

## STATE OF HAWAII

## DEPARTMENT OF HAWAIIAN HOME LANDS

## April 19-20, 2021

To: Chairman and Members, Hawaiian Homes Commission

From: Peter "Kahana" Albinio, Jr., Acting Administrator Land Management Division

Subject: Approval to Amendment of General Lease No. 290, Kapolei Community Development Corp. (KCDC), East Kapolei, Oahu, TMK (1) 91151002

### RECOMMENDED MOTION/ACTION

That the Hawaiian Homes Commission (HHC) grant its approval to the following:

To amend General Lease No. 290 as follows:

1. Delete Article One, Section 3, titled <u>Progress Evaluation</u>, as amended by Section 1 of the Third Amendment, which reads in its entirety as follows:

"During the term of the General Lease, LESSEE shall cause Sublessee to make significant progress toward completion of LESSEE's economic development (self-sustaining) component. Progress shall be measured against milestones set over the first eleven (11) years of the General Lease. Failure to meet any milestone or an otherwise negative evaluation of LESSEE'S project may be grounds for early termination of the General Lease. The milestones that must be met in reference to the commencement date of this General Lease are as follows:

- 1) Complete HRS Chapter 343 compliance.
- 2) Grub, clear and maintain entire Premises.
- 3) Submit preliminary development plan for review and comment.
- Initiate design for all backbone infrastructures access roads, water meter, water lines, waste water system, drainage and utilities connection.
- 5) Submit development plans for review and approval.



- 6) Application of all required permits for the development of the project. LESSEE shall seek and secure all approvals and permits which may be required from any governmental authority having jurisdiction. LESSEE shall bear all costs and expenses of obtaining the necessary approvals and permits.
- 7) Entire infrastructure and majority of buildings on project substantially completed as planned."

LESSOR acknowledges that with respect to the foregoing obligations set forth in Article One, Section 3, LESSEE has caused Sublessee to satisfy conditions (1)-(3), as of the date of this Amendment. LESSOR further acknowledges that in connection with condition (5), LESSOR has reviewed and approved the development plans attached hereto as Exhibit "A".

2. Insert new Section 3, titled <u>Progress Evaluation</u>, to read as follows:

"During the term of the General Lease, LESSEE shall cause Sublessee to make significant progress toward completion of LESSEE's economic development (self-sustaining) component. By virtue of this Fourth Amendment, this time frame is extended to December 31, 2022. Failure to meet any milestone or an otherwise negative evaluation of LESSEE'S project may be grounds for termination of the General Lease. The milestones that must be met in reference to the commencement date of this General Lease are as follows:

- 1) Complete HRS Chapter 343 compliance.
- 2) Grub, clear and maintain entire Premises.
- 3) Submit preliminary development plan for review and comment.
- 4) Initiate design for all backbone infrastructures access roads, water meter, water lines, wastewater system, drainage, and utilities connection.
- 5) Submit development plans for review and approval.
- 6) Application of all required permits for the development of the project. LESSEE shall seek and secure all approvals and permits which may be required from any governmental authority having jurisdiction. LESSEE shall bear all costs and expenses of obtaining the necessary approvals and permits.
- 7) Substantially complete the work detailed in the construction drawings referenced in the LESSOR approval letter as detailed in the attached Exhibit "A" described below.



LESSOR acknowledges that with respect to the foregoing obligations set forth in Article One, Section 3, LESSEE has caused Sublessee to satisfy conditions (1)-(3), as of the date of this Amendment. LESSOR further acknowledges that in connection with conditions (4)–(6), LESSOR has provided written approval of the development and construction plans for HMP Common Element including the utility infrastructure and roads referenced in condition (4) and Building Improvement Plans for Unit 1, 2, and 5 as detailed in the attached Exhibit "A".

- 3. The Chairman of the Hawaiian Homes Commission may set forth other terms and conditions deemed prudent and necessary; however, any request for further extensions of time shall require approval from the Hawaiian Homes Commission.
- 4. The Amendment to Lease document shall be subject to the review and approval of the State of Hawaii Department of Attorney General; and
- 5. Except as amended herein, all of the terms, covenants, conditions and provisions of General Lease No. 290 shall remain in full force and effect and shall be binding upon the parties hereto.

## DISCUSSION

The Hawaiian Homes Commission, at its regular monthly meeting of July 20, 2010, approved the issuance of a General Lease No. 290 to Kapolei Community Development Corporation to use a portion of Hawaiian home lands in Kapolei for the purpose of facilitating an economic development venture by subleasing the parcel to a private developer whereby the rental revenue received would be used to support its community project, the Cultural Heritage Center that would encompass a community center, and social service facilities to provide services benefitting the Department of Hawaiian Home Lands (DHHL) or native Hawaiians residing in the Kapolei region and the broader West O'ahu area. General Lease No. 290 was issued to Kapolei Community Development Corp. (KCDC) for a term of sixty-five (65) years effectively commencing on May 17, 2011.

A First Amendment to General Lease No. 290, fully executed as of June 25, 2012 is filed with the Department of Hawaiian Home Lands but is not recorded with the Bureau of Conveyances of the State of Hawaii. The subject amendment provides LESSEE an opportunity to explore some alternative residential opportunities that may be feasible and prudent for native Hawaiian beneficiaries of the Hawaiian Home Lands Trust.

A Second Amendment to General Lease No. 290, fully executed as of June 27, 2018 is filed with the Department of Hawaiian Home Lands but is not recorded with the Bureau of Conveyances of the State of Hawaii. The subject amendment provided LESSEE an opportunity to facilitate its intent to develop the demised premises into a shopping center called the Ho'omaka Market Place (the "Shopping Center"), which development will fulfill certain of Lessee's obligations under the Lease.



A Third Amendment to General Lease No. 290, fully executed as of November 6, 2020 is filed with the Department of Hawaiian Home Lands but is not recorded with the Bureau of Conveyances of the State of Hawaii. The subject amendment provided LESSEE an opportunity to facilitate its access and utility rights over Kekahili Street and addresse unforeseen permitting delays and other delays caused by the COVID-19 pandemic.

