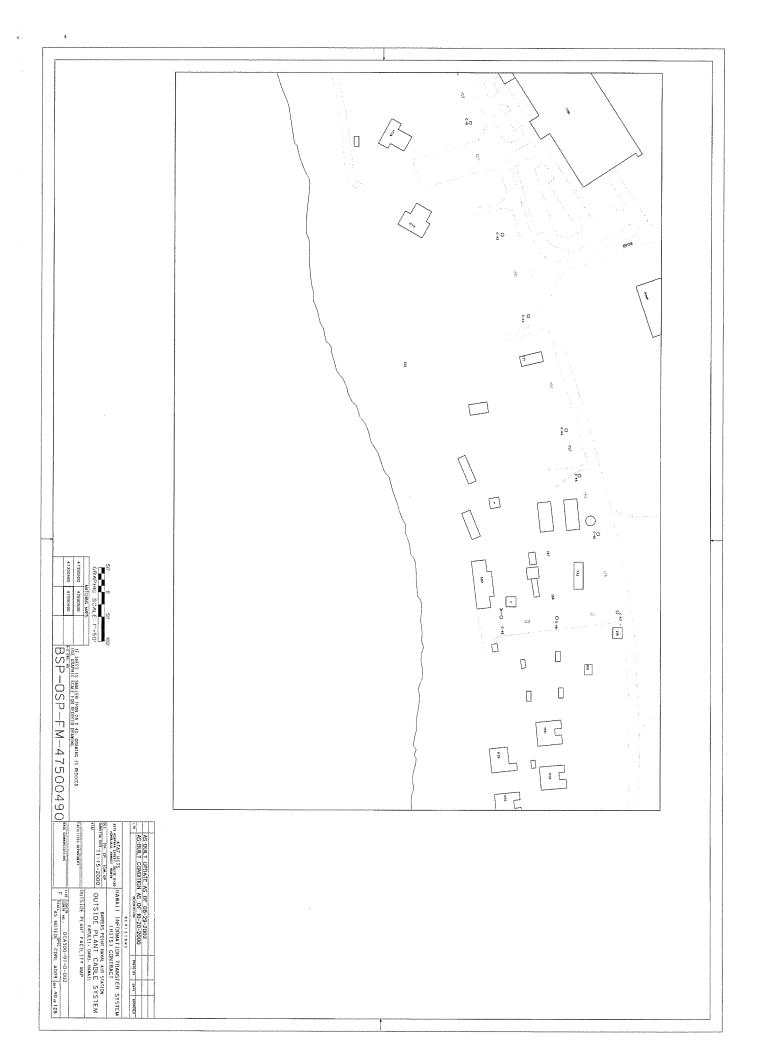


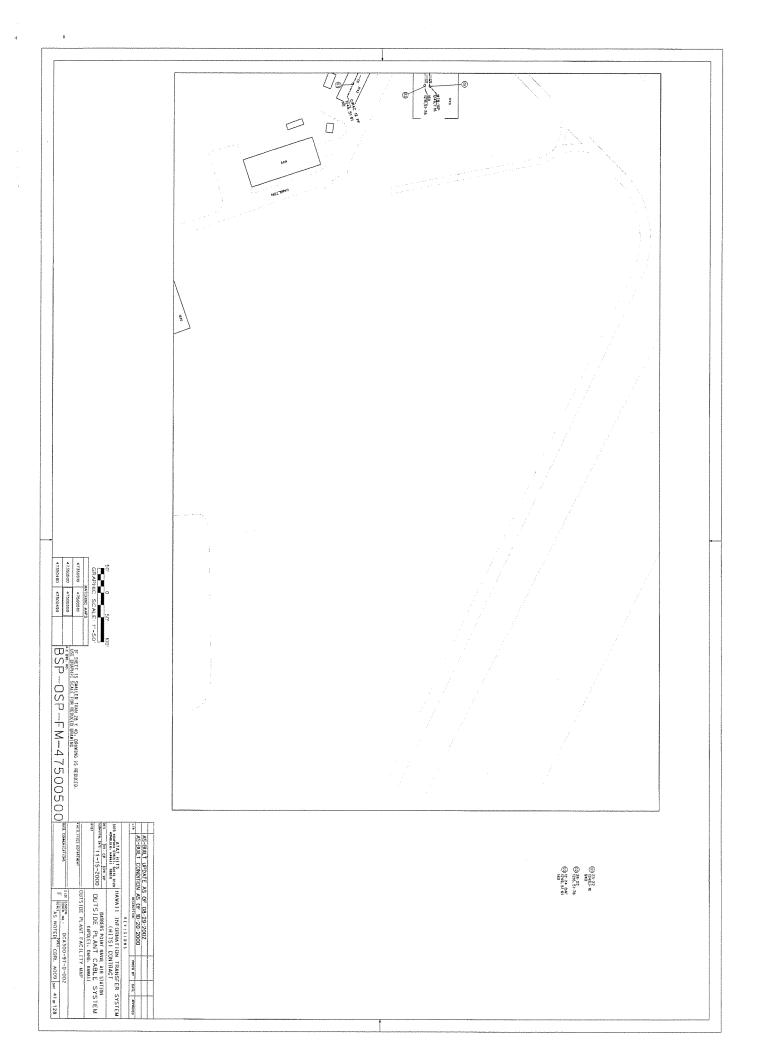


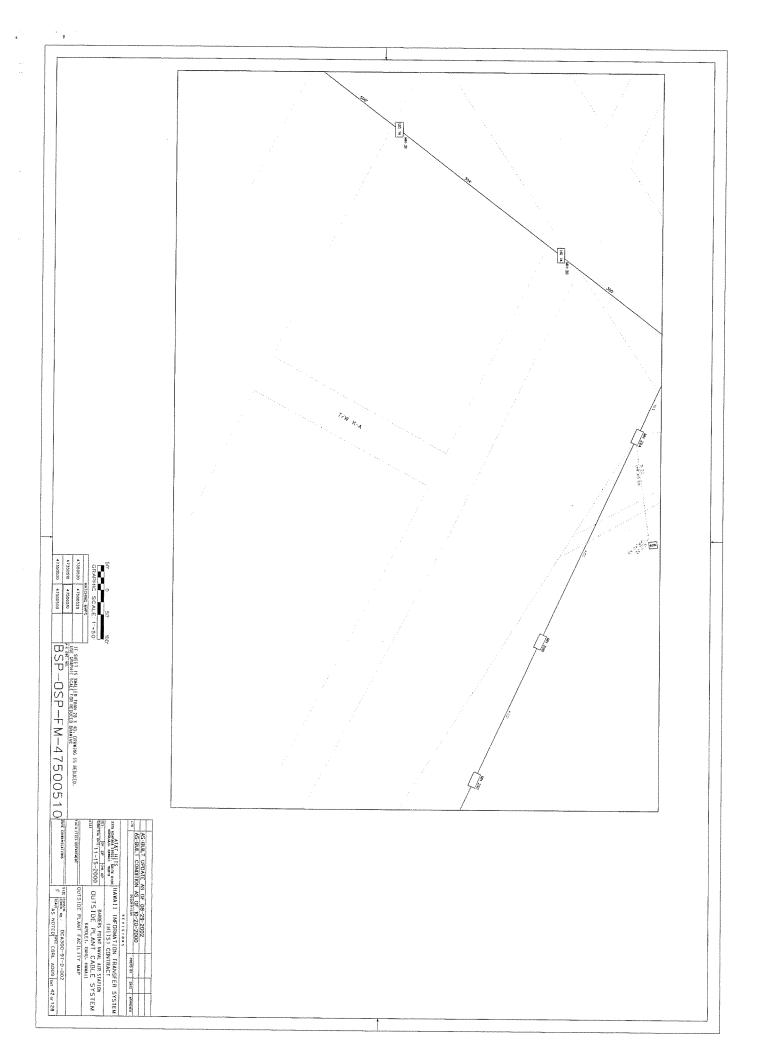


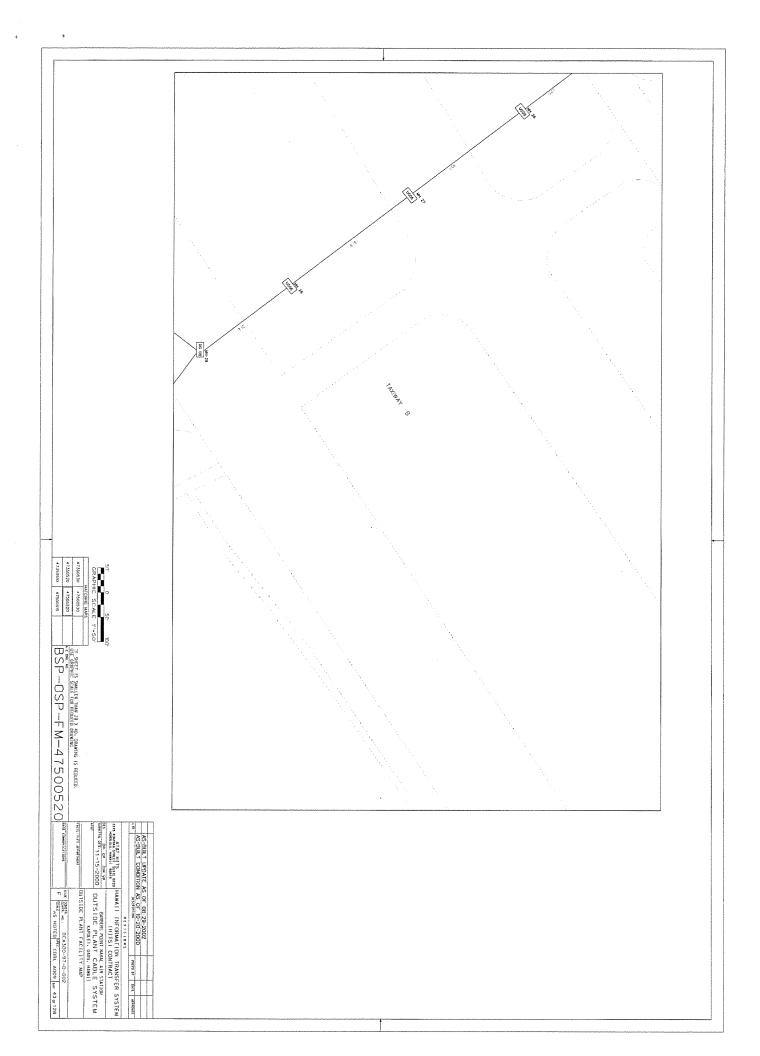


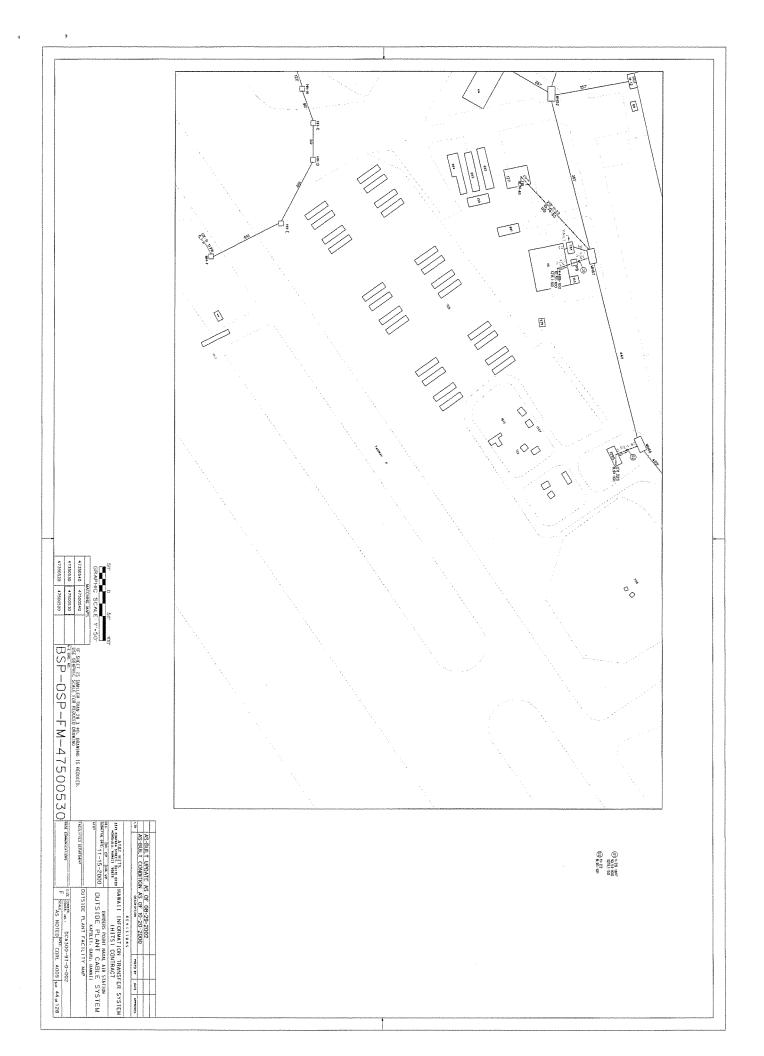


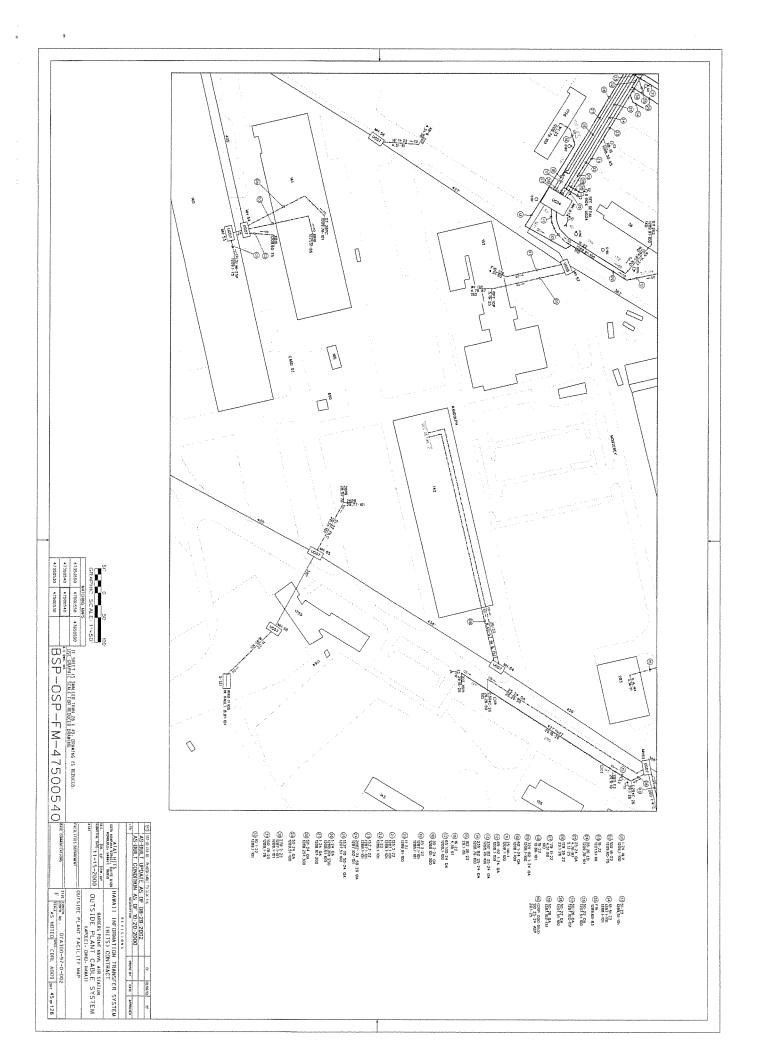


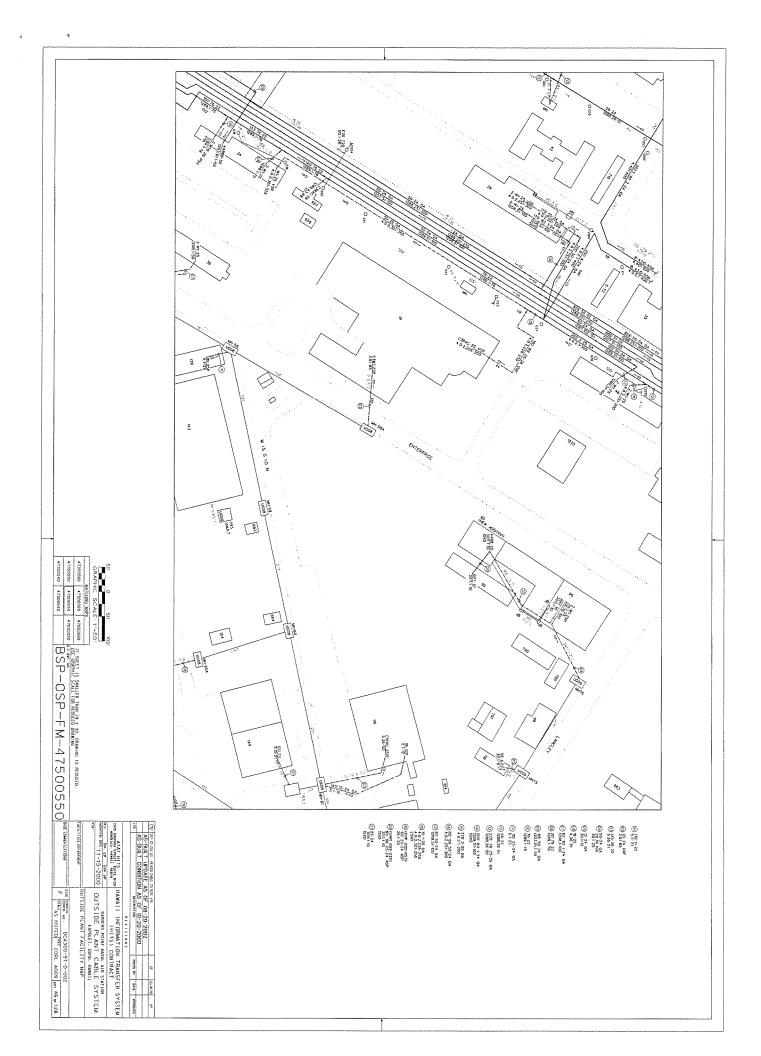


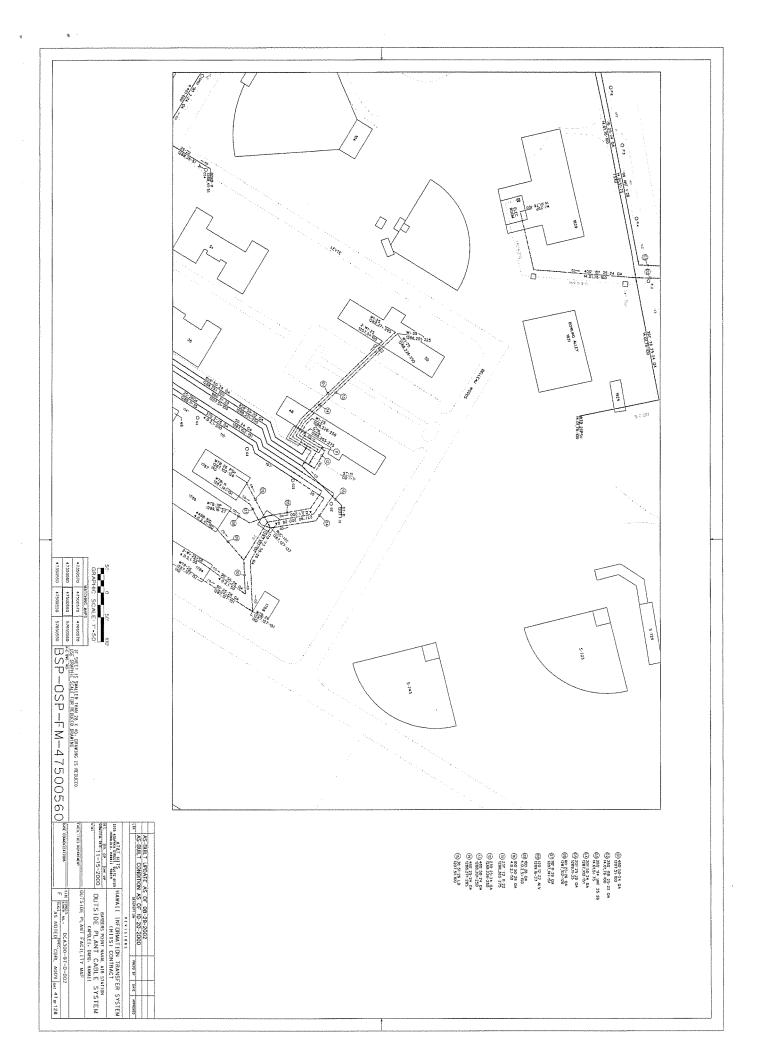


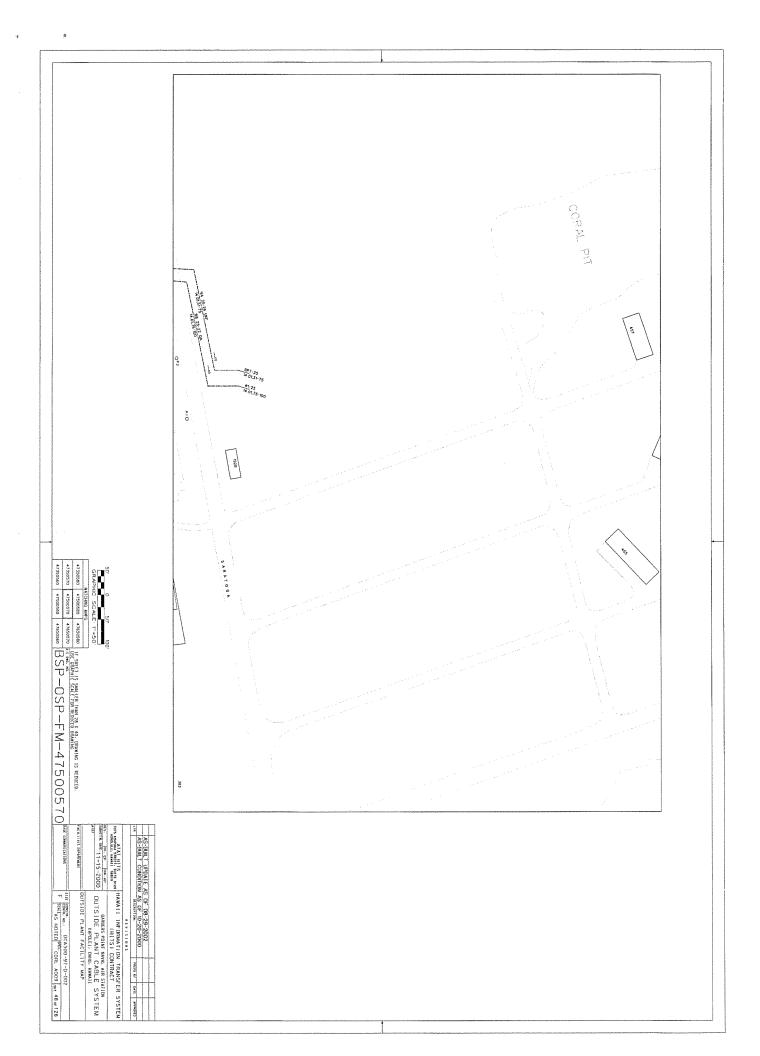


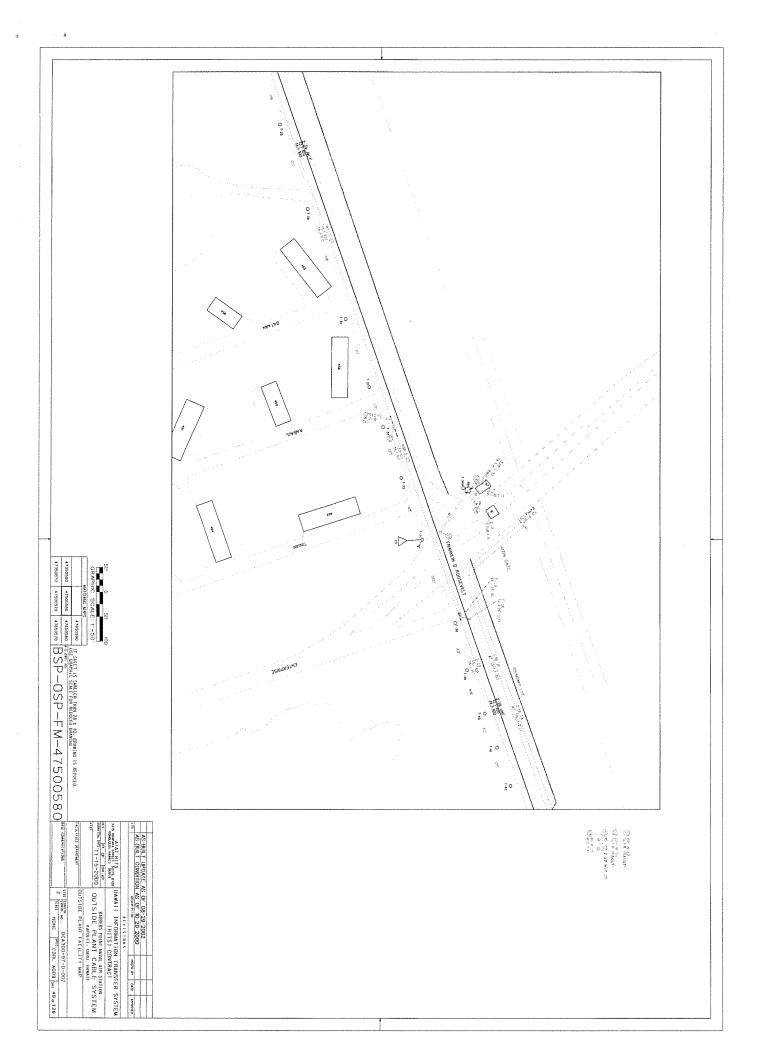


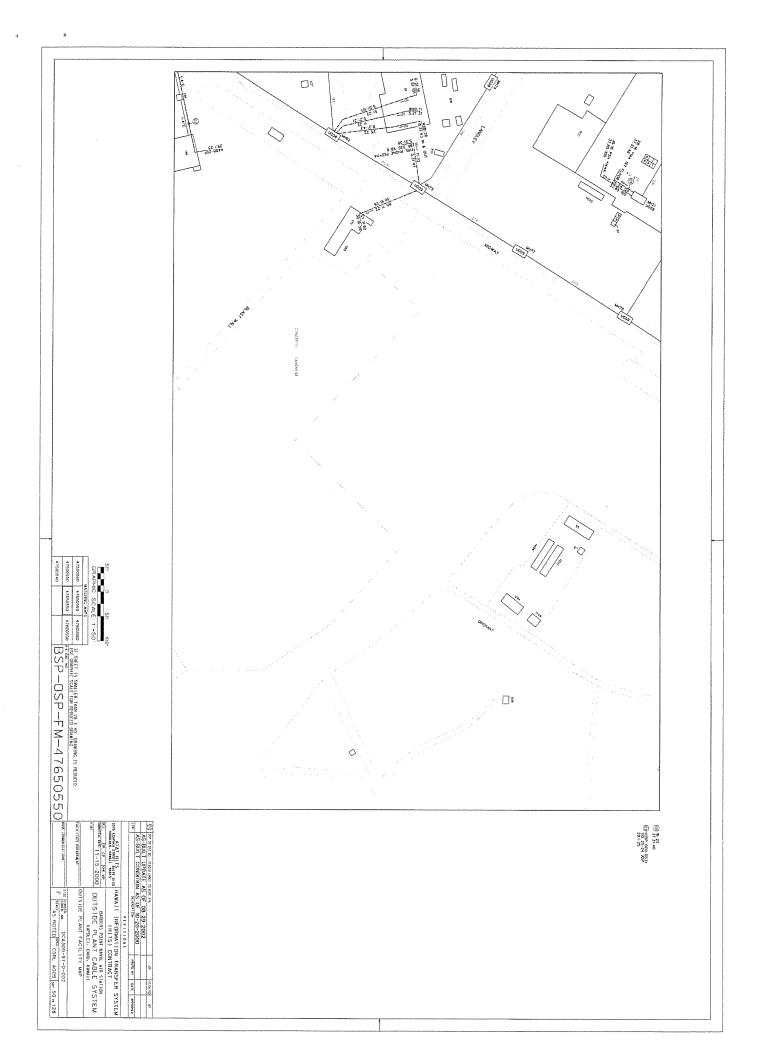


