

AGREEMENT BETWEEN NANAKULI HAWAIIAN HOMESTEAD COMMUNITY  
ASSOCIATION and HAWAIIAN COMMUNITY DEVELOPMENT BOARD  
Hale Makana O Nanakuli Housing Project

This AGREEMENT is made on this 6<sup>th</sup> day of February, 2009 between  
NANAKULI HAWAIIAN HOMESTEAD COMMUNITY ASSOCIATION (hereinafter  
"ASSOCIATION") located at 89-188 Farrington Highway, Waianae, Hawaii, 96792 and  
HAWAIIAN COMMUNITY DEVELOPMENT BOARD (hereinafter "HAWAIIAN  
COMMUNITY") located at 1188 Bishop Street, Suite 907, Honolulu, Hawaii, 96813, for  
the development of the HALE MAKANA O NANAKULI Housing Project (hereinafter  
"HALE MAKANA") at the "Camp Andrews" site on Farrington Highway, Waianae,  
Hawaii, on the town side next to the new Nanaikapono Elementary School, TMK: (1) 8-  
9-002:001.

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The ASSOCIATION and HAWAIIAN COMMUNITY agree as follows:

SUBLEASE OF PROPERTY

HAWAIIAN COMMUNITY is hereby granted a sublease by the ASSOCIATION of  
a portion of the property being leased from the DEPARTMENT OF HAWAIIAN HOME  
LANDS under General Lease No. 281 dated October 8<sup>th</sup>, 2008 to the extent necessary for  
the development of the HALE MAKANA. Any and all transfers or additional  
documentation needed to effectuate the funding or construction of this project shall be  
provided by the ASSOCIATION. This may include the creation and contracting with a  
Limited Partnership and transfer of an interest in the Project by HAWAIIAN  
COMMUNITY and/or the ASSOCIATION.

Development of HALE MAKANA shall consist of:

1. Obtaining funding through grants, loans, or low-income tax credits necessary to pay for all planning, designing and construction costs.
2. Construction of facilities which shall include four 3-story residential buildings, one single-story service building (security and laundry facilities), landscaped areas and uncovered parking. A total of 48 living units will be developed: 16 one-bedroom units (592 s.f.); 8 two-bedroom units (850 s.f.); and 24 three-bedroom units (1,100 s.f.). Total square footage is 42,727 s.f. (living areas only), as reflected in the drawings and specifications prepared by Design Partners Incorporated.
3. If applicable, compliance with Federal Requirements for Projects Funded by the U.S. Department of Housing and Urban Development (HUD) dated August 2002.
4. If applicable, any and all requirements that may be imposed by the Hawaii Housing Finance and Development Corp.

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This Agreement entered into as of the day and year first written above.

NANAKULI HAWAIIAN HOMESTEAD COMMUNITY  
ASSOCIATION

HAWAIIAN COMMUNITY DEVELOPMENT BOARD  
1188 Bishop Street, Suite 907  
Honolulu, HI 96813

By: Michael Kahikina  
Michael Kahikina  
Vice-President  
Date: 2-6-09

By: Kali Watson  
Kali Watson  
President  
Date: Feb. 6, 2009

APPROVAL OF SUBLEASE  
Department of Hawaiian Home Lands

\_\_\_\_\_  
Linda Chinn, Administrator  
Land Management Division  
Date: \_\_\_\_\_

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

On this 6th day of February, 2009, before me appeared Michael Kahikina, to me personally known, who, being by me duly sworn, did say that he is the Vice-President of NANAKULI HAWAIIAN HOMESTEAD COMMUNITY ASSOCIATION, that the corporation has no corporate seal and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and the said NANAKULI HAWAIIAN HOMESTEAD COMMUNITY ASSOCIATION acknowledged the instrument to be the free act of said corporation.

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Carol K. Espiritu  
Notary Public, State of Hawaii  
Commission Expires: 8/1/12

Doc. Date: 2/6/09 # Pages: 4  
Name: Carol K. Espiritu 1st Circuit  
Doc. Description: Agreement between  
Nanakuli Hawaiian Homestead & Hawaii Comm. Development  
Carol K. Espiritu 2/6/09 Board  
Signature Date  
NOTARY CERTIFICATION



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

On this 4<sup>th</sup> day of February, 2009, before me appeared KALI WATSON, to me personally known, who, being by me duly sworn, did say that he is the President of HAWAIIAN COMMUNITY DEVELOPMENT BOARD, that the corporation has no corporate seal and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and the said HAWAIIAN COMMUNITY DEVELOPMENT BOARD acknowledged the instrument to be the free act of said corporation.

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*Carol K. Espiritu*  
Notary Public, State of Hawaii  
Commission Expires: 8/1/12

Doc. Date: 2/4/09 # Pages: 4  
Name: Carol K. Espiritu 1st Circuit  
Doc. Description: Agreement Between  
Nuuanulu Home Owners Assn. &  
Hawaiian Community Development Board  
Carol K. Espiritu 2/4/09  
Signature Date  
NOTARY CERTIFICATION