The following pertinent information on GL No. 290 are as follows:

General Lessee:	Kapolei Community Development Corporation, a Hawaii 501(c)(3) non-profit corporation
Location:	Kapolei, Island of O'ahu
TMK No./Land Area:	(1) 91151002 / 4.992 Acre (217,452 sq.ft.)
Land Area:	4.992 Acre (217,452 sq.ft.)
Term:	Sixty-five (65) years; 05/17/2011 - 05/16/2076
Annual Rent:	Yrs. $1 - 10 - 5/17/2023 - 5/16/2033 = $104,000$ Yrs. $11 - 15 - 5/17/2033 - 5/16/2038 = $114,400$ Yrs. $16 - 20 - 5/17/2038 - 5/16/2043 = $138,440$ Annual Rent for 10 yr. option periods thereafter shall be determined by Fair Market Value

Zoning Designation: Commercial Mixed Use (BMX3)

On behalf of the Kapolei Community Development Corporation, its President Scott Abrigo is requesting support from the Hawaiian Homes Commission on granting approval for a Fourth Amendment to General Lease No. 290 (See Exhibit "A") as proposed.

In summary, KCDC has been working closely with Ho'omaka Market Place and DHHL to obtain final approval from the Department of Transportation (DOT) for the Right-In (RI) access from Kualakai Parkway. After some time, the parties have reached an agreement on the basic conditions of the DOT approval. A formal letter is being worked on the memorialize the DOT conditions of approval for the RI. Therefore, if the amendment as proposed is approved, KCDC the project timeline would be reset accordingly and construction development will continue through completion.

## RECOMMENDATION

Land Management Division respectfully request approval of the motion/action as stated.



Exhibit "A" ITEM NO. F-1

REVISED

### DEPARTMENT OF HAWAIIAN HOME LANDS

### FOURTH AMENDMENT TO GENERAL LEASE NO. 290

THIS FOURTH AMENDMENT TO GENERAL LEASE NO. 290 (this "Amendment"), is made this day of \_\_\_\_\_\_\_, 2021, by and between the STATE OF HAWAII, by its DEPARTMENT OF HAWAIIAN HOME LANDS, whose principal place of business is 91-5420 Kapolei Parkway, Kapolei, Hawaii, and whose mailing address is P.O. Box 1879, Honolulu, Hawaii 96805, hereinafter "LESSOR," and KAPOLEI COMMUNITY DEVELOPMENT CORPORATION, a Hawaii Non-Profit 501(c)(3) Corporation, hereinafter "LESSEE," whose mailing and business address is P.O. Box 700911, Kapolei, Hawaii 96709, collectively the "PARTIES";

### WITNESSETH:

WHEREAS, by that certain unrecorded Lease dated May 3, 2011 and effective May 17, 2011 (the "Lease"), LESSOR leased to LESSEE, and LESSEE leased from LESSOR, the premises located at Kapolei, Island of Oahu, City and County of Honolulu, Tax Map Key No. (1) 9-1-151:002, comprising 4.992 acres, more or less of Hawaiian Home Lands, as more particularly described therein (the "**Premises**");

WHEREAS, by that First Amendment to General Lease No. 290 dated June 25, 2012, that Second Amendment to General Lease No. 290 dated June 27, 2018, and that Third Amendment to General Lease No. 290 dated November 6, 2020 (the "**Third Amendment**"), LESSOR and LESSEE amended said Lease;

WHEREAS, LESSEE, as Sublessor, subleased the Premises to KZ Companies, LLC ("**KZC**") pursuant to that certain Ground Sublease dated June 6, 2017, as amended by that certain unrecorded First Amendment to Ground Sublease dated as of February 28, 2019, that certain unrecorded Second Amendment to Ground Sublease dated as of June 11, 2020, and as further amended by that certain unrecorded Third Amendment to Ground Sublease dated as of March 6, 2021, between Sublessor and KZC (as amended, the "**Sublease**"), and KZC assigned the sublessee's interest in the Ground Sublease to HO'OMAKA MARKETPLACE LP, a Hawaii limited partnership ("**Sublessee**") pursuant to that certain unrecorded Assignment of Sublease dated September 25, 2019;

WHEREAS, Sublessee intends to develop the Premises into a shopping center called Ho'omaka Marketplace (the "**Shopping Center**"), which development will fulfill certain of LESSEE'S obligations under the Lease;

WHEREAS, in order to facilitate Sublessee's development of the Premises, LESSOR and LESSEE desire to further amend the Lease as more fully set forth herein;

NOW THEREFORE, for and in consideration of the foregoing and mutual covenants, terms and conditions hereinafter provided, the PARTIES, for and on behalf of themselves, their successors and assigns, do here by agree to amend General Lease No. 290 as follows:

1) Delete Article One, Section 3, titled <u>Progress Evaluation</u>, as amended by Section 4 of the Third Amendment, which reads in its entirety as follows:

"During the term of the General Lease, LESSEE shall cause Sublessee to make significant progress toward completion of LESSEE's economic development (self-sustaining) component. Progress shall be measured against milestones set over the first eleven (11) years of the General Lease. Failure to meet any milestone or an otherwise negative evaluation of LESSEE'S project may be grounds for early termination of the General Lease. The milestones that must be met in reference to the commencement date of this General Lease are as follows:

- 1) Complete HRS Chapter 343 compliance.
- 2) Grub, clear and maintain entire Premises.
- 3) Submit preliminary development plan for review and comment.
- 4) Initiate design for all backbone infrastructures access roads, water meter, water lines, waste water system, drainage and utilities connection.
- 5) Submit development plans for review and approval.
- 6) Application of all required permits for the development of the project. LESSEE shall seek and secure all approvals and permits which may be required from any governmental authority having jurisdiction. LESSEE shall bear all costs and expenses of obtaining the necessary approvals and permits.
- 7) Entire infrastructure and majority of buildings on project substantially completed as planned."