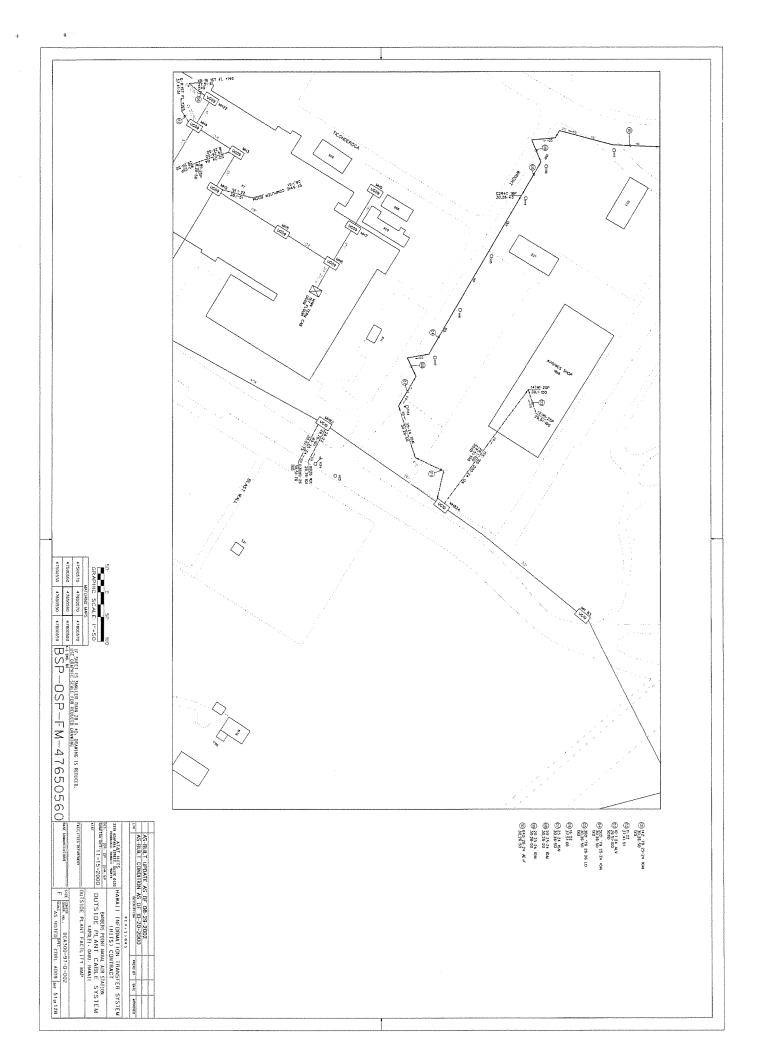


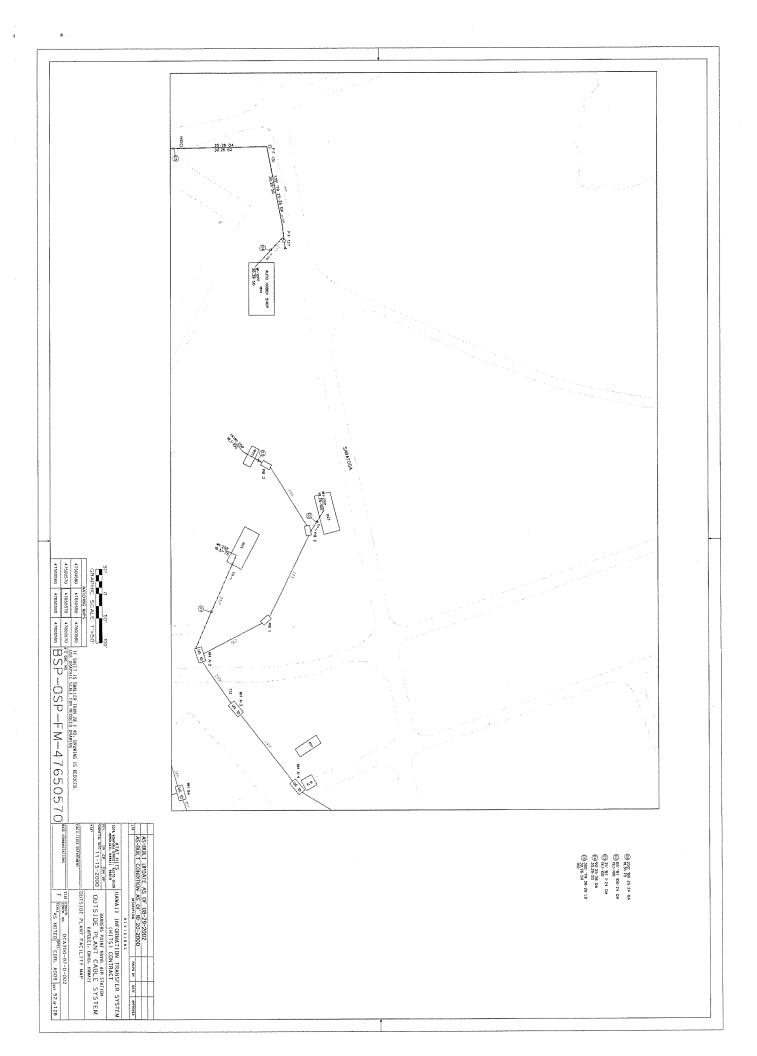


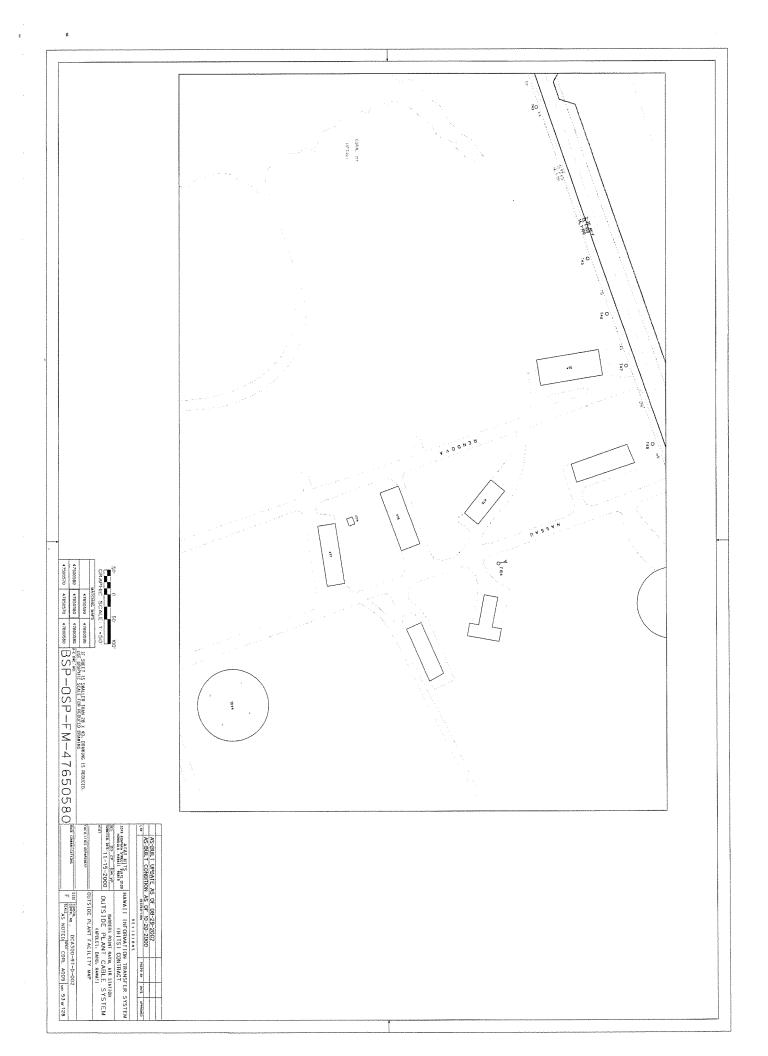


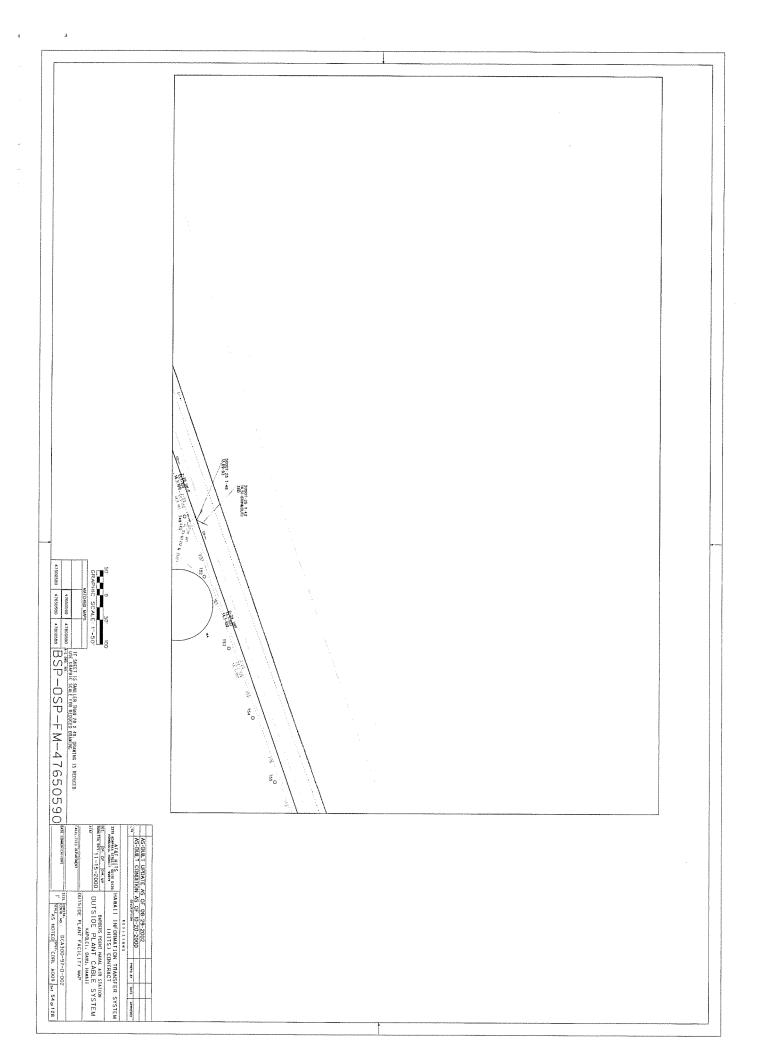


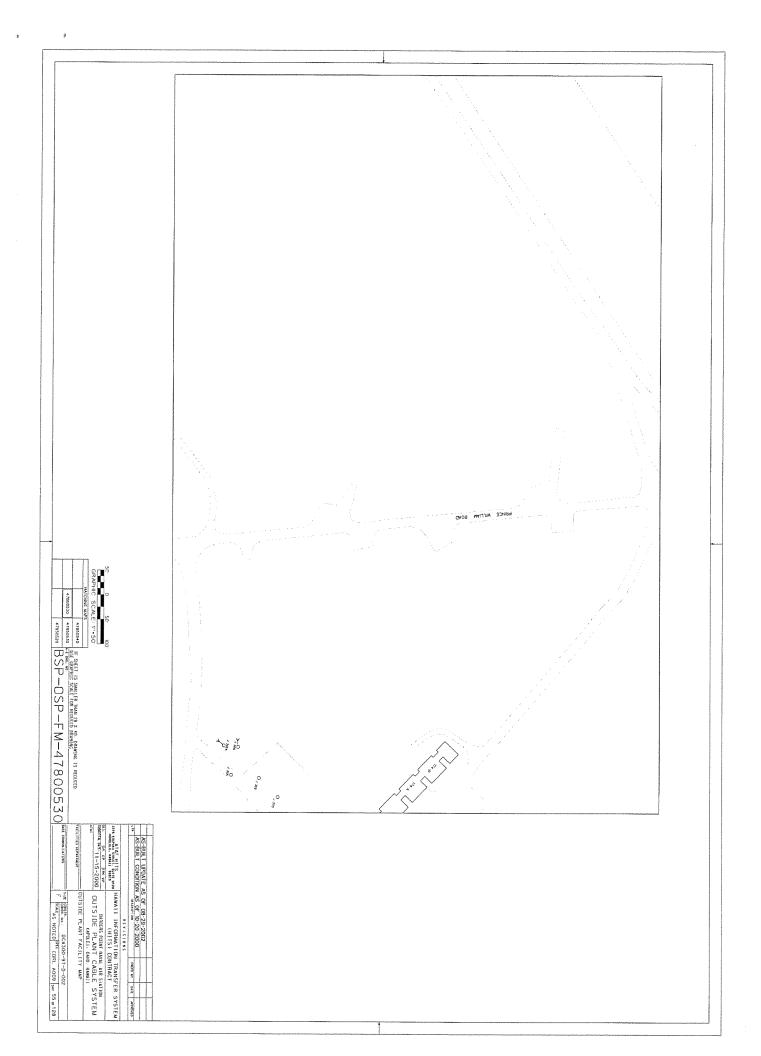


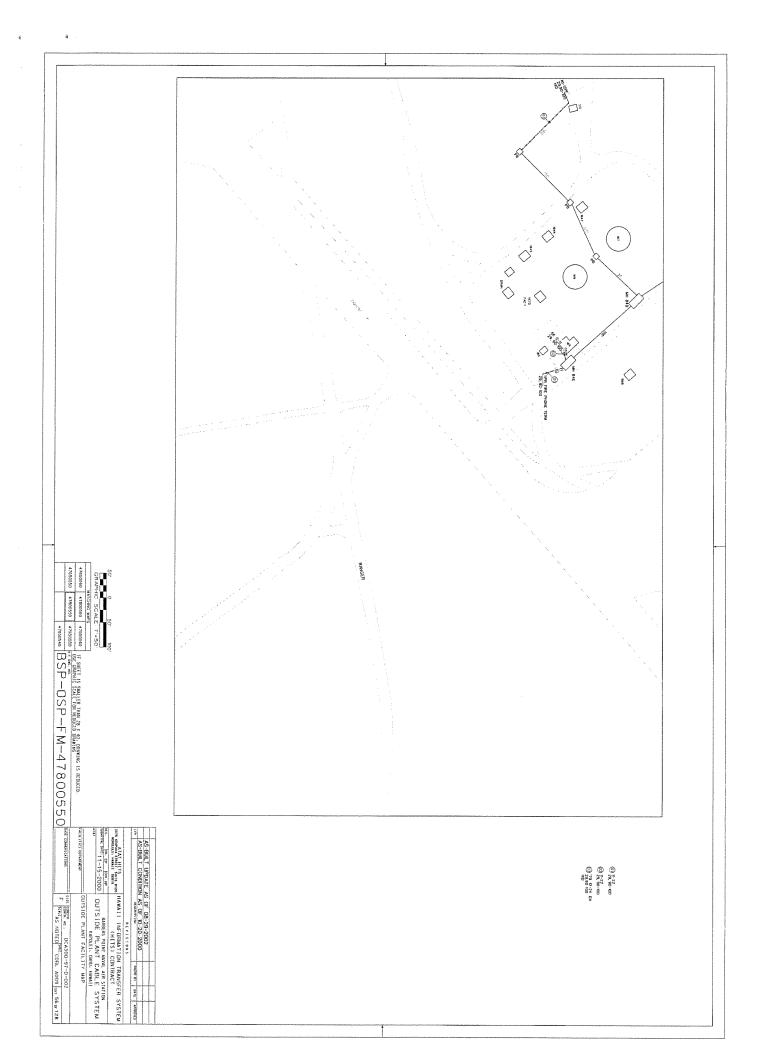


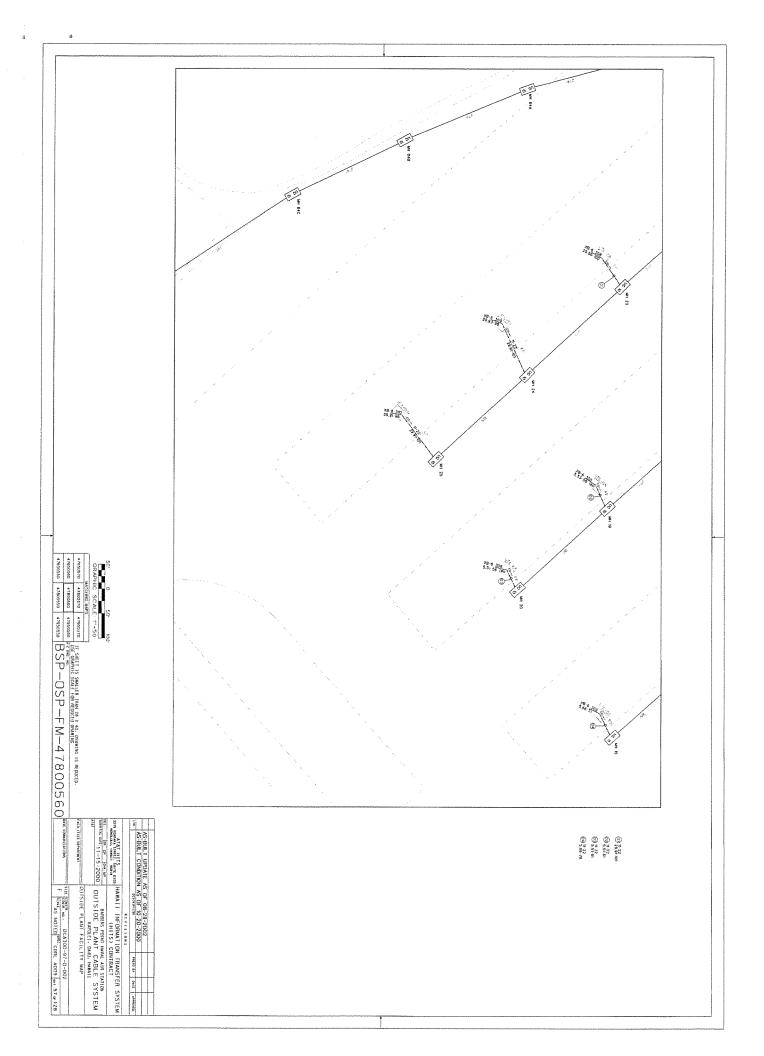


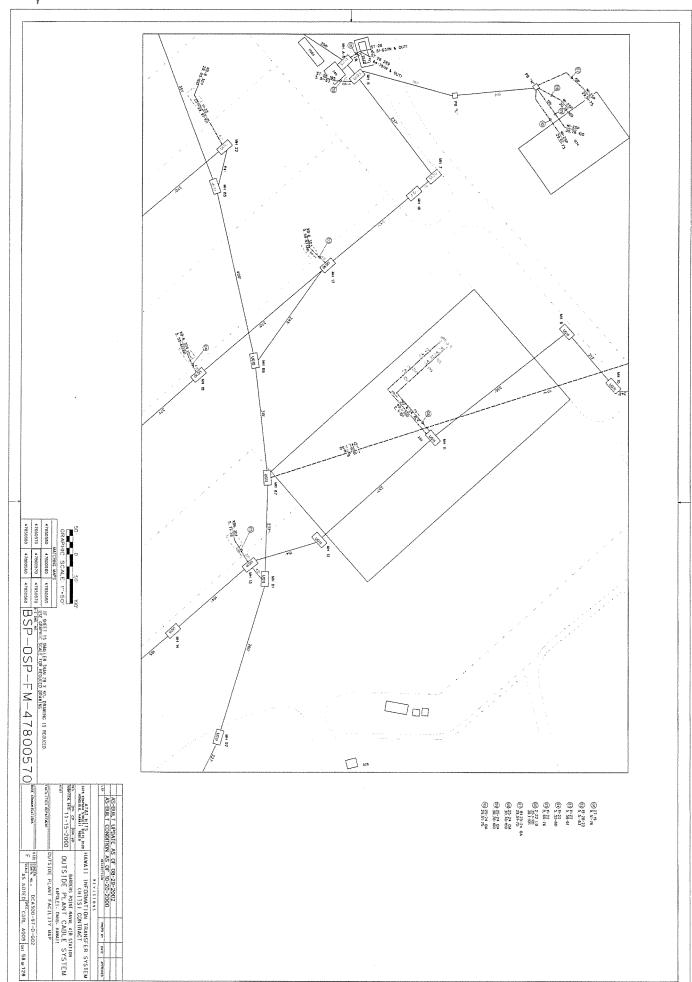




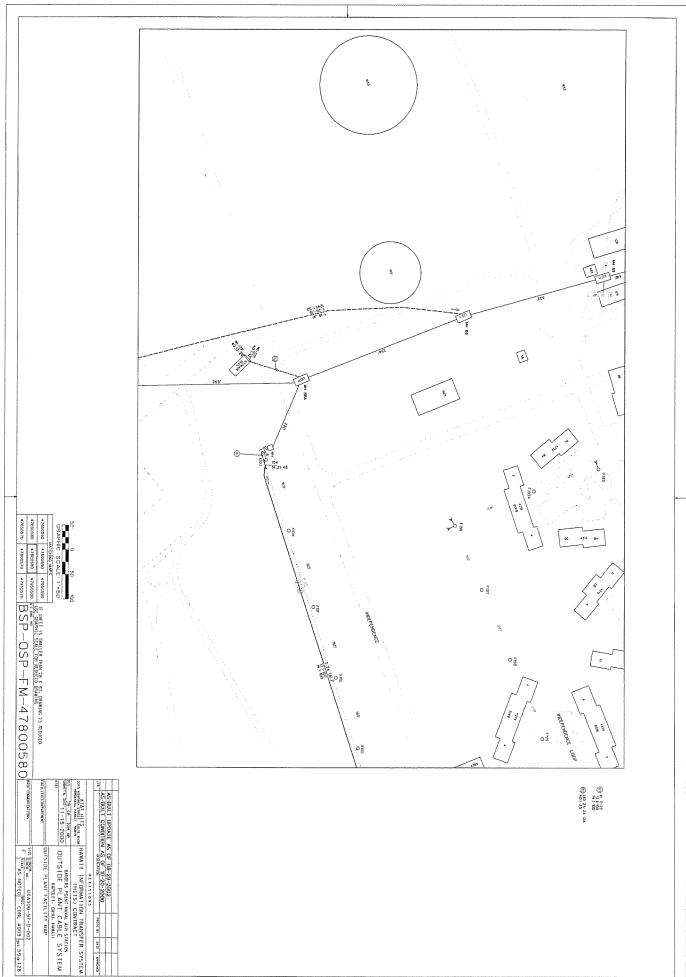








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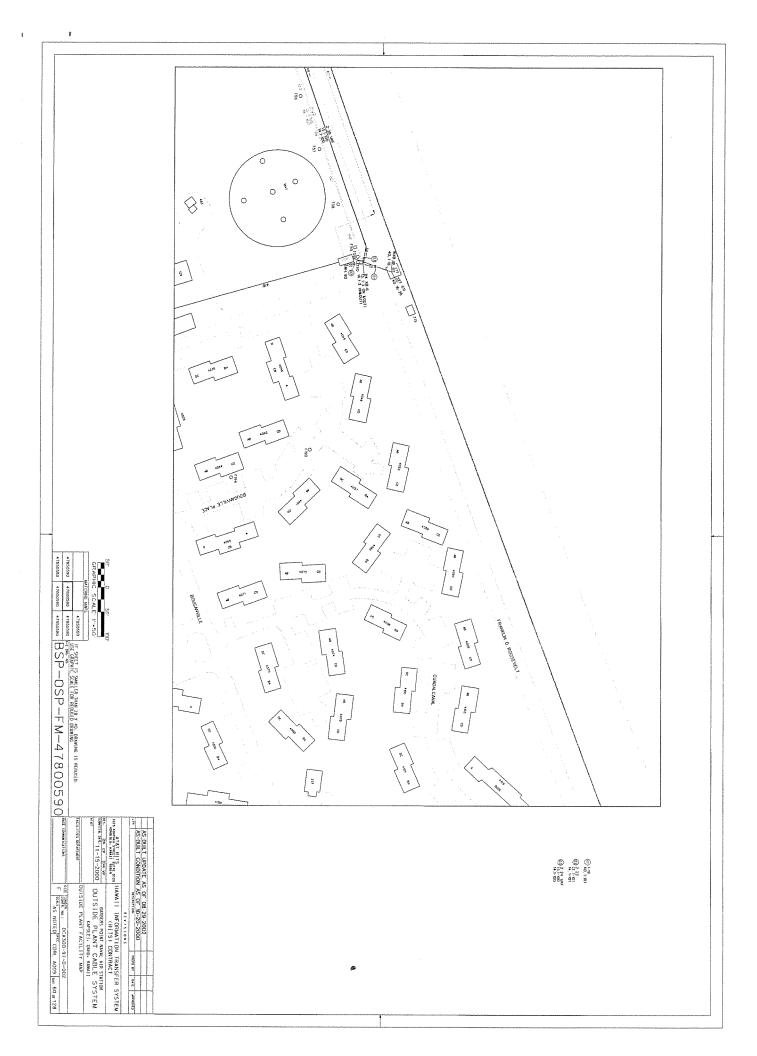
