ADDENDUM NO. 3
Dated April 13, 2005

to the
REQUEST FOR PROPOSALS
To Enter into a
Real Estate Master Development Agreement
for the
University of Hawai‘i – West O‘ahu Campus, Phase I
(RFP Issued on February 24, 2005)

The following are responses to questions that have been submitted since the issuance of Addendum No. 2 on April 6, 2005:

Q-1: On Figure 3A the site plan shows a line that is just south of the Soccer Field and extends to the east to road "D". In the west direction it proceeds to the north east and comes close to the University loop road. What does this line represent?

R: The line in question is the boundary of the 106.4 acre West O‘ahu Campus parcel.

Q-2: I was unable to find any reference to roadways connecting into Farrington Hwy. Currently there are two connections: Road "A" and the western end of Road "E". Is the Roadway "E" in a required placement for some reason I may not know? Can another roadway connect to Farrington Hwy?

R: The location of the intersection between Road E and Farrington Hwy is not fixed, and its ultimate location should consider proximity to the golf course access and effectiveness of layout for the master planned site. Connection of another roadway to Farrington Hwy would need to be reviewed with the City and County of Honolulu, Department of Transportation Services and meet their criteria for distances between roadway intersections and other requirements.

Q-3: Site drawing Figure 3A shows an arc that is related to the airport and relates to the density of the residential within that arc. Could you further define? Currently the DHHL subdivision is also within that arc. Is DHHL held to the same parameters?

R: The “arc” represents the location of the Air Installations Compatible Use Zones (AICUZ) for the former Barbers Point Naval Air Station. The areas within the UH West O‘ahu campus property subject to the AICUZ requirements are located south of the “arc” and include the retention areas, golf course expansion, roads and small portions of the residential or campus expansion lands (depending on the alternative).

The purpose of the AICUZ program is to achieve compatibility between air installations and neighboring communities. The AICUZ easements are established based on studies that include detailed analyses of aircraft noise, accident potential, land use compatibility, operational alternatives, and potential solutions to both existing and potential
incompatible land use problems. For the UH West O‘ahu property, these restrictive easements are identified as being within Easement 2278 and a disclosure is required that areas covered under this easement are subject to over flight by military aircraft, with attendant noise and vibration generated from the air station. Restrictions imposed upon land uses within the easement for the UH West O‘ahu property include limiting residential development to no more than 6 units per acre and prohibiting use of the property for a school site.

It should be noted that the airfield is no longer in use by the Navy as a naval air station, and that there is a reverter clause in the easement agreement that could terminate the easement. However, based on discussions with the Federal Government, the easement is still in place. It is our understanding that DHHL is also subject to the AICUZ requirements.