LESSOR acknowledges that with respect to the foregoing obligations set forth in Article One, Section 3, LESSEE has caused Sublessee to satisfy conditions (1)-(3), as of the date of this Amendment. LESSOR further acknowledges that in connection with condition (5), LESSOR has reviewed and approved the development plans attached hereto as Exhibit "A".

2) Insert new Article One, Section 3, titled <u>Progress Evaluation</u>, to read as follows:

"During the term of the General Lease, LESSEE shall cause Sublessee to make significant progress toward completion of LESSEE's economic development (self-sustaining) component. Progress shall be measured against milestones set over the first twelve (12) years of the General Lease. Failure to meet any milestone or an otherwise negative evaluation of LESSEE'S project may be grounds for early termination of the General Lease. The milestones that must be met in reference to the commencement date of this General Lease are as follows:

- 1) Complete HRS Chapter 343 compliance.
- 2) Grub, clear and maintain entire Premises.
- 3) Submit preliminary development plan for review and comment.
- 4) Initiate design for all backbone infrastructures access roads, water meter, water lines, waste water system, drainage and utilities connection.
- 5) Submit development plans for review and approval.
- 6) Application of all required permits for the development of the portions of the project described in item 7 below. LESSEE shall seek and secure all approvals and permits which may be required from any governmental authority having jurisdiction. LESSEE shall bear all costs and expenses of obtaining the necessary approvals and permits.
- 7) Substantially complete the work detailed in the plans referenced in the LESSOR approval letters attached hereto as Exhibit "B".

LESSOR acknowledges that with respect to the foregoing obligations set forth in Article One, Section 3, LESSEE has caused Sublessee to satisfy conditions (1)-(3), as of the date of this Amendment. LESSOR further acknowledges that (i) in connection with condition (5), LESSOR has reviewed and approved the development plans attached hereto as Exhibit "A", and (ii) in connection with conditions (4) and (6), LESSOR has reviewed and approved the development and construction plans for the project's common elements including the utility infrastructure and roads referenced in condition (4) and building improvement plans for Units 1, 2, and 5 as detailed in the LESSOR approval letters attached hereto as Exhibit "B"."

3) [Delete Article Five, Section 15(h), as amended by Section 8 of the Third-Amendment, which reads in its entirety as follows:]This Amendment shall be subject to the review and approval of the State of Hawaii Department of Attorney General.

["(h) Intentionally omitted."]

[4)—][Insert new Article Five, Section 15(h), to read in its entirety as follows:]

["(h) For good cause shown, the Chairman of the Hawaiian Homes Commission mayextend the Progress Evaluation period set out in Article One, Section 3, as previouslyamended and as further amended by Section 2 of this Amendment."] 4) ][5)-]Except as amended herein, all of the terms, covenants, conditions and provisions of General Lease No. 290 shall remain in full force and effect and shall be binding upon the parties hereto.

[Signatures appear on the following page]

I

IN WITNESS HEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

APPROVED BY THE HHC AT ITS MEETING HELD ON \_\_\_\_\_, 2021

State of Hawaii DEPARTMENT OF HAWAIIAN HOME LANDS

APPROVED AS TO FORM:

By\_\_

Deputy Attorney General State of Hawaii

William J. Aila, Jr, Chairman Hawaiian Homes Commission

LESSOR

KAPOLEI COMMUNITY DEVELOPMENT CORPORATION, a Hawaii 50l(c)(3) Non-Profit Corporation

By\_\_\_\_\_ Scott A. Abrigo **Its President** 

LESSEE

# STATE OF HAWAII ) CITY & COUNTY OF HONOLULU )

On \_\_\_\_\_\_, 2021, in the First Circuit, State of Hawaii, before me appeared WILLIAM J. AILA, JR., to me personally known, who, being by me duly sworn or affirmed, did say that he is the deputy to Hawaiian Homes Commission Chairman WILLIAM J. AILA, JR, and who executed the foregoing instrument identified or described as FOURTH AMENDMENT TO GENERAL LEASE NO. 290, as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

The foregoing instrument is undated, and contained \_\_\_\_\_ (\_\_) pages at the time of this acknowledgment/certification.

Print Name: Notary Public, State of Hawaii My commission expires: \_\_\_\_\_

# STATE OF HAWAII ) CITY & COUNTY OF HONOLULU )

On \_\_\_\_\_\_, 2021, in the First Circuit, State of Hawaii, before me appeared SCOTT A. ABRIGO, to me personally known, who, being by me duly sworn or affirmed, did say that such person is the President of Kapolei Community Development Corporation, a Hawaii 50l(c)(3) Non-Profit Corporation, and the person executed the foregoing instrument identified or described in this FOURTH AMENDMENT TO GENERAL LEASE NO. 290, as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

The foregoing instrument is undated, and contained \_\_\_\_\_ (\_\_) pages at the time of this acknowledgment/certification.

Print Name:

Notary Public, State of Hawaii My commission expires: \_\_\_\_\_



Exhibit "A"

937366.2 ImanageDB:5864217.3 [<del>963905.2</del>] <u>963905.3</u> DAVID V. IGE GOVERNOR STATE OF HAWAII

JOSH GREEN LT. GOVERNOR STATE OF HAWAR



WILLIAM J. AILA, JR CHAIRMAN HAWAIIAN HOMES COMMISSION

TYLER L GOMES

#### STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879 HONOLULU, HAWAII 96805

November 14, 2019

VIA EMAIL: president@kapoleiheritage.org

Kapolei Community Development Corporation ATTN: Mr. Scott Abrigo, President P. O. Box 700911 Kapolei, Hawaii 96709

Dear Mr. Abrigo:

Subject: Consent to Respective "Ho'omaka Place" Tenant Improvements, General Lease No. 290, Kapolei Community Development Corporation ("KCDC"), Kapolei, Island of O'ahu, TMK 191151002

The Department of Hawaiian Home Lands (DHHL) is pleased to inform you that it acknowledges receipt and review of the referenced improvement plan as submitted by permit processing consultant, Mr. Corey Schmidt, of Bureau Veritas, on behalf of its client KZ Companies ("Sublessee/Developer"). Enclosed herewith for record and filing are Building Permit Application Nos. A2019-11-0023 and A2019-11-0450 signed by DHHL respectively on November 13, 2019.