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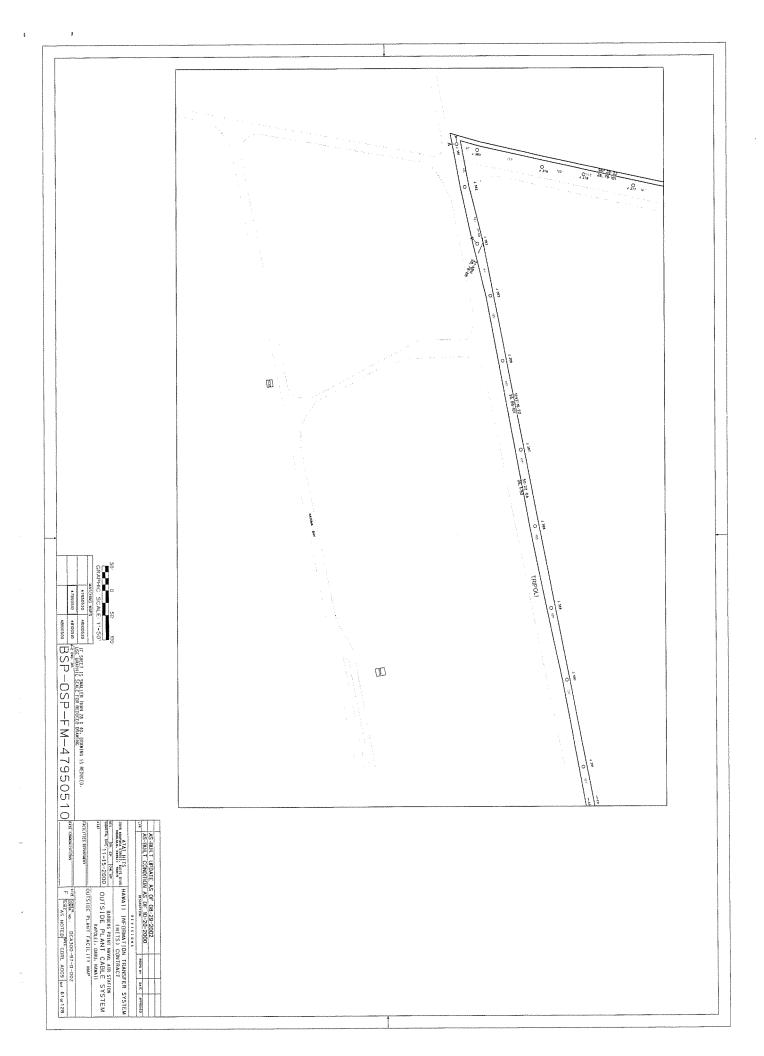
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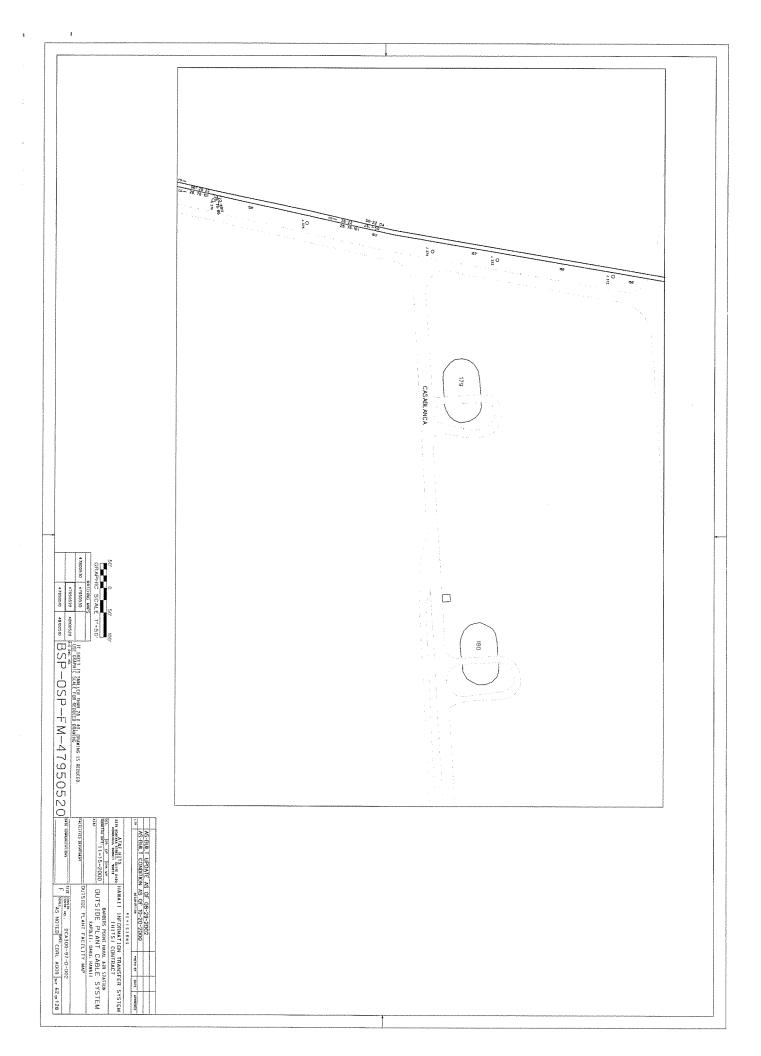
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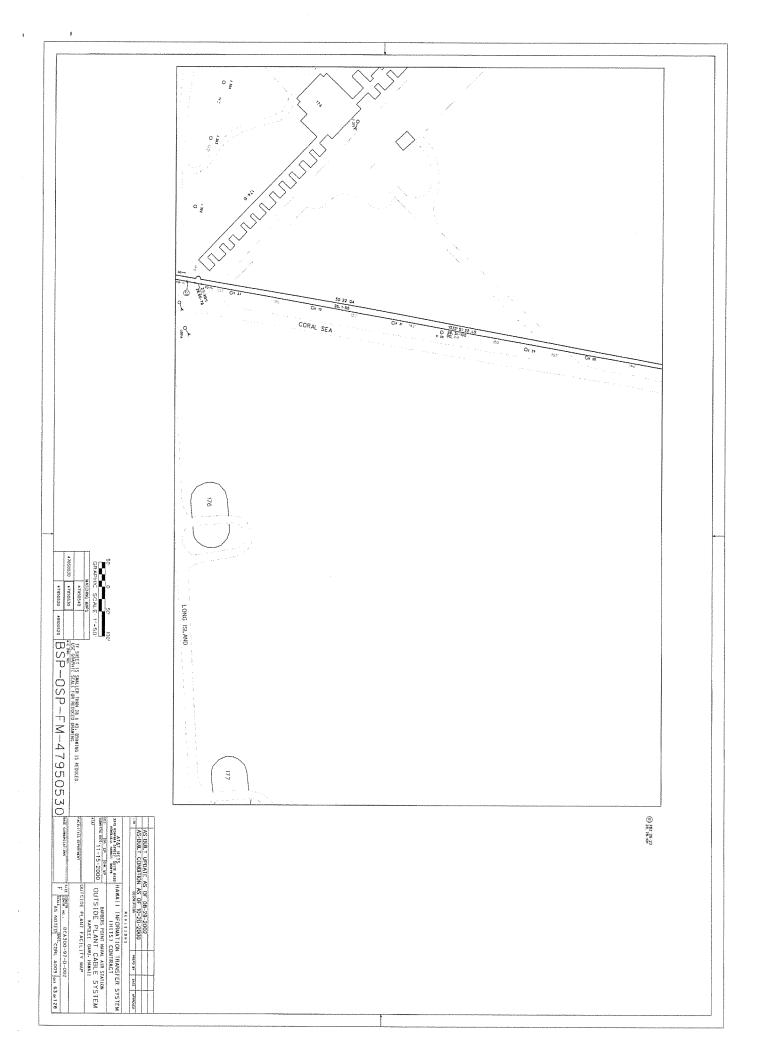
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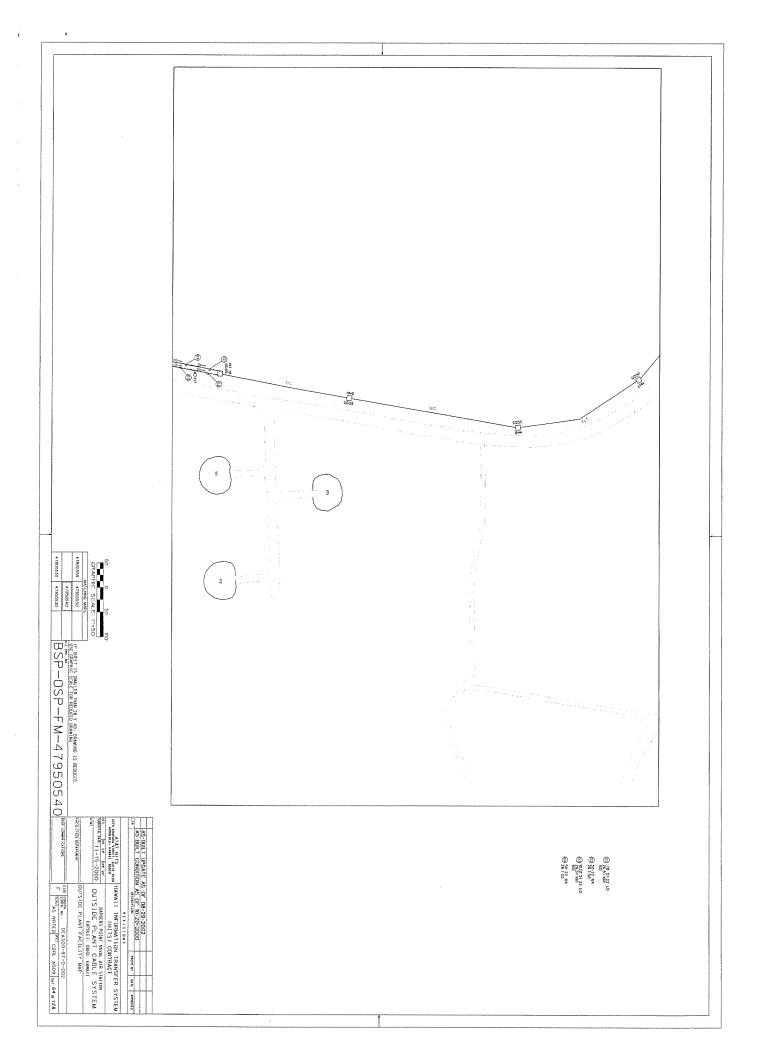
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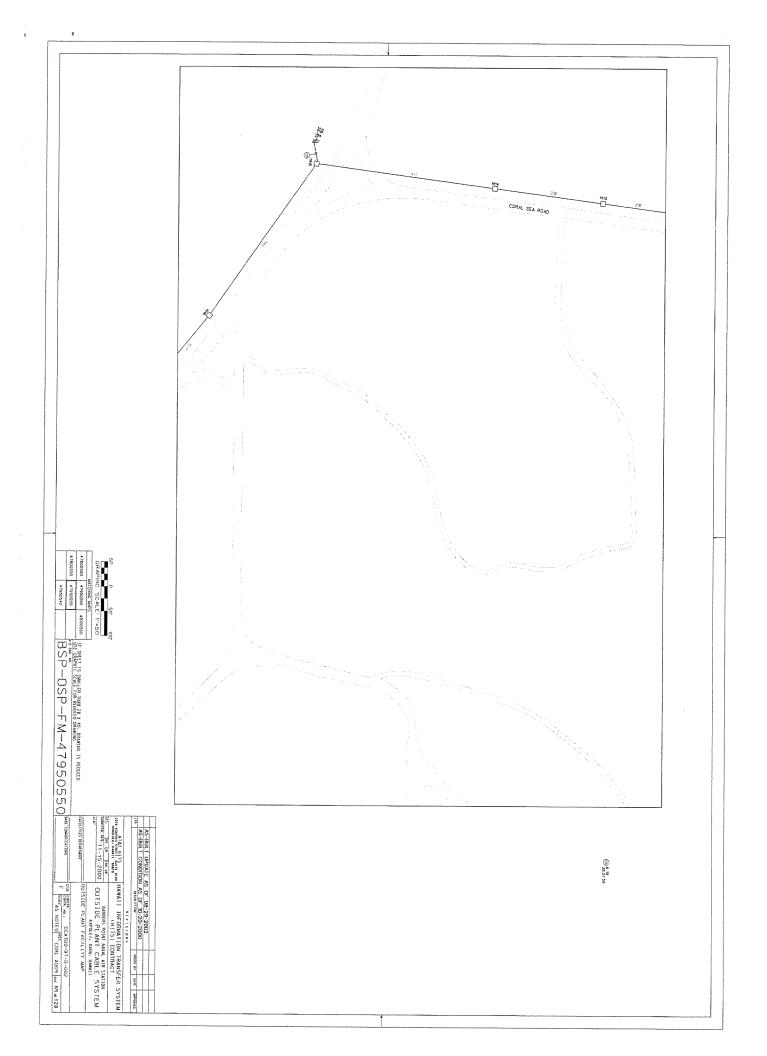