Please be advised, although the referenced Building Permit Applications have been signed, DHHL has yet to receive documentation that provides the Department of Transportation's ("DOT") final approval on KZ's proposed access from North/South Road ("Kualaka'i") to its Ho'omaka site. Therefore, as a courtesy reminder please provide proper DOT documentation that addresses the access subject matter (positive or negative) for our record and filing.

Should there be any questions, please do not hesitate to contact me directly at 808.620.9451 or by email at <a href="mailto:peter.k.albinio.jr@hawaii.gov">peter.k.albinio.jr@hawaii.gov</a>

Aloha,

Kahana Albinia

Peter "Kahana" Albinio, Jr., Acting Administrator Land Management Division

Enc.

C: Mark Zimmerman (via email: <u>mz@kzcompanies.com</u>) Corey Schmidt (Corey.schmidt@usbureauveritas.com)

Exhibit "B" Page 2 of 12

## EXHIBIT "B"

Contact Info: Valerie Ogawa-722.8858; Corey Schmidt-690.2844         20ne       Section       Plat       Parcel       REVISED PRINT         9       1       151       002       217,452 Sq. Ft.       REVISED PRINT         Sthe Address (if other than primary):         PROJECT: [TMK: 91151002] ***Temp Address**** // Ho'omaka Marketplace - Sitework Includin not limited to) New Parking, Signage Structures, Electric Work, Landscaping, Grad & Driveways [THIRD PARTY REVIEW]         Proposed Use:       Sitework       Floor Level:       Estimated Value of Work: \$450,000.00         APPLICANT       OWNER:       Floor Level:       Estimated Value of Work: \$450,000.00         APPLICANT       OWNER:       H0'OMAKA MARKETPLACE,LP       BRIZEE, William A.         Contact Info: (808) 722-8858       Contact Info: (949) 475-2700       Contact Info: (808) 522-6836         Contact Info: (808) 722-8858       Contact Info: (949) 475-2700       Contact Info: None         Contact Info: (808) 722-8858       Electrical CONTRACTOR       ELECTRICAL CONTRACTOR       ELECTRICAL CONTRACTOR         GENERAL CONTRACTOR       ELECTRICAL CONTRACTOR       PLUMBING CONTRACTOR       NONE         Contact Info: Work       Electrical Work Y       Other Sitework       Lic. No. :         TYPE OF WORK       Electrical Work Y       Other Sitework       Electrica	BUIL A2019-11-0023		RMIT hird Party Re		LICAT		7078814-0
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Lie. No.: PE14778      GENERAL CONTRACTOR     ELECTRICAL CONTRACTOR     NONE     Contract Info: None     Lie. No.:      TYPE OF WORK     Electrical Work Y     Other Sitework Electrical Phases:     Plumbing Phases: None     Lie. No.:      TYPE OF WORK     Electrical Phases:         Plumbing Phases: None     Lie. No.:      TYPE OF WORK Electrical Work Y     Other Sitework Electrical Phases:     Plumbing Phases: None     Lie. No.:      TYPE OF WORK Electrical Work Y     Other Sitework Electrical Phases:     Plumbing Phases: None     Lie. No.:      TYPE OF WORK Electrical Work Y     Other Sitework Electrical Phases:     Outring Types:     Outring Types:     Curbing Types:     Linear PL of Driveway: Please notify this office at least 24 hours before starting work. Phone: 788-8127  SEWAGE Sewage Disposal Type:     Sewage Disposal Method:     RETROFIT Showers to be replaced:     Major Occupantor Group:     Commercial:     Mol. of Stories     Electrical Industria:     Type of Construction     Mo. of Stories     Existing:     NA     Existing:     Actual:     Final:     Everept:     Nee:     Complied:     Total:     Complied:     Total:     Residential:     Total:     Residential:     Total:     Complied:     Total:     Residential:     Total:     Complied:     Total:     Complied:     Total:     Complied:     Total:     Complied:     Total:     Complied:     Total:     Residential:     Total:     Complied:     Total:     Complied:     Total:     Compliad:     Total:     Sewage Disposal Type:     Sewage Disposal Method:     Total:     Type of Construction     Mo. of Stories     Source Sewage     Sewage Disposal Type:     Sewage Disposal     Montrow     Source Sewade Districe     Sewag							
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Please notify this office at least 24 hours before starting work. Phone: 768-8127         SEWAGE       Sewage Disposal Type:       Sewage Disposal Method:         RETROFIT Showers to be replaced:       Faucets to be Replaced:       Urinals to be Replaced:       Tollets to be Replaced:         Major Occupancy Group:       Commercial:       Hotel:       Industrial:       Residential:         Type of Construction       No. of Stories       Elood Hazard Dist.       Elood Area (Sq. Et)         Minimum:       Existing:       N/A       Existing:         Actual:       Final:       Exempt:       New:         Complied:       Total:       Complied:       Total:         Require Special Inspection:       Restrictive Covenant required:       Residential Units       0         Affidevit required:       Restrictive Covenant required:       Residential Units       0         Affidevit required:       Restrictive Covenant required****       VORK WILL       ADD       DELETE         ZONING AND LUO DATA       This: 9-1-151: 002       Development Plan Artes: 28       Hotel Rooms       State Area: None         State Area:       None       State Area: None       None       State Area: None       State Area: None         State Area:       None       State Area: None       None							Concrete
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Type of Construction         No. of Stories         Flood Hazard Dist.         Eloor Area (So. Ft)           Minimum:         Existing:         N/A         Existing:         N/A           Actual:         Final:         Exempt:         Nexr: Compiled:         Total:           Require Special Inspection:         Restrictive Covenant required:         WORK WILL         ADD         DELETE           Required:         Restrictive Covenant required:         Restrictive Covenant required:         Notel Rooms         Notel Rooms           Affidavit required:         Restrictive Covenant required:         Notel Rooms         Notel Rooms         Notel Rooms           ZONING AND LUO DATA         Table:         9-1-151: 002         Development Plan Areas:         EVA           Development Plan Areas:         EVA         None         EVA         Hattor Star Reguired:           XMA: Sheeting:         None         Star Area: None         Star Area: None         Star Area: None           Star Area:         Ustra Restriction:         One Deletter         None         Star Area: None           Star Area:         None         None         Star Area: None         None           Star Area:         NOTES         NOTES         NOTE         Note:         Date:	RETROFIT Showers to be replaced:	Faucets to be P	Replaced:	Urinals to	be Replaced:	Tollets	to be Replaced:
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Require Special Inspection:     C.O. Required:     WORK WILL     ADD     DELETE       Require Called Inspection:     Restrictive Covenant required:     Residential Units     0       Affidavit required:     Hotel Rooms       Remarks:     2013/ADV-510(LUO exempt); Ord 02-52; ***ACR Required***     Hotel Rooms       ZONING AND LUO DATA     TMK:     9-1-151: 002       Development Plan Areas:     EVM       Flood Zones:     X. Beyond 600 Year Flood Plain       Height Limt:     State Area:     None       State Area:     None     State Area:       State Area:     None     State Area:       State Area:     None     State Area:       NOTES     APPROVALS REQUIRED FROM:     BWS     Engineering       Other Agencies:     Copposed by:     Date:			E		23	New:	
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Development Plan Atreas: EVM Flood Zones: X - Bergond 900 Year Flood Plain Height Limit: 25 Hatch's Site Registrat: None Lot Restriction: One Dwelling Per Lot Per Park Dedication Site Areas: None State Areas: None State Areas: None Street State Late Use: Untae District Street Setback: NONE Zoning (LUO): AG-1 Restricted Agricultural District NOTES APPROVALS REQU'IRED FROM: BWS Engineering Traffic SWQR Other Agencies: Prophysic by: Date:	Remarks: 2013/ADV-610(LUO exemp	ot); Ord 02-52; ***ACR Re		9-1-151: 002			
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Special Destricts         Notic Space District           Status Land Use:         Status Land Use:           Status Land Use:         District           Street Satback: NONE         Status Land Use:           Zoning (LUO):         AG-1           NOTES         APPROVALS REQU'RED FROM:           BWS         Engineering         Traffic           SWQR         Other Agencies:         PopPoyed by:         Date;			Slide Area	None	and an end of the		
APPROVALS REQU'RED FROM: BWS Engineering Traffic SWQR Other Agencies: Approved by: Date:			Special Districts: State Land Use:	Not in Special De Urban District	atrict		
APPROVALS REQUIRED FROM: BWS Engineering Traffic SWQR Other Agencies: Approved by: Date:			Street Setback:	NONE	Agricultural District		
Other Agencies: Approved by: Date:	NOTES						
Other Agencies: Approved by: Date:	APPROVALS REQUIRED FRO	M: BWS Engin	neering	Traffic	SWQR		
							Date:
- //	0			(	1		