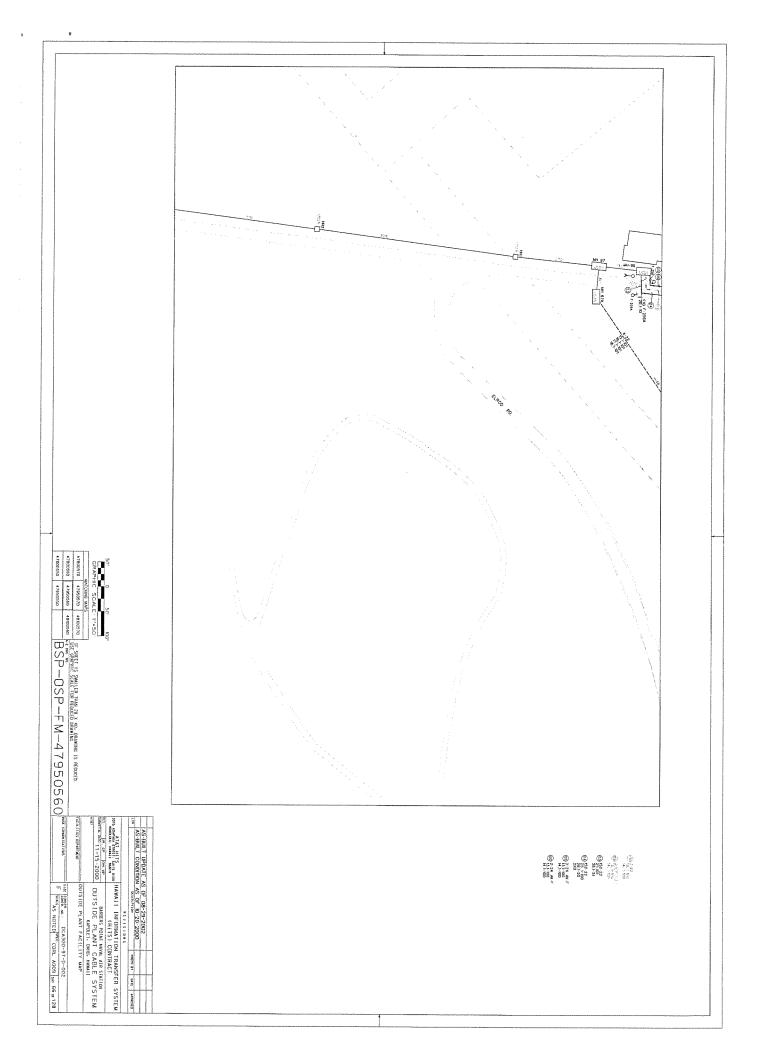


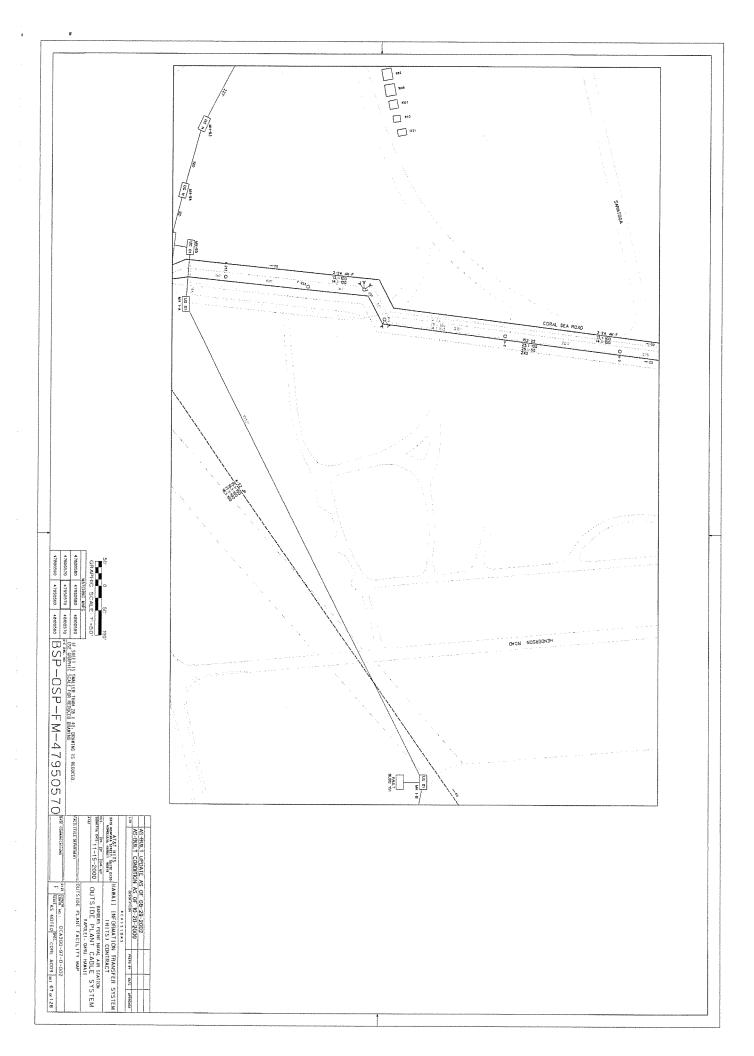


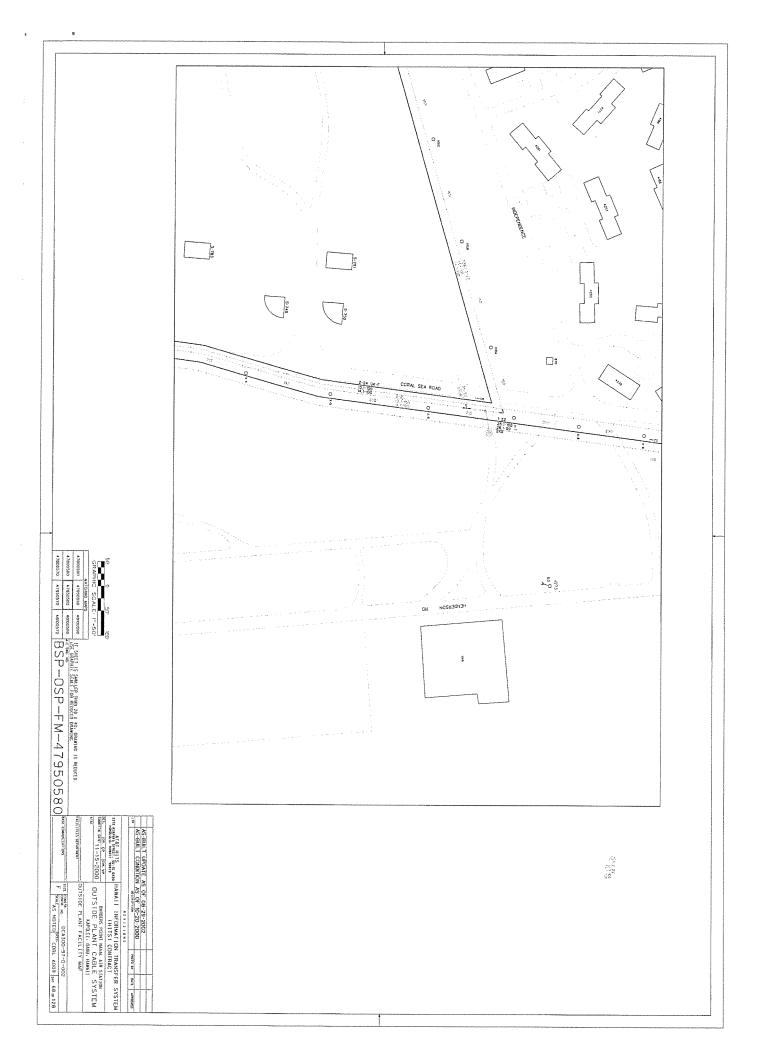


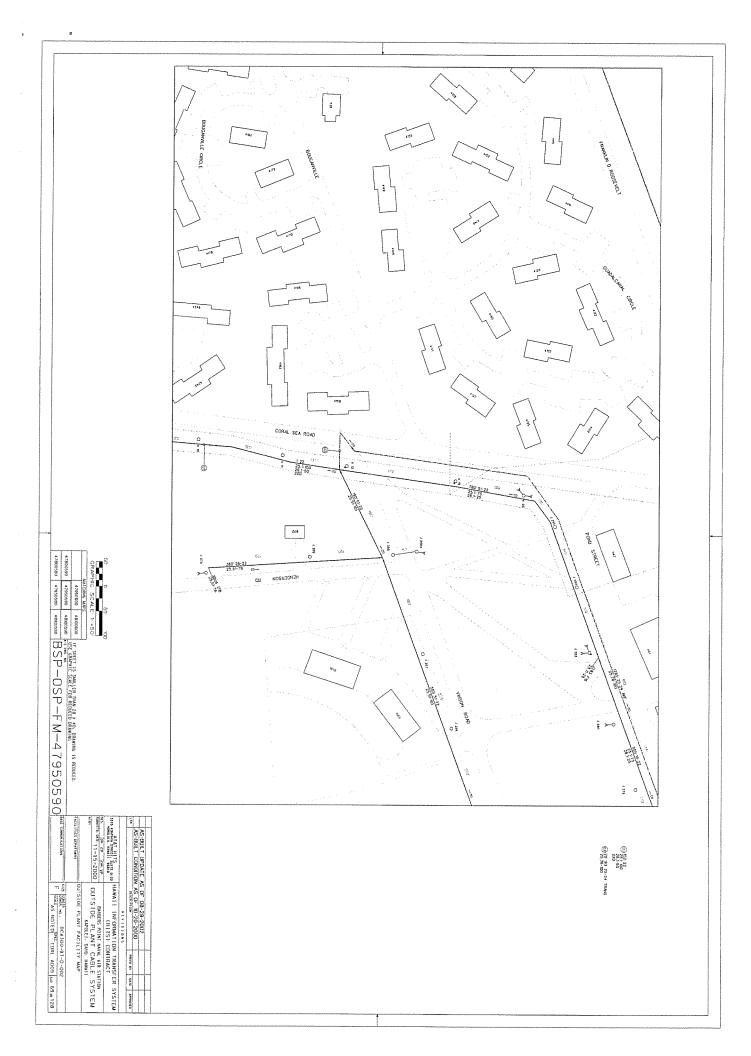


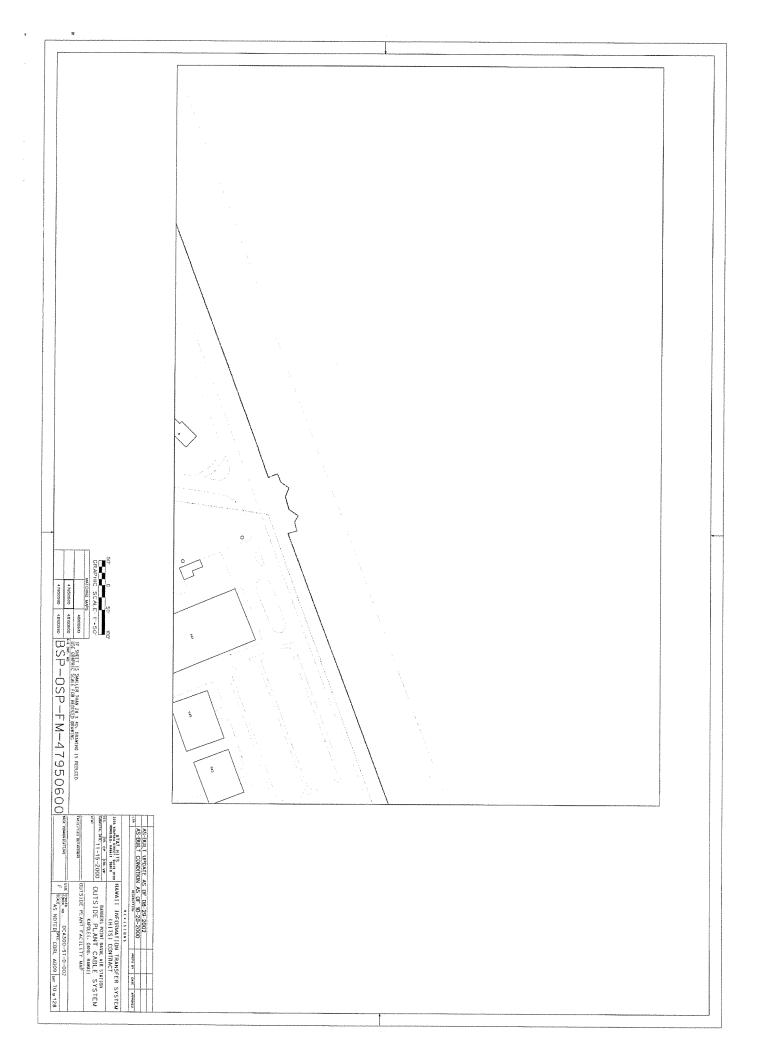


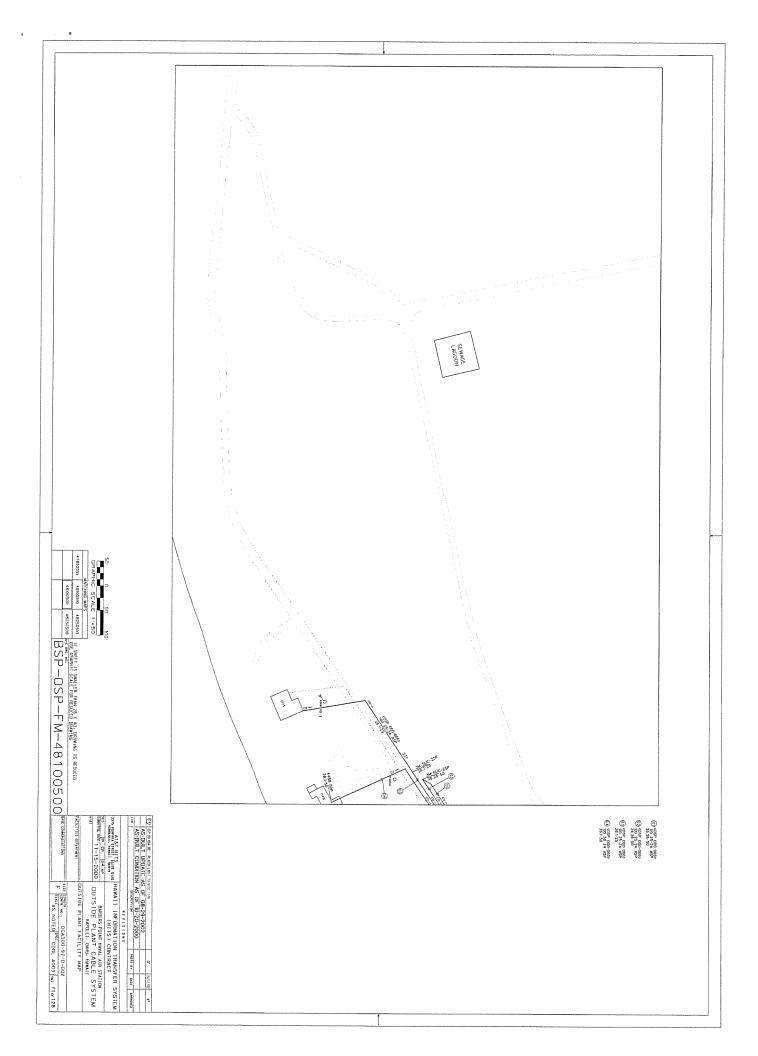


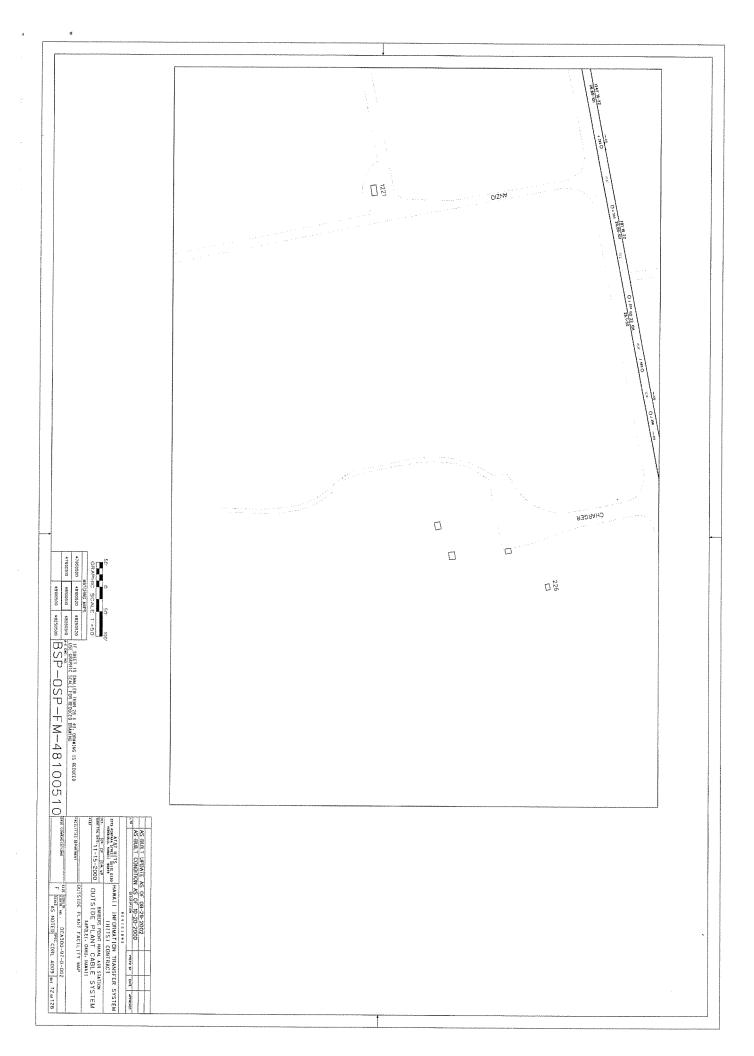


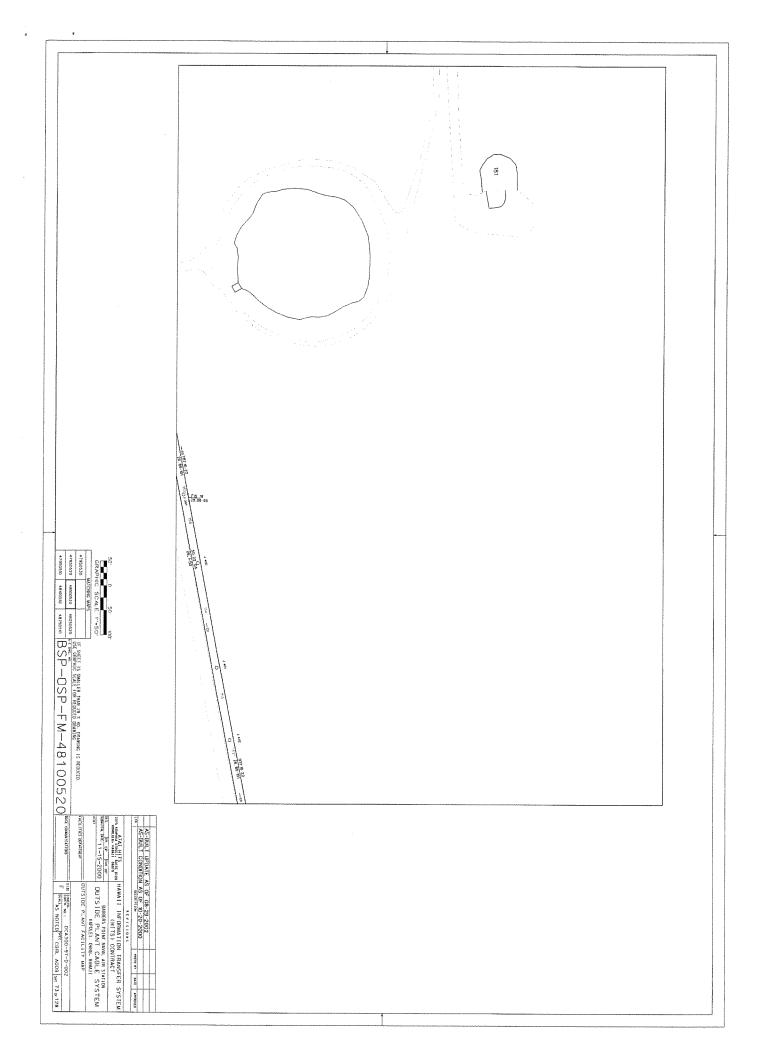


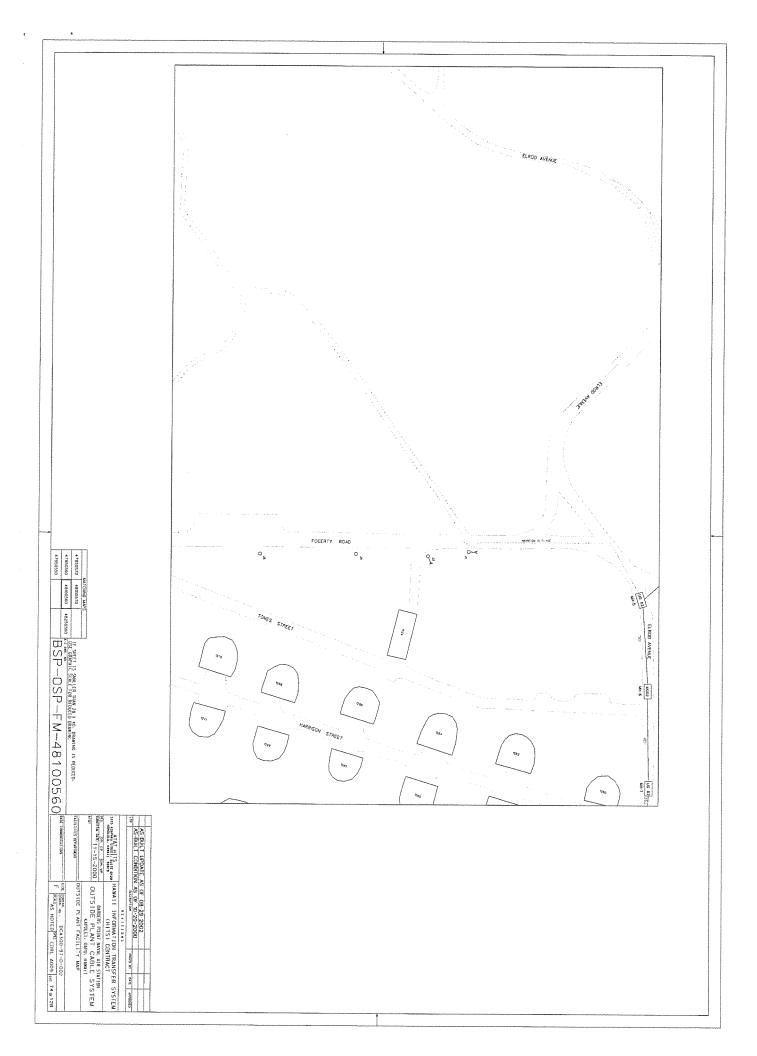