Exhibit "B" Page 4 of 12



DEPARTMENT OF PLANNING AND PERMITTING

CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET \* HONOLULU, HAWAII 96813 Phone: (808) 768-8220 \* Fax: (808) 768-6111

## BUILDING PERMIT APPLICATION

 A2019-11-0023
 (Third Party Review)
 077078814-002

 Approval by the Department of Planning and Permitting does not certify compliance with the Covenants, Conditions and Restrictions or other design restrictions administered and enforced by your Homeowners Association.
 Electrical and Plumbing work to be done by licensed persons and required under Chapter 448 E, Hawali Revised Statutes.

 This permit may be revoked if work is not started within 180 days of date of issuence or if work is suppended or abandoned for 120 days.
 DATE CREATED: 11/01/2019

APPLICATION NO .: A2019-11-0023

JobID: 77090453

ExternalID: 077078814-002

Page 2 of 2

Initial Print Date: Tuesday November 5, 2019 10:12 am

Exhibit "B" Page **5** of **12** 

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### **EXHIBIT "B"**



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Exhibit "B" Page **8** of **12** 



DEPARTMENT OF PLANNING AND PERMITTING

CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET \* HONOLULU, HAWAII 96813 Phone: (808) 768-8220 \* Fax: (808) 768-6111

# BUILDING PERMIT APPLICATION

 A2019-11-0450
 (Third Party Review)
 077220064-002

 resolution of exclusion of exclusion of exclusion of exclusion of exclusion.
 Approval by the Department of Planning and Permitting does not certify compliance with the Covenants, Conditions and Restrictions or other design restrictions administered and enforced by your Homeowners Association.

 Electrical and Plumbing work to be done by licensed persons and required under Chapter 448 E, Hawaii Revised Statutes.

 This permit may be revoked if work is not started within 180 days of date of issuance or if work is suspended or abandoned for 120 days.

DATE CREATED: 11/07/2019 FMB Staff Assignment: Third Party Reviewer

APPLICATION NO.: A2019-11-0450

JobID: 77230728

ExternalD: 077220064-002

Page 2 of 2

Initial Print Date: Friday November 8, 2019 9:47 am

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Exhibit "B" Page **10** of **12** 



DAVID V. IGE GOVERNUR STATE OF HAWAE

JOSH GREEN LT. GUVERNOR STATE OF HAWAE



WILLIAM J. AILA, JR CHAIRMAN HAWAIAN HOMES COMMISSION

TYLER I. COMES DEPUTY TO THE CHARMAN

### STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879 HONOLULU, HAWAII 96805

June 1, 2020

Via Electronic Mail: president@kapoleiheritage.org

Kapolei Community Development Corporation ATTN: Mr. Scott Abrigo, President P. O. Box 700911 Kapolei, Hawaii 96709

Dear Mr. Abrigo:

Subject: Consent to New Chick-Fil-A Restaurant Tenant Improvement Plan, General Lease No. 290, Kapolei Community Development Corporation ("KCDC"), Kapolei, Island of O'ahu, TMK 191151002

The Department of Hawaiian Home Lands (DHHL) is pleased to inform you that it acknowledges receipt and review of the subject new plan improvement as submitted by respective tenant. Enclosed herewith are the respective Building Permit Applications signed by DHHL on May 29, 2020 and approved by the Chairman of the Hawaiian Homes Commission on June 1, 2020:

- Building Permit Application No. A2020-03-0773; Chick-Fil-A New Bldg 1 Story Restaurant
- Building Permit Application No. A2020-03-0838; Chick-Fil-A Various Site Work

You may proceed to commence with the work as proposed and described and apply for the necessary permits. Please be advised that our Land Development Division engineers notes that no exceptions were taken to the building plans, and further that the plans were not reviewed for compliance with building codes or constructability. Therefore, please advise your respective engineers that all work shall be in strict and full compliance with any and all applicable county, state, and federal guidelines, and building codes.