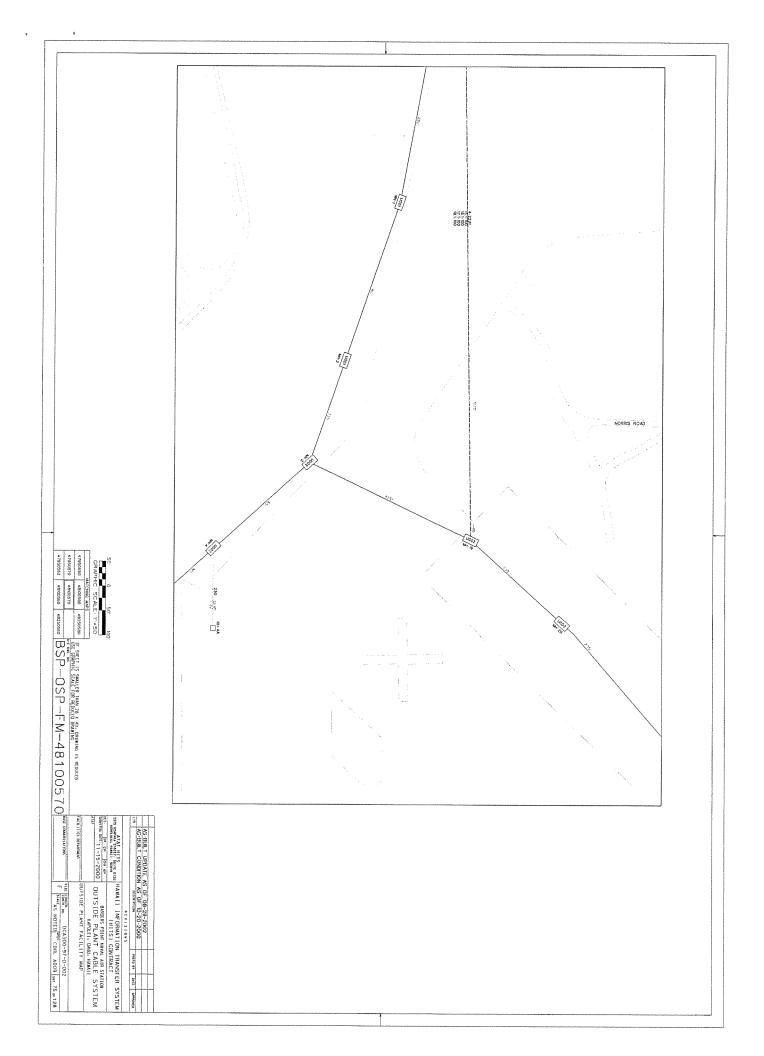


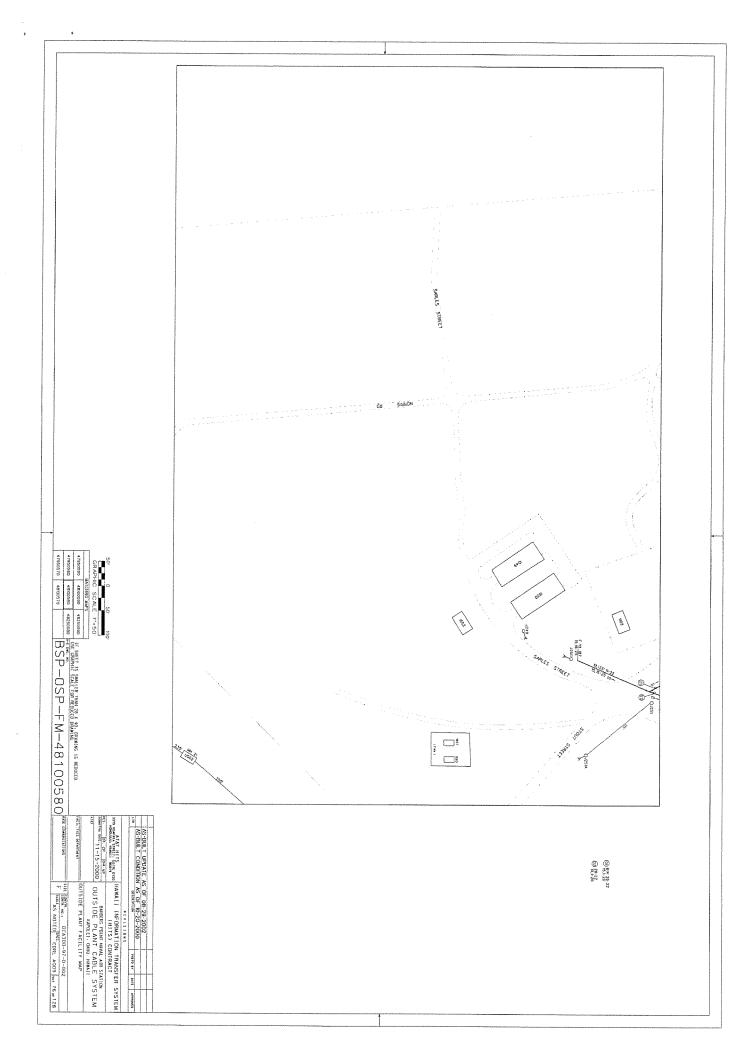


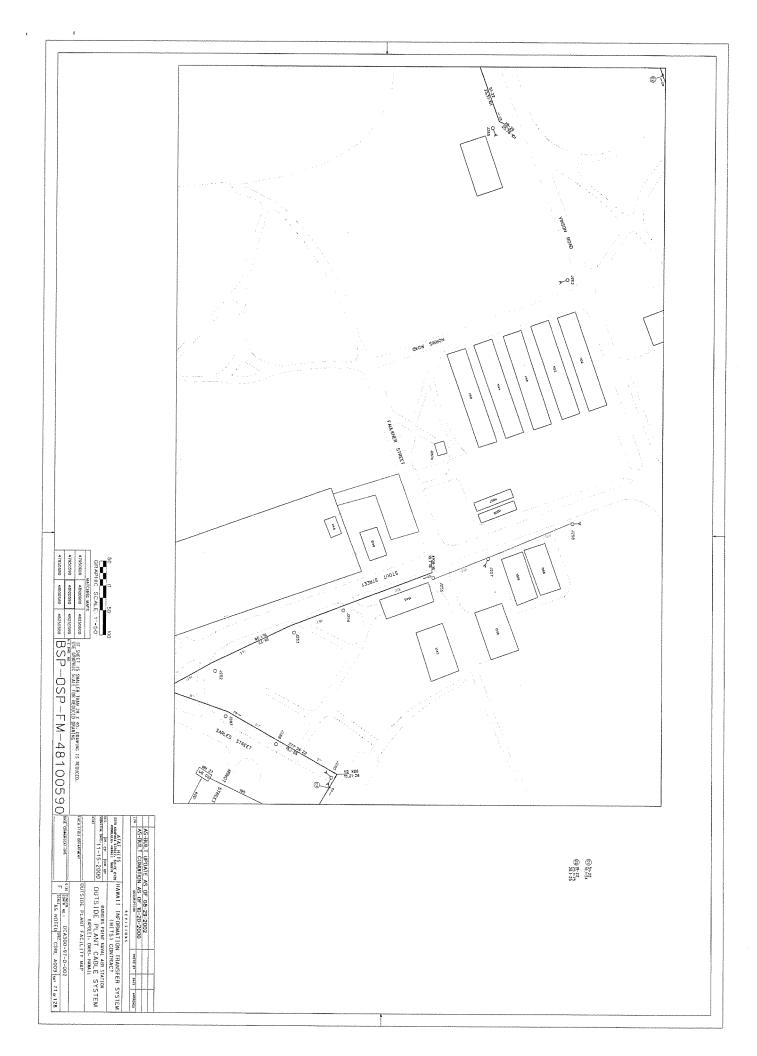


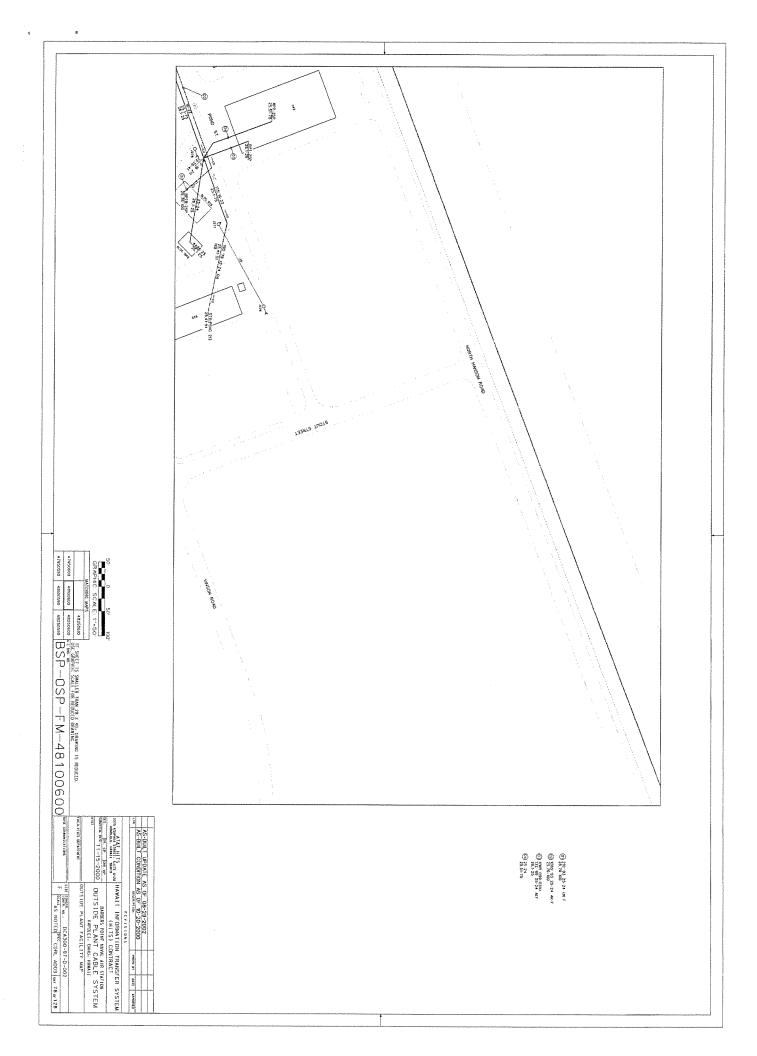


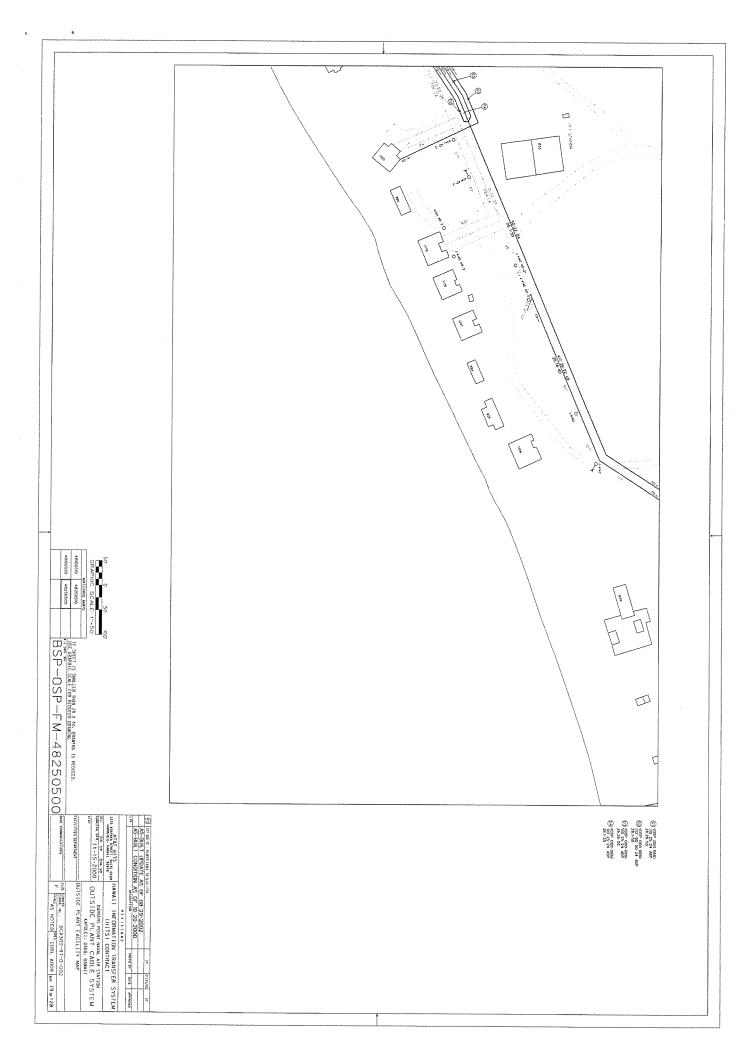


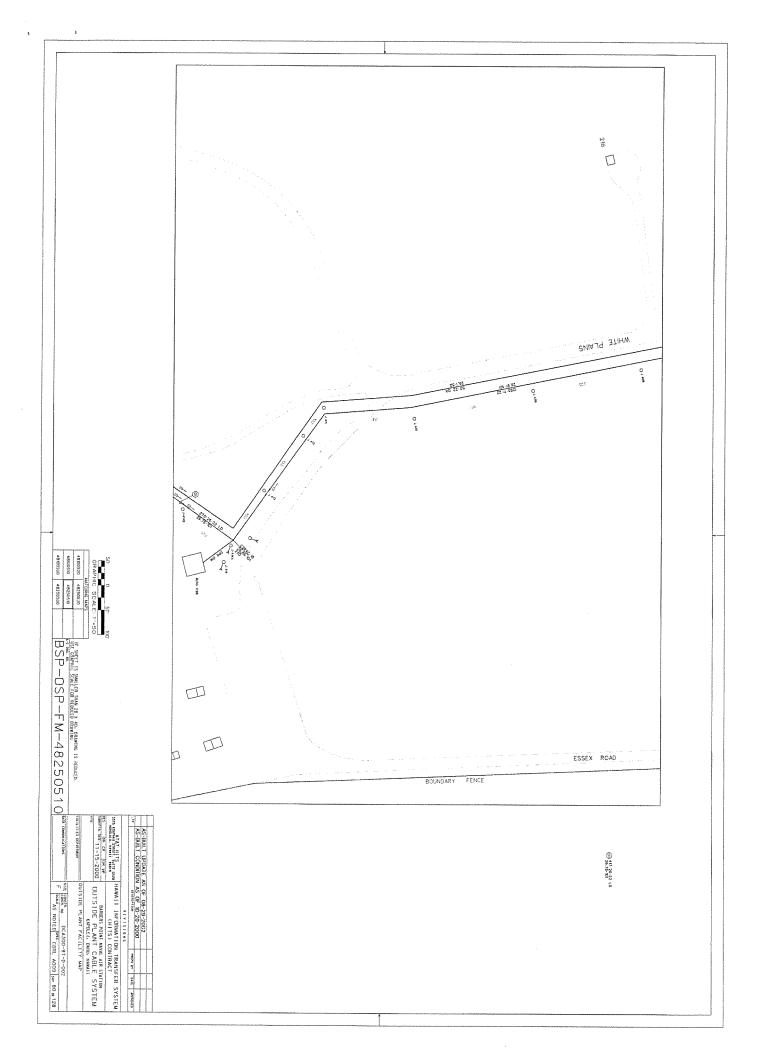


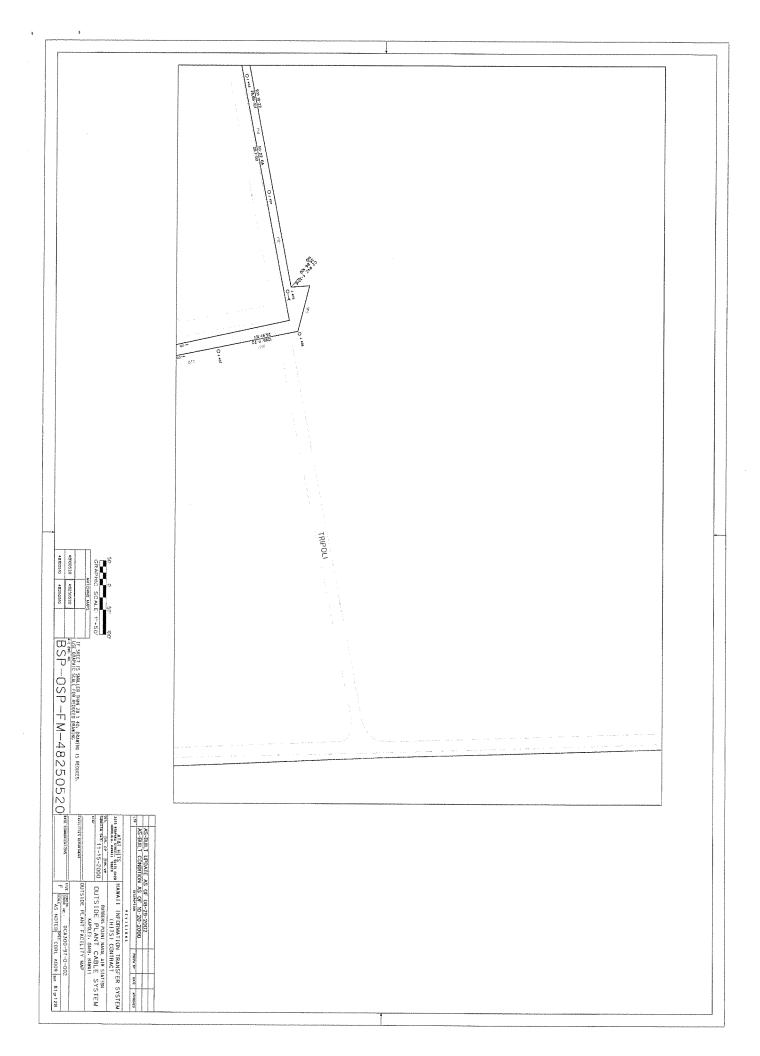




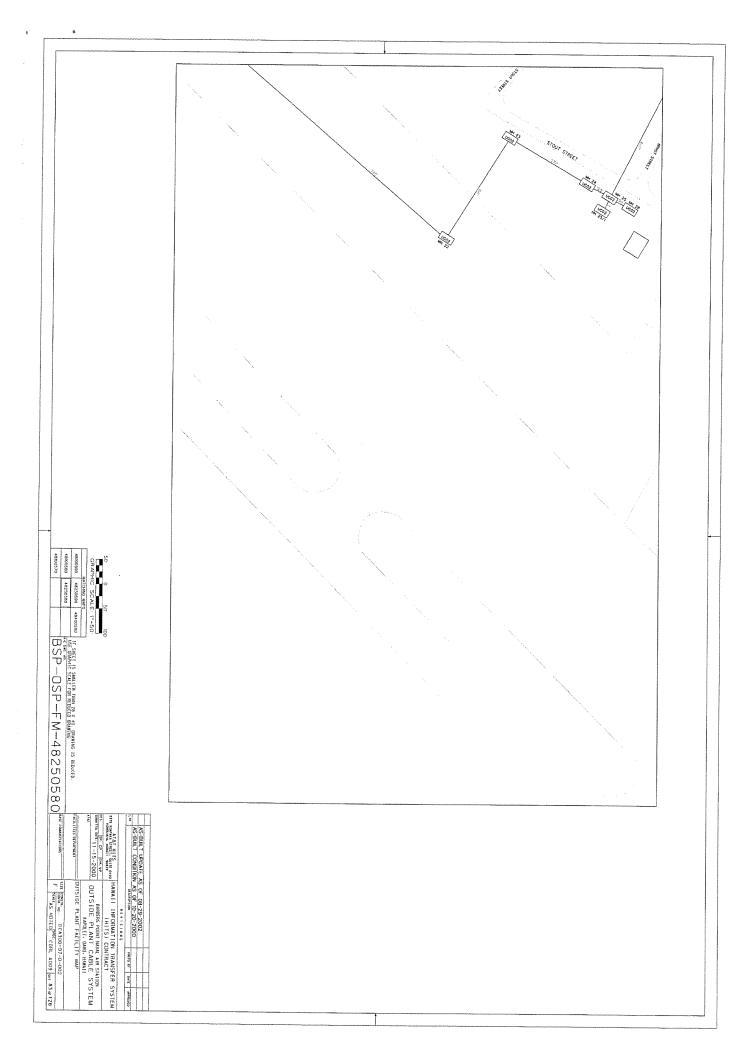


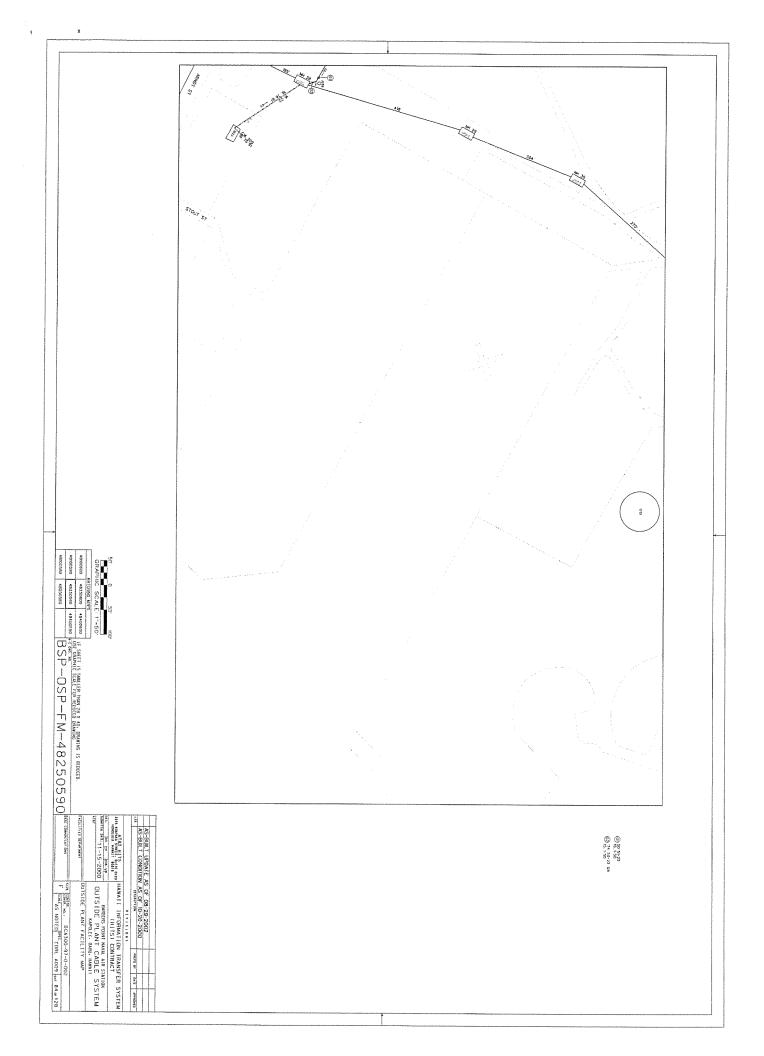


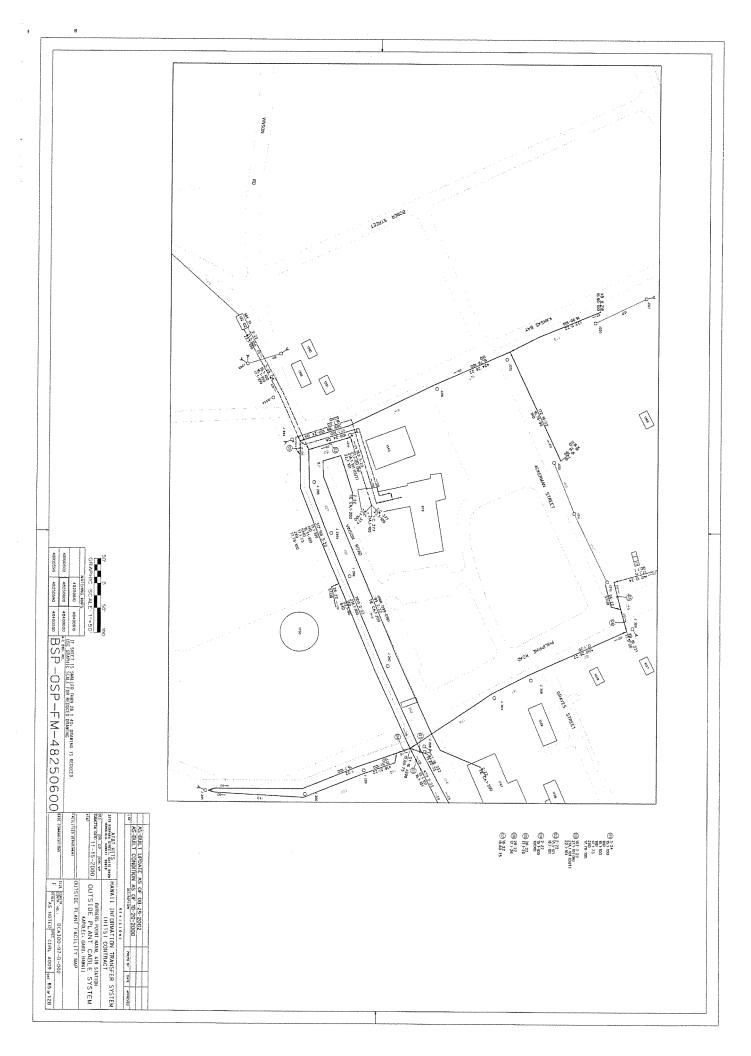


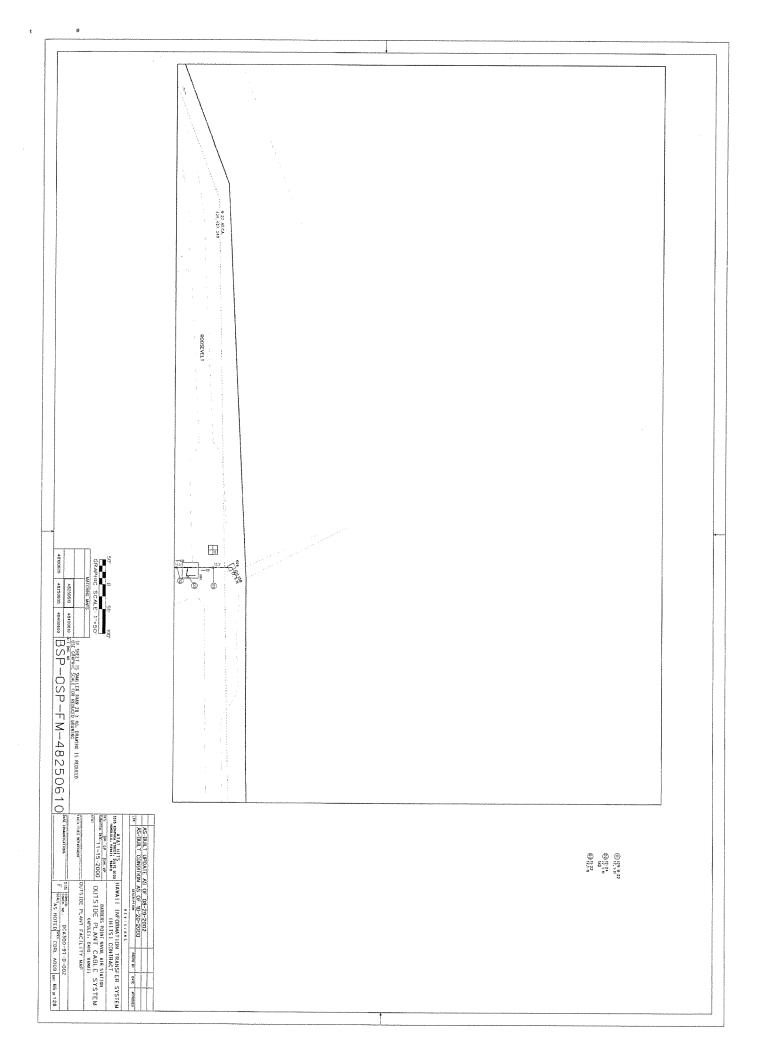


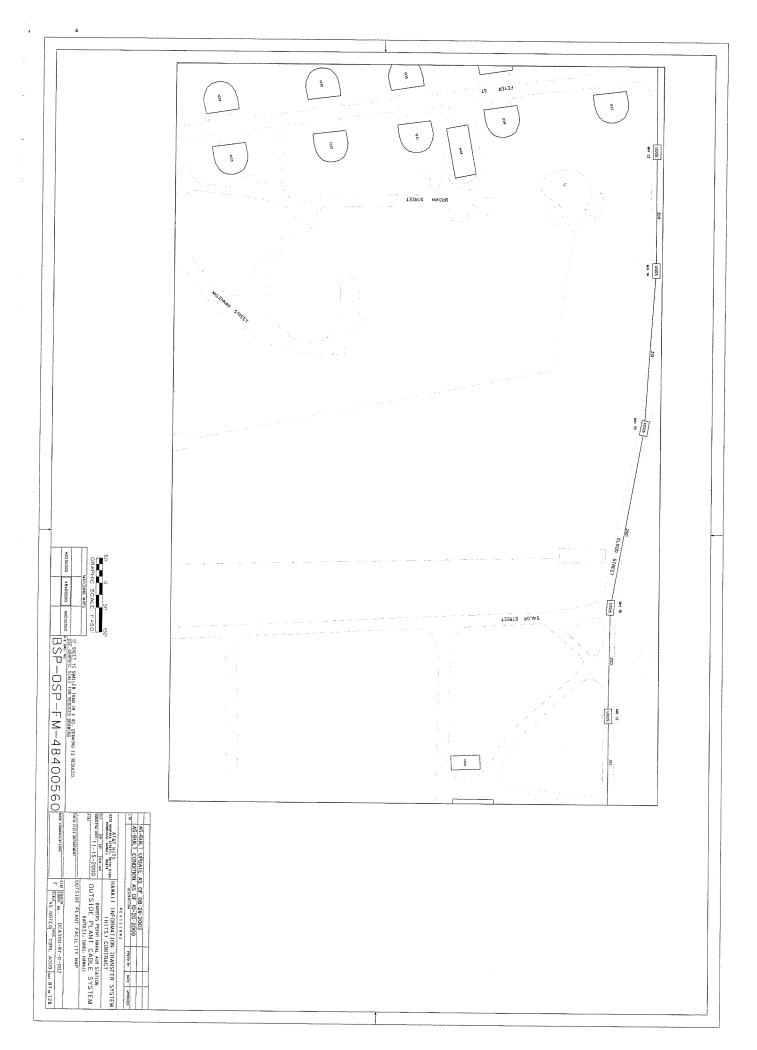


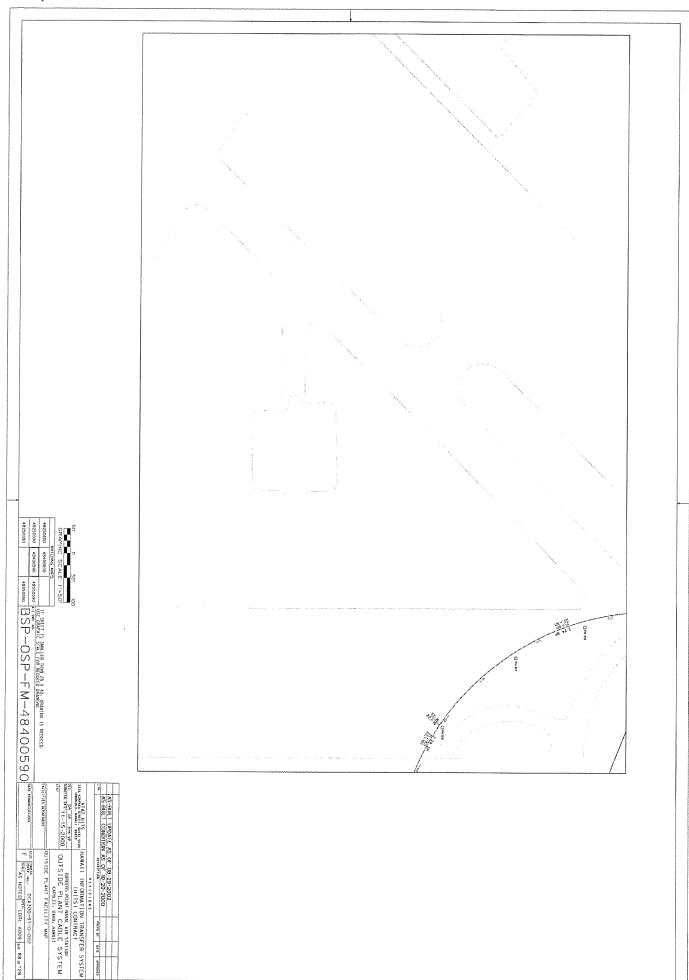


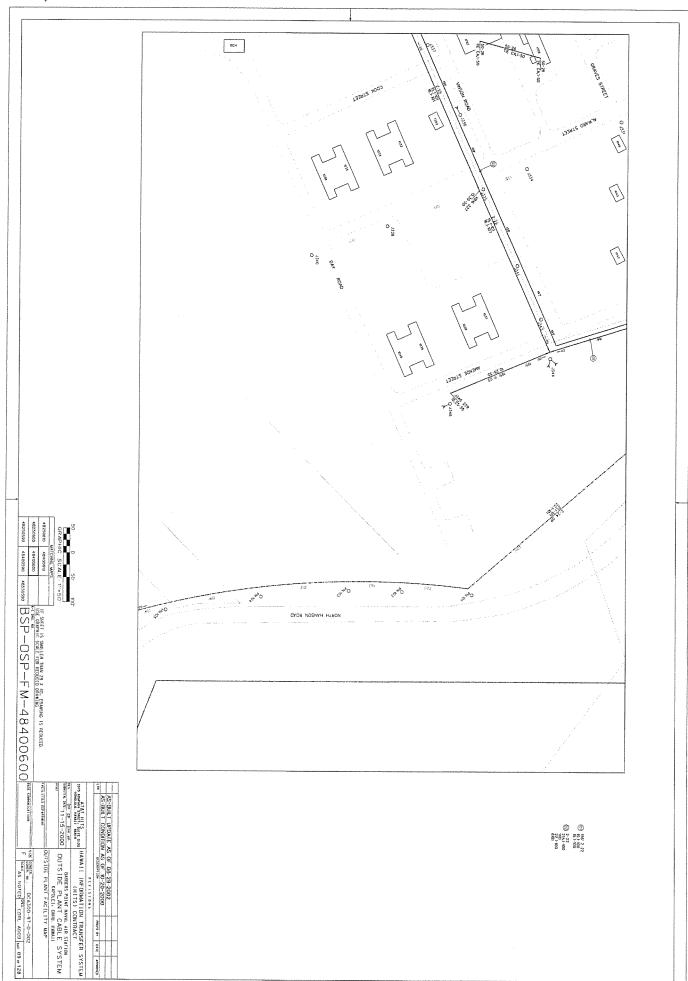












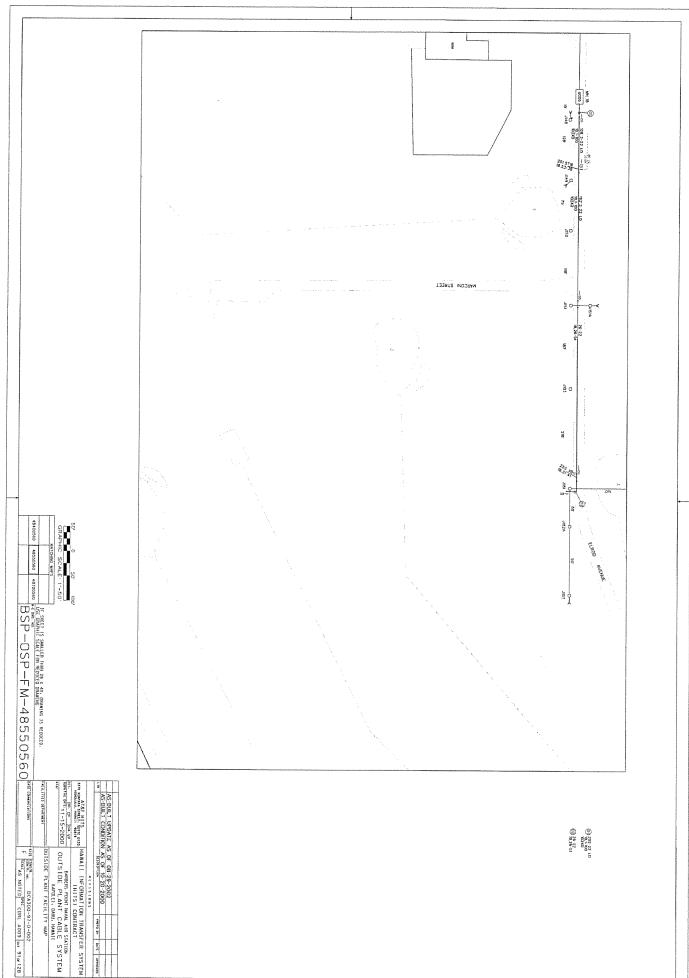
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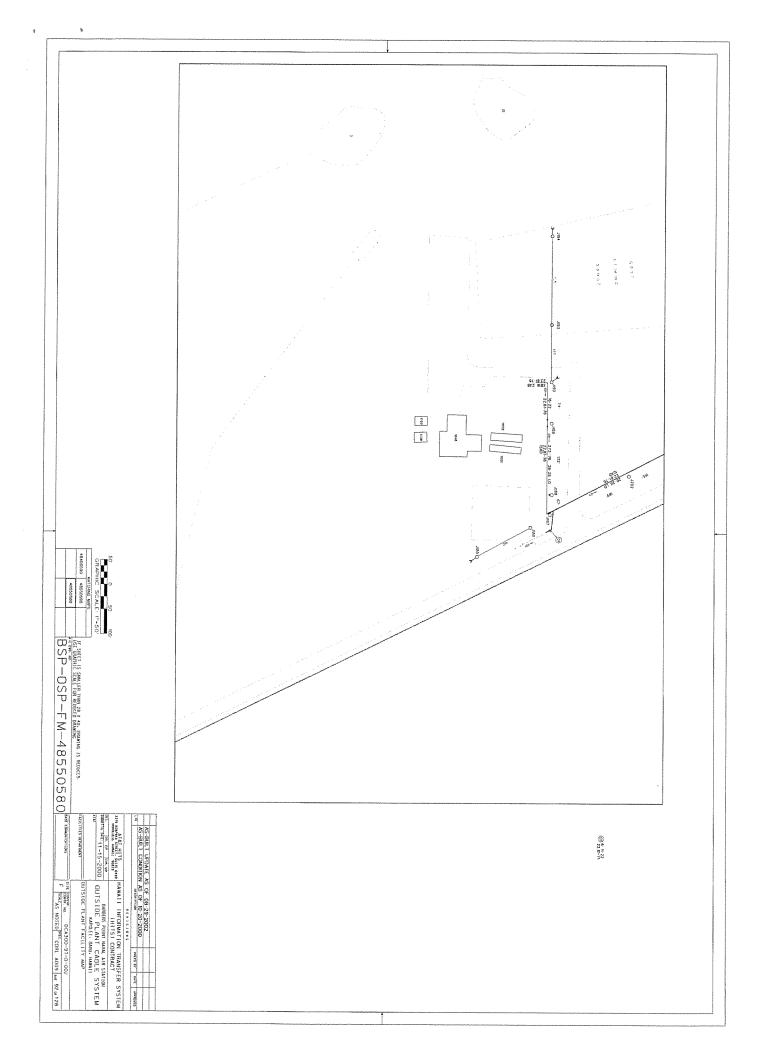
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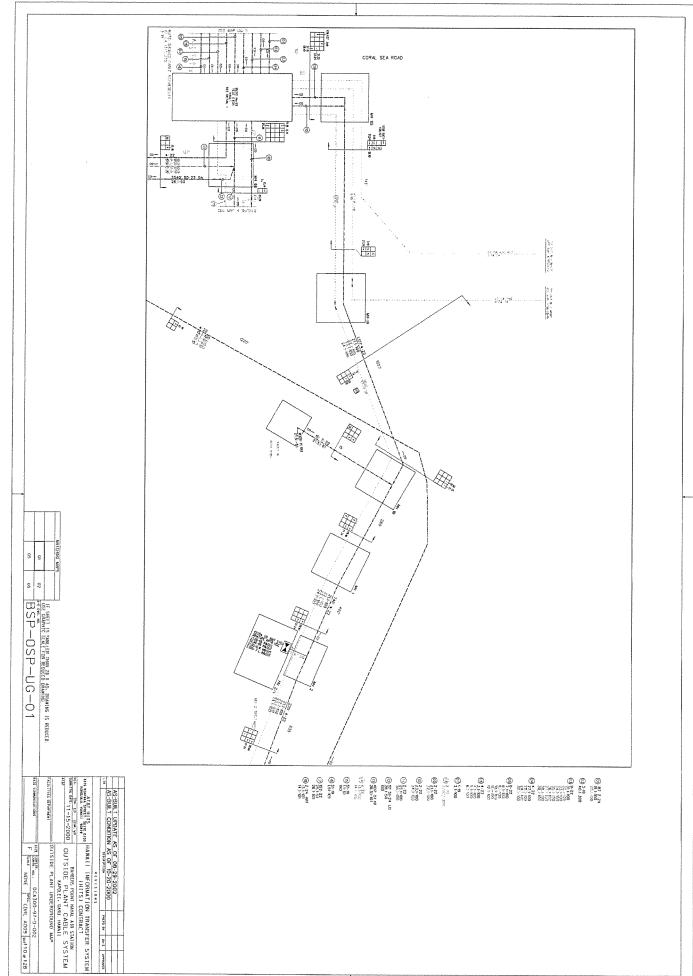