If you have any questions or need further clarification you can contact me directly at 808.620.9451 or email peter.k.albinio.jr@hawaii.gov.

Aloha. C Peter \*Kahana\* Albinio, Jr.,

Acting Administrator Land Management Division

Enc.

C:

Mark Zimmerman (via email: mz@kzcompanies.com)

Exhibit "B" Page **11** of **12** 

## EXHIBIT "B"

	650 SOUTH KI	NT OF PLANNING COUNIY NG STREET * HO (808) 768-8220 * F	OF HON	ULULU	JQ₽ J	1/2
BUILD	DING P	(Third Party Re		ICA1		0264345-002
LOCATION			Contact Info:	Val Ogawa 690-2844	722-8858; Co	orey Schmidt
Zone         Section         Piet         Parcel           9         1         151         002           Site Address (if other than primar           PROJECT:         ITMK: 91151002	y):	17,452 Sq. Fi		EVISI	ED PR	SLDG - 1 STORY
RESTAURANT   Proposed Use: RESTAURANT	MULTI APP	A2020-03-077	73 / 0838] [1	HIRD PA	A - NEW E RTY REV	IEW]
APPLICANT	OWNER	₹.			MAKER	
Permit Processors Hawaii	Chick-fil-				TSON, MATTH	EW W.
Contact Info: (808) 722-8858	Contac	at intra:		Contac	L Info: No.: AR8014	
		1) Alia	ian.	TANAK	A ROSS R	
		HALIO	La lo	Lie	. No.: PE9301	
		/sema	exause>	Contac	IY G S GOSHI t Info:	
				Lie	a No.: PE16073	
GENERAL CONTRACTOR	ELECT	RICAL CONTRA	CTOR	PLUM	BING CONTI	RACTOR
TYPE OF WORK Air Conditioning Y	Eler	strical Work Y		Fire A	larm Y	
Fire Sprinkler Y	New	r Building Y			oing Work Y	
Electrical Phases:		Plumbing Pha				
RIGHT OF WAY WORK. Sidewalk Types:	Driveway:	New: Ex Surbing Types:	isting: Priv		way Types:	
Linear Ft. of Sidewalk:		Ft. of Curbing:			of Driveway:	
SEWAGE Sewage Disposal Typ	0:	Sewage D	sposal Method:			
RETROFIT Showers to be replaced:	Faucets t Commerciat	o be Replaced: Hotel:	Urinals to b Industrial:	e Replaced: Residentia		to be Replaced:
Major Occupancy Group: Type of Construction	No. of Stories		industrial: od Hazard Dist.	Headentia		
Minimum:	Existing:	N/A			Floor Area (Sq. Existing:	1.1.1
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ZONING AND LUO DATA	d, ord on out, Ho		9-1-151: 002			
	D	evelopment Plan Areas	EWA.	The set Divis		
		Height Limit Historic Site Register		ter Hood Main		
			One Dwelling Per	Lot Per Park De	edication	
		SMA / Shoreline Special Districts	Not in SMA. Not in Special Dis	trict.		
		Street Serback	Urban District NONE			
NOTES		Zoning (LUO)	AG-1 Restricted	Agricultural Distr	Ref	
APPROVALS REQUIRED FROM	M: BWS 1	Nastewater	Zoning.	Fire	SWQR	
	her Agencies:		Approved		ondi	Date:
	State-Health (A/C V	fentilation)		-1		
	State-Health (Sanit		0			diele
	State - Hawallan He		-om	2		427/30
Please visit DPP's website at: http:// NOTICE TO HOMEOWNERS: This is I					anoroval by were	Homeowner
Association or authorized representative Approval by the Department of Ptanning restrictions administered and enforced it	e prior to the comme and Permitting doe by your Homeowners	noement of construct s not certify complia s Association.	ction. nce with the Cove	anants, Condit	ions and Restric	
Electrical and Plumbing work to be done This permit may be revoked if work is n						120 days.
APPLICATION NO .: A2020-03-		JobID: B0	0267975	Exte	maliD: 080	264345-002
tial Print Date: Wednesday March 18, 20	120 1:19 pm					Page 1 of 2

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### **EXHIBIT "B"**



DATE OREATED. 03/17/2020

DEPARTMENT OF PLANNING AND PERMITTING

## CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET \* HONOLULU, HAWAII 96813 Phone: (808) 768-8220 \* Fax: (808) 768-6111

#### BUILDING PERMIT APPLICATION A2020-03-0773 080264345-002

(Third Party Review)

PMD

statt Assignment: Third Party Reviewer

APPLICATION NO .: A2020-03-0773

JobID: 80267975

ExternalID: 080264345-002

Page 2 of 2

Initial Print Date: Wednesday March 18, 2020 1:19 pm

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EXHIBIT "B"