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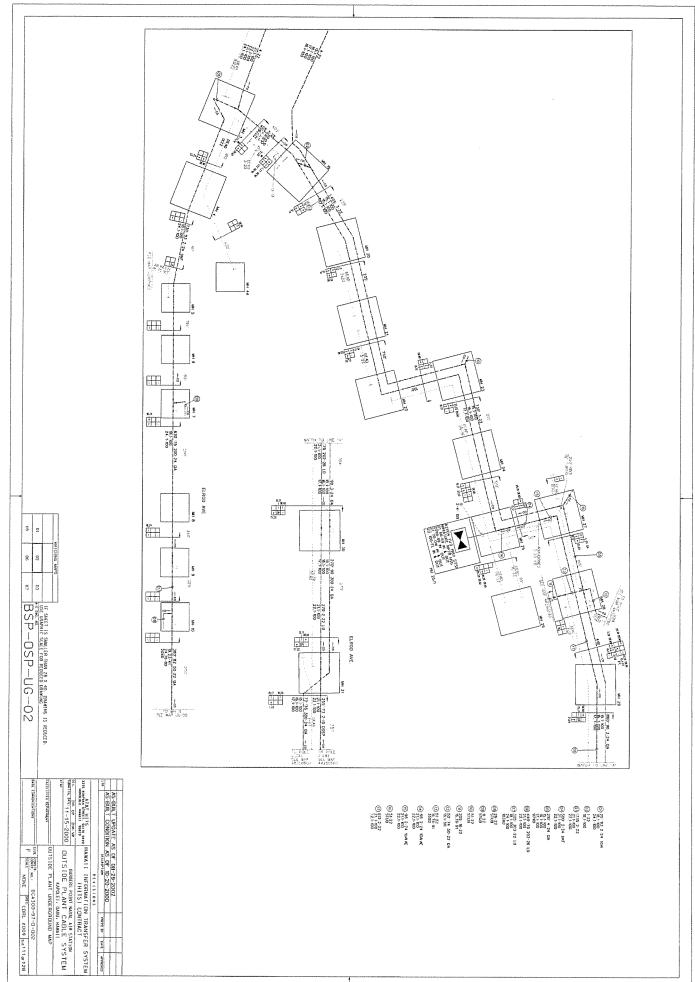
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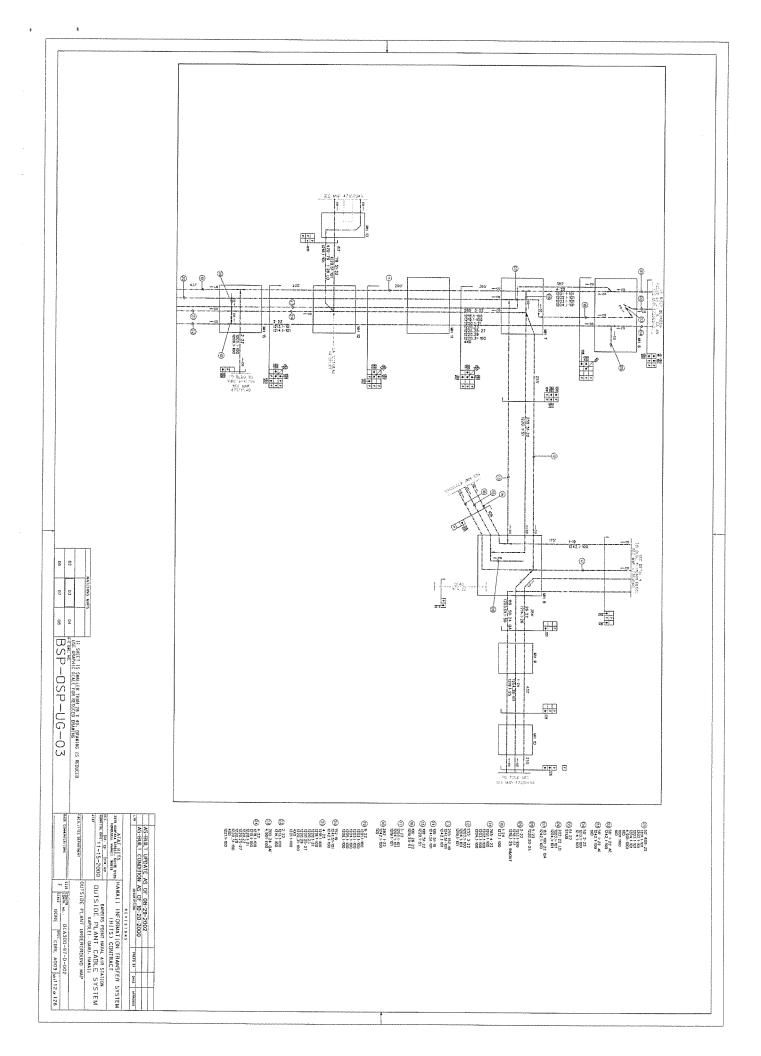
OUTS IDE PLANT FACILITY MAP

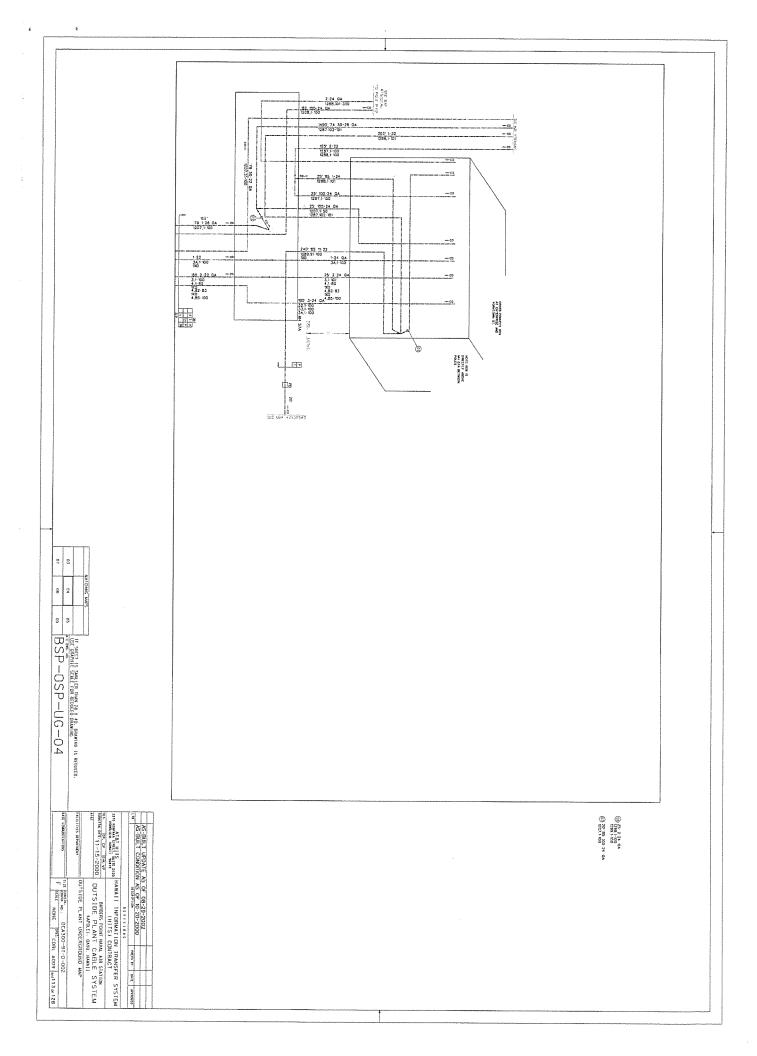
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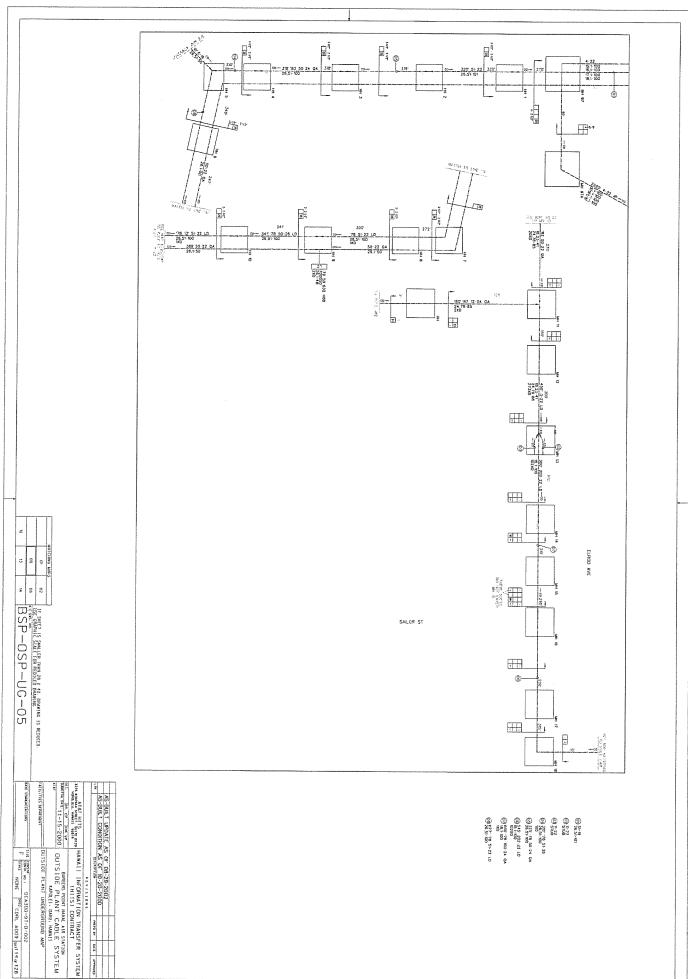