## EXHIBIT "B"

		COUNTY			1	
		KING STREET * HOP (808) 768-8220 * Fz				
BUIL	DING P	ERMIT	APPL	ICAT	ION	
2020-03-0838/077	3	(Third Party Re	view)		08	0264345-003
OCATION /			Contact Info:	Val Ogawa 690-2844	722-8858; Co	orey Schmidt
Zone         Section         Plat         Parcel           9         1         151         002           ilte Address (if other than prim         ROJECT:         [TMK: 911510]	ary):	217,452 Sq. Ft			ISED	
[MULTI APP A roposed Use: SITEWORK	2020-03-0773	/ 0838] [THIR	D PARTY R	EVIEW]	THIRD P	ARTY REVIEW
PPLICANT	OWNE			PLAN.M		****
ermit Processors Hawaii	Chick-fi				TSON, MATTH	EW W.
Contact Info: (808) 722-8858	Conta	act Info:		Contact		
					No.: AR8014 ROSS R	
				Contact		
				Lic	No.: PE9301	
				TIMOTH	Y G S GOSHI	
					No.: PE16073	
GENERAL CONTRACTOR	ELECT	TRICAL CONTRA	CTOR	PLUME	ING CONT	RACTOR
YPE OF WORK						
Electrical Work Y Electrical Phases:	OU	her SITEWORK Plumbing Pha	0.001	Plumb	ing Work Y	
RIGHT OF WAY WORK						
Sidewalk Types:	Driveway:	New: Exil Curbing Types:	sting: Priv		-	
Linear Pt. of Sidewalk:		r Ft. of Curbing:		Linear Ft. o	way Types: f Driveway:	
SEWAGE Sewage Disposal T			aposal Method:			
RETROFIT Showers to be replaced Major Occupancy Grou		to be Replaced: Hotel:	Urinals to b Industrial:	e Replaced Residential	Tollets	to be Replaced:
vpe of Construction	No. of Stories	Floo	d Hazard Dist.		Floor Area (Sq.	FL)
Minimum: Actual:	Existing:	N/A		1	Existing:	
Actual:	Final		xempt: mplied:		New: Total:	
Require Special Inspection:	C.0	. Required:	WORK	WILL	ADD	DELETE
Require Called Inspection:	Restrictive Covenant	nt required:		ential Units	0	
Affidavit required: Remarks: 2013/ADV-610(LUO exert	noti: Ool 82.52 ****	CR Back inset	Hotel	Rooms		
ONING AND LUO DATA	ipty, ord dz-bz, A					
CONING AND LOO DATA	ſ	TMK: Development Plan Areas:	9-1-151: 002 EWA			
		Flood Zones: Height Limit	X - Beyond 500 Ye	ar Flood Plain		
		Historic Site Register. Lot Restriction	None	of Dark Dark Dar	dealer	
		Silde Area SMA / Shoreline:	None	Lot Per Park Dec	acason.	
			Not in Special Dis	trict.		
		State Land Use; Street Settack:	NONE			
NOTES		State Land Use; Street Settack:	Urban District NONE AG-1 Restricted /	Agricultural Distric	z .	
		State Land Use; Streat Settack; Zoning (LUQ);	AG-1 Restricted /		ż	
APPROVALS REQUIRED FRO		State Land Use; Street Settack:	AG-1 Restricted /	SWQR	đ	
APPROVALS REQUIRED FRO	Other Agencies:	State Land Use: Street Setback: Zoning (LUO): Wastewater	AG-1 Restricted /	SWQR	<i>z</i>	Data: Staclar
APPROVALS REQUIRED FRO	Other Agencies: State - Hawailan H	State Land Use: Street Sattack Zoning (LUC): Wastewater tome Lands	Zoning	SWQR	4	Date: \$725/20
Please visit DPP's website at: http:	Other Agencies: State - Hawailan H :Ildppweb.honolulu.	State Land Use: Street Sattack Zoning (LUC): Wastewater fome Lands gov for permit inform	Zoning	SWQR		
APPROVALS REQUIRED FRO Please visit DPP's website at: http: NOTICE TO HOMEOWNERS: This is vascuation or suthorized representat Approval by the Department of Planni	Other Agencies: State - Hawaiian H :Ifdppwelo.honolulu, s to inform all homeo ive prior to the comm ing and Permitting do	State Land Use: Streek Settack: Zoning (LUO): Wastewater Home Lands gov for permit infom amers that improveme encomment of construct	Zoning AG-1 Restricted / Zoning Approved mation and statu nts to your home ston.	SWQR by: s may require a	pproval by your	Homeowners
APPROVALS REQUIRED FR( Please visit DPP's website at: http: NOTICE TO HOMEOWNERS: This is Association or subtrotized representat Approval by the Department of Planei exertictions administered and enforced Electrical and Plumbing work to be do	Other Agencies: State - Hawaiian H Edippweb.honolulu, s to inform all homeo- ive prior to the comm ing and Permitting do d by your Homeowies one by licensed perso	State Land Use: Street Settack: Zoning (LUC): Wastewater tome Lands gov for permit inform amers that improveme enosment of construd es not centify comptian rs Association. ns and required under	AG-1 Restricted / Zoning Approved into and statu ints to your home son. nee with the Cove Chapter 448 E, I	SWQR by: may require a nants, Condition tawali Revised	pproval by your ons and Restric	Homeowners tions or other design
APPROVALS REQUIRED FRO Please visit DPP's website at: http: VOTICE TO HOMECWINERS: This is vasociation or authorized representat Association or authorized representat Approval by the Department of Planni estrictions administered and enforced	Other Agencies: State - Hawaiian H Edippweb.honolulu, s to inform all homeo- ive prior to the comm ing and Permitting do d by your Homeowies one by licensed perso	State Land Use: Street Settack: Zoning (LUC): Wastewater tome Lands gov for permit inform amers that improveme enosment of construd es not centify comptian rs Association. ns and required under	AG-1 Restricted / AG-1 Restricted / Agrowed mation and statu ints to your home son. ice with the Cove Chapter 448 E, ince or if work is i	SWQR by: may require a nants, Condition havail Revised suspended or a	pproval by your ons and Restric	Homeowners tions or other design 120 days.

Initial Print Date: Wednesday March 18, 2020 1:19 pm

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**EXHIBIT "B"** 

DAVID Y. IGE GOVERNOR STATE OF HAWAII

JOSH GREEN LT. GOVERNOR STATE OF HAWAI



WILLIAM J. AILA, JR CHAIRMAN HAWAIIAN HOMES COMMISSION

TYLER I. GOMES DEPUTY TO THE CHARMAN

### STATE OF HAWAII DEPARTMENT OF HAWAIIAN HOME LANDS

P. O. BOX 1879 HONOLULU, HAWAII 96805

December 28, 2020

Via Electronic Mail: president@kapoleiheritage.org

Kapolei Community Development Corporation ATTN: Mr. Scott Abrigo, President P. O. Box 700911 Kapolei, Hawaii 96709

Dear Mr. Abrigo:

Subject: Consent to New 7-Eleven Store No. 54297 Tenant Improvement Plan, General Lease No. 290, Kapolei Community Development Corporation ("KCDC"), Kapolei, Island of O'ahu, TMK 191151002

The Department of Hawaiian Home Lands (DHHL) is pleased to inform you that it acknowledges receipt and review of the subject new plan improvement as submitted by respective tenant. Enclosed herewith is the respective Building Permit Application signed by DHHL on November 24, 2020 and approved by the Chairman of the Hawaiian Homes Commission on December 28, 2020:

Building Permit Application No. A2020-09-0130; New 7-Eleven Store No. 54297

You may proceed to commence with the work as proposed and described and apply for the necessary permits. Please be advised that our Land Development Division engineers notes that no exceptions were taken to the building plans, and further that the plans were not reviewed for compliance with building codes or constructability. Therefore, please advise your respective engineers that all work shall be in strict and full compliance with any and all applicable county, state, and federal guidelines, and building codes.

If you have any questions or need further clarification you can contact me directly at 808.620.9451 or email <u>peter.k.albinio.jr@hawaii.gov</u>.

Aloha "Kahana" Albinio, Jr., Peter

Acting Administrator Land Management Division

Enc.

C'

Palekana Permits, J. Serikawa (via email: jonn@palekanapermits.com) Mark Zimmerman (via email: mz@kzcompanies.com)

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		: (808) 765-8220 * Fi				
BUIL	DING F	PERMIT		ICA.	TION	
A2020-09-0130		(Third Party Re	wiew)		0	84559174-002
LOCATION			Contact Info	Jonn Serika	wa 722-738	6
Zone         Section         Plat         Parcel           9         1         151         002	2	217,452 Sq. Ft	t.			
Site Address (if other than prima	ary):					
PROJECT: [TMK: 9115100 Marketplace Pa						o'omaka
Proposed Use: Store		Floo	ar Level:	Estimated V	alue of Work:	\$1,100,000.00
APPLICANT	OWNE	B		PLAN N	AKER	
PALEKANA PERMITS	7 ELEVE	EN (HAWAII) INC.			na, Randolph	
JONN SERIKAWA Gunlarul Infu. (696) 941-3232	Conta	at Info: None				1-9362, (808) 593-9360 5-9500 EAL 105
and and and an and					A BRYCE E.	
				Contact	info: (808) 947	7-9704
				YOGI JA:	No. AR5841 SON	
				Contact	info: (808) 523	2-1866
					No. PE9062	
				Contact	Info: (808) 36	
				Lic.	No. PE16073	
GENERAL CONTRACTOR	ELECT	RICAL CONTRA	CTOR	PLUMB	ING CONT	RACTOR
TYPE OF WORK		and the second second				
Air Conditioning Y Plumbing Work Y	Ek	ectrical Work Y		New B	uilding Y	
Electrical Phases:		Plumbing Pha	995			
RIGHT OF WAY WORK	Driveway:	New: Exi	isting X Privat	le:		
Sidewalk Types:		Curbing Types:			ay Types:	
Linear Ft. of Sidewalk:	Linear	Ft. of Curbing:		Linear Pt. of	Driveway:	
SEWAGE Sewage Disposal Typ	e:	Sewage Dis	posal Method:			
RETROFIT Showers to be replaced: Major Occupancy Group		to be Replaced: Hotel:	Urinals to be Industrial:	Replaced: Residential:	Tollets	to be Replaced:
				1	loor Area (So	-
Type of Construction Minimum:	No. of Stories Existing:	E IDO NIA	d Hazard Dist.	_	Existing	
Actual:	Final:	E	xempt:		New:	
			mplied:		Total:	
Require Special Inspection:	C.C Restrictive Covena	). Required:	WORK Residen		006	DELETE
	Resilicine Covera	ni required.	Hotel R			
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Require Called Inspection: Affidavit required: Remarks: 2013/ADV-610; Ord 02-52	1	TMK:	9-1-151:002			
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Exhibit "B" Page **17** of **12** 



### DEPARTMENT OF PLANNING AND PERMITTING CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET \* HONOLULU, HAWAII 96813 Phone: (808) 768-5220 \* Fax: (808) 768-6111

## BUILDING PERMIT APPLICATION

A2020-09-0130

(Third Party Review)

084559174-002

restrictions administered and enforced by your Homeowners Association.
Electrical and Plumbing work to be done by licensed persons and required under Chapter 448 E, Hawaii Revised Statutes.
This permit may be revoked if work is not started within 180 days of date of iasuance or if work is suspended or abandoned for 120 days.
DATE CREATED 09/02/2020 FMB Staff Assignment: Third Party Reviewer

APPLICATION NO.: A2020-09-0130	JobID:84585418	ExternalID: 084559174-002
Initial Print Date: Wednesday September 02, 2020 10:2		Page 2 of 2

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Document comparison by Workshare 10.0 on Monday, April 19, 2021 11:11:56 AM

Input:	
Document 1 ID	iManage://IMANAGE3/iManage/963905/2
Description	#963905v2 <imanage> - KZ_Hoomaka_ State DHHL FOURTH Amendment to General Lease No. 290 (KZ 3.2.21)</imanage>
Document 2 ID	iManage://IMANAGE3/iManage/963905/3
Description	#963905v3 <imanage> - KZ_Hoomaka_ State DHHL FOURTH Amendment to General Lease No. 290 (Revised per HHC Comments)</imanage>
Rendering set	Real Estate

Legend:	
Insertion_	
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Moved from-	
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Style change	
Format change	
Moved deletion	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	7
Deletions	9
Moved from	0
Moved to	0
Style change	0
Format changed	0

Total changes	16
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