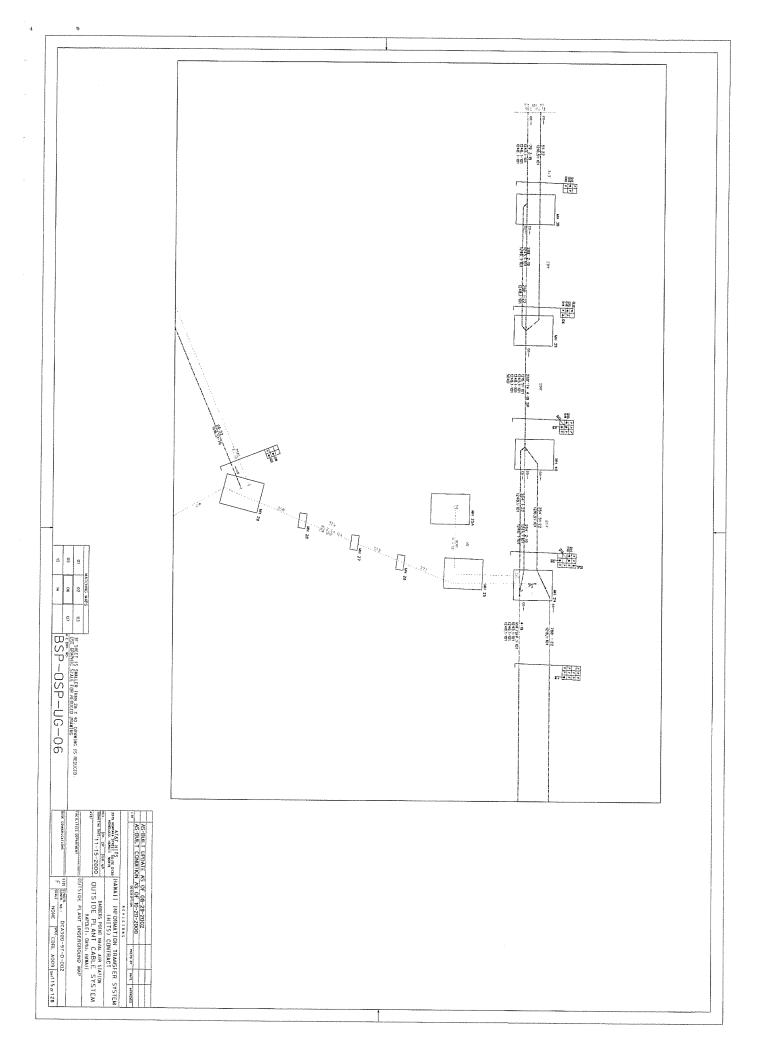


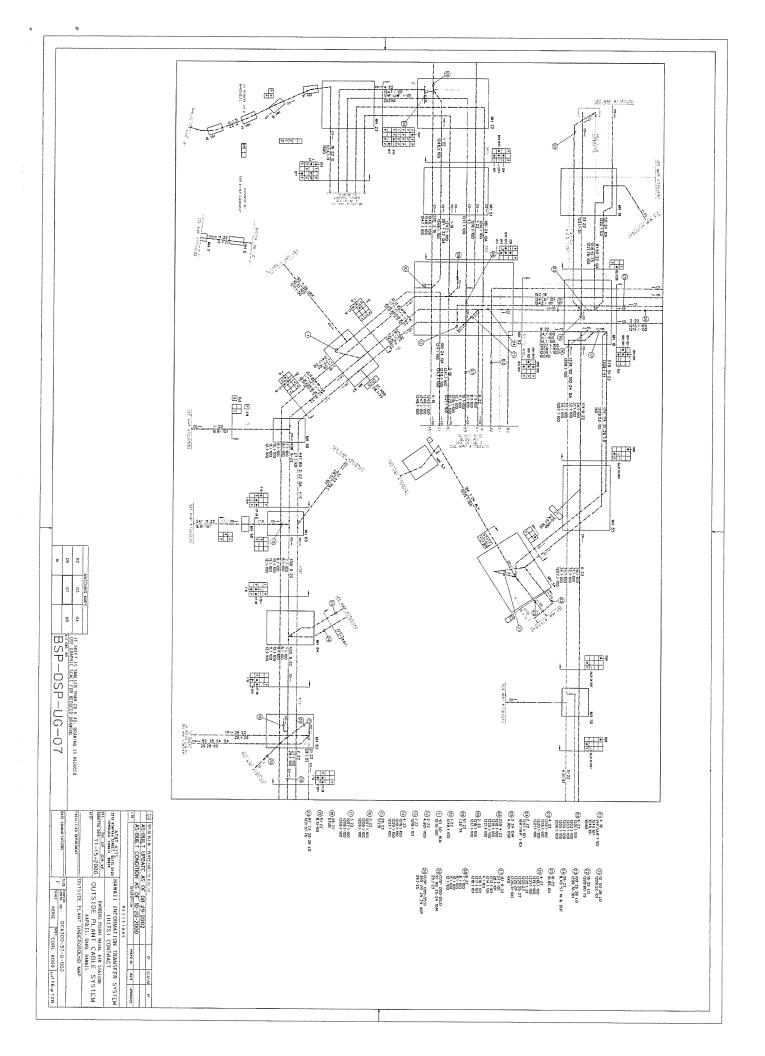
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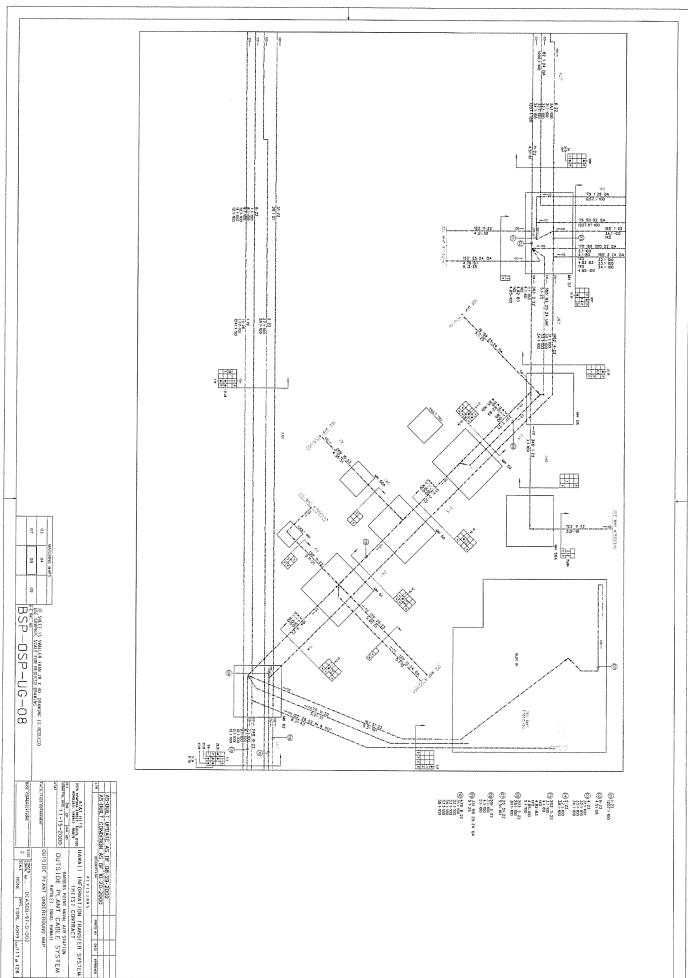


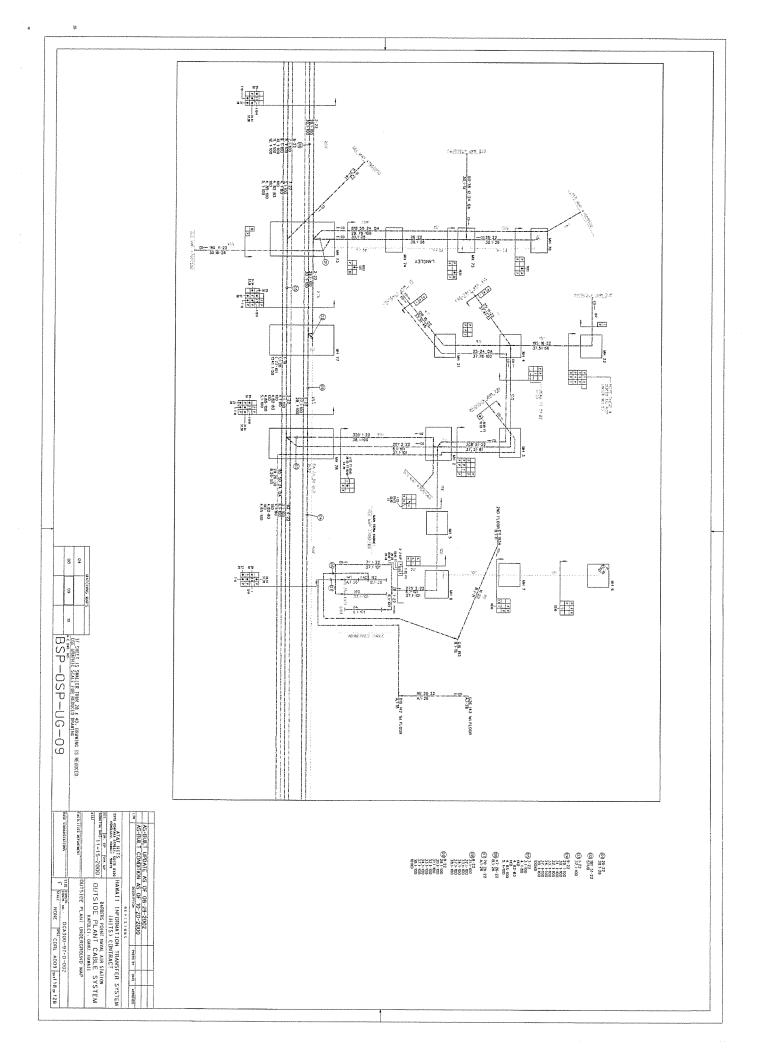


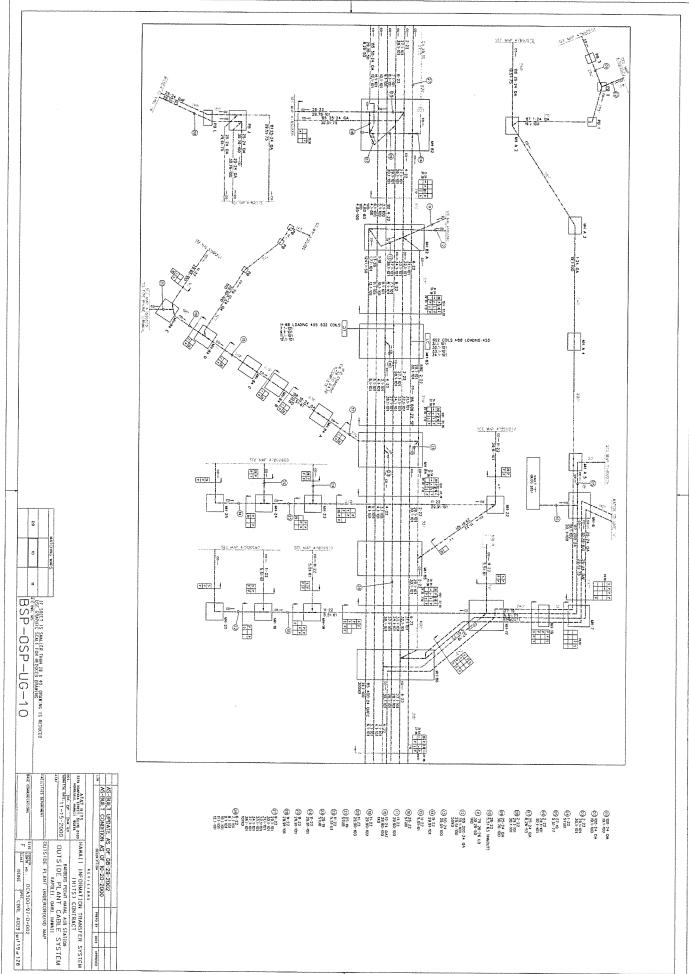




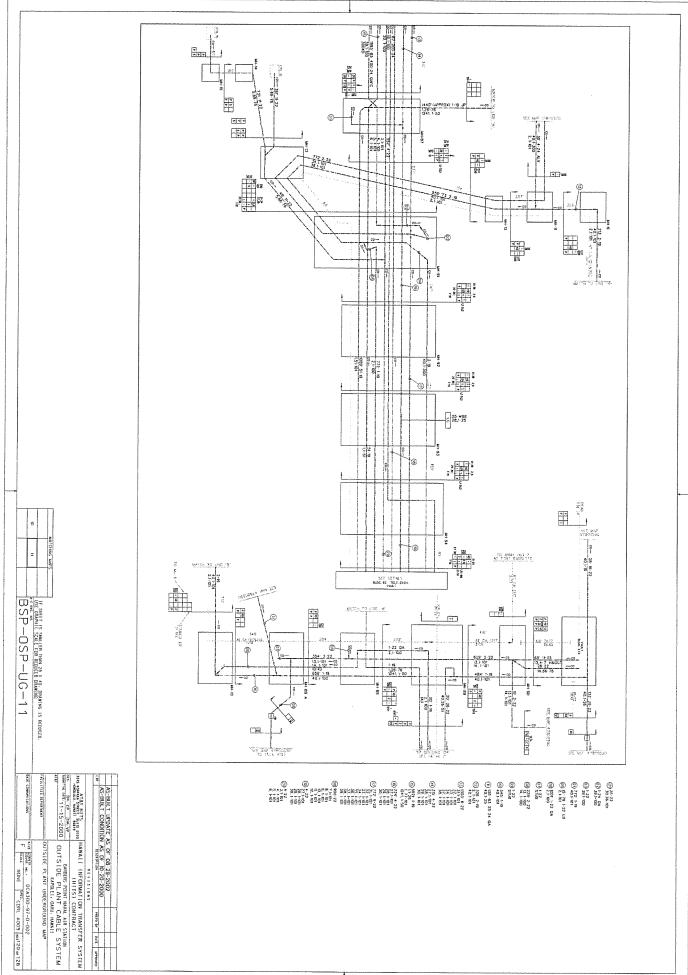




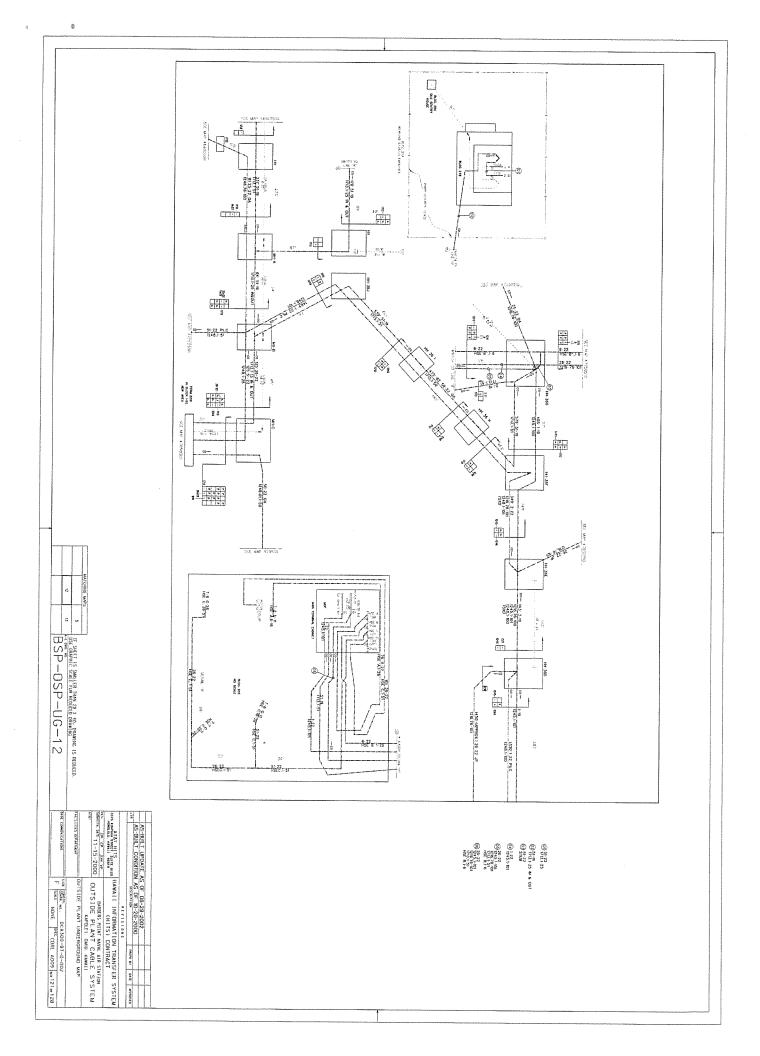


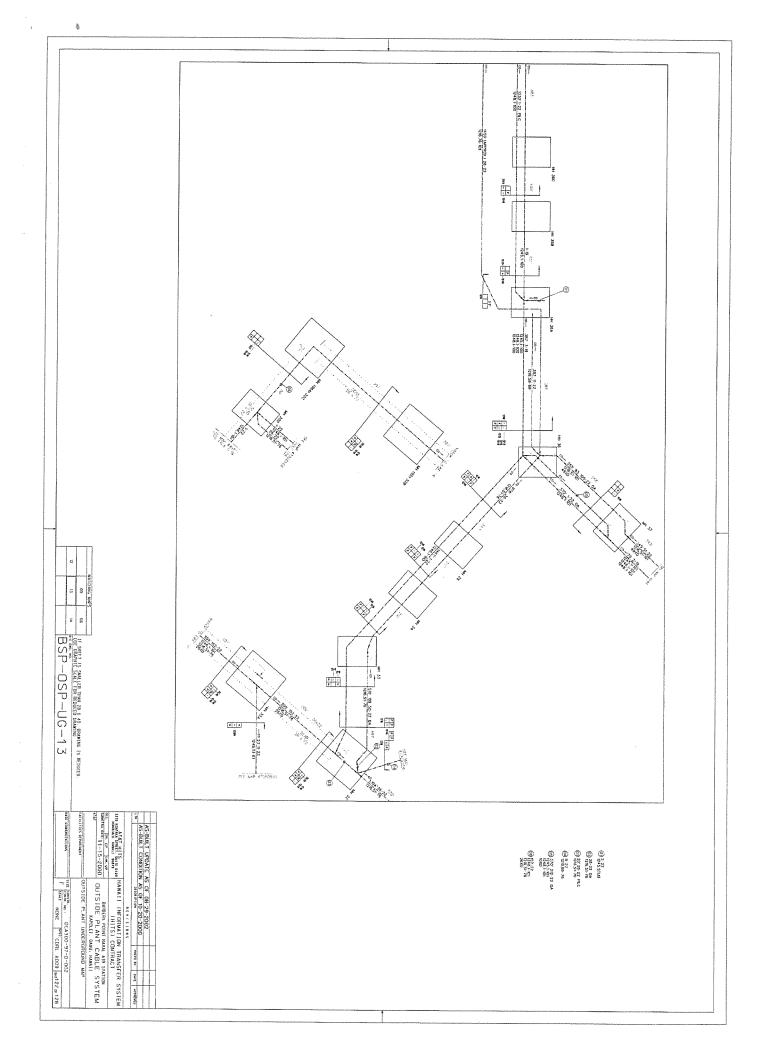


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