

State of Hawaii
Department of Land and Natural Resources
Division of Forestry and Wildlife
1151 Punchbowl Street, Room 325
Honolulu, Hawai'i 96813

Incidental Take License Number: ITL-31
Date of Issue: June 12, 2020
Valid Until: 30 years from date of issue

INCIDENTAL TAKE LICENSE

To accompany:

"Kaua'i Seabird Habitat Conservation Plan"

The Board of Land and Natural Resources hereby grants permission under the authority of Hawaii Revised Statutes §§ 195D-4(g) and 195D-21 and all other applicable laws to:

Alexander & Baldwin, Inc.

Alexander & Baldwin, Inc., and its authorized representatives remain the point of contact between the Department and Alexander & Baldwin, Inc. and its subsidiary and affiliate entities (collectively "Licensee") authorized under this license:

A & B Properties Hawaii, LLC
Alexander & Baldwin, LLC
McBryde Sugar Company, LLC
McBryde Resources, Inc.
Kukui'ula Village, LLC
Kukui'ula Development Company (Hawaii), LLC
KDC, LLC
ABP Waipouli, LLC
ABP LR1 LLC; ABP LR2 LLC; ABP LR3 LLC

For take resulting from light attraction, if such taking is incidental to and not the purpose of the carrying out of an otherwise lawful activity, of the following species:

Common Name	Scientific Name	5-Year Rolling Annual Average	Fledglings (lethal/non-lethal)
‘A‘o Newell’s Shearwater	<i>Puffinus auricularis newelli</i>	3.46/2.64	184 (104/80)
‘Ua‘u Hawaiian Petrel	<i>Pterodroma sandwichensis</i>		6 (3/3)
‘Akē‘akē Band-rumped Storm	<i>Oceanodroma castro</i>		2 (1/1)

At the following location(s) (“Covered Property”):

Property Name/Description	Owner	TMK Number
Port Allen Solar Farm (solar power array) McBryde Resources, Inc. operator	McBryde Sugar Company LLC	(4) 2-1-001:051
Port Allen Center I and II (commercial/warehouse facilities)	A & B Properties Hawaii, LLC	(4) 2-1-003:004
Port Allen south parcels	A & B Properties Hawaii, LLC	(4) 2-1-003:029 (BEI parcel) (4) 2-1-003:030 (shore parcel)
Port Allen parking lots	Alexander & Baldwin LLC	(4) 2-1-003:025 (4) 2-1-003:026
Port Allen Steel Warehouse (commercial/warehouse facilities)	A & B Properties Hawaii, LLC	(4) 2-1-003:028
Port Allen Marina Center (commercial/retail center)	A & B Properties Hawaii, LLC	(4) 2-1-003:040
Pump 3 Hanapepe Valley (irrigation pump station) McBryde Resources, Inc.	McBryde Sugar Company, LLC	(4) 2-1-001:010 (portion)
Kalaheo Powerhouse (hydroelectric plant) McBryde Resources, Inc. operator	McBryde Sugar Company, LLC	(4) 2-4-016:013 portion
Wainiha Powerhouse (hydroelectric plant) McBryde Resources, Inc. operator	McBryde Sugar Company LLC	(4) 5-8-003:003 portion
Hokulei Shopping Village (shopping center)	ABP LR1 LLC ABP LR2 LLC ABP LR3 LLC	(4) 3-3-003:046, 049, 050, 051, 052, 053
The Shops at Kukui‘ula (retail center)	Kukui‘ula Village LLC	(4) 2-6-015:010
Waipouli Town Center, Kapaa (shopping)	ABP Waipouli LLC	(4) 4-3-008:002
Kukui‘ula Development (Plantation Core/The Club)	KDC, LLC	(4) 2-6-019:031 (Plantation Core)

I. GENERAL CONDITIONS

- A. This license only authorizes incidental take of the covered species by the Licensee at the locations listed above that are owned or otherwise controlled by the Licensee, on the island of Kaua'i pursuant to the "Kauai Seabird Habitat Conservation Plan" (hereafter "HCP").
- B. Licensee shall abide by the terms and conditions of the HCP and ITL for the duration of the permit, and DLNR may suspend or revoke this ITL as set forth in Section 6.15 of the HCP if Licensee is not in compliance with the terms of its license.
- C. This license is valid for species protected by federal law only if accompanied by a valid federal Incidental Take Permit or Biological Opinion.
- D. The allowable incidental take authorized by this license for the covered species includes observed, unobserved, direct, indirect, lethal, and non-lethal take.
- E. This license shall become valid upon completion of the following:
 - 1. A legal representative of the Licensee has acknowledged understanding and agreement to abide by its conditions by signing two copies of this license.
 - 2. Both copies of the signed license must be returned to the Division of Forestry and Wildlife. Upon approval by the Chairperson, a copy of the license will be returned to the applicant.
- F. Pursuant to Hawaii Revised Statutes 195D-23(d), DLNR may collect payment from the Licensee for costs incurred when providing technical assistance in the development, review, or monitoring of the HCP. This payment shall be limited to Licensee's pro-rata portion of the \$10,000 state HCP compliance amount set forth in section 7.6, as established by Licensee's take allocation as a fraction of the total take licensed under the HCP, which will cover review of Licensee's compliance with the HCP. Any additional technical assistance requested by Licensee may be subject to additional charges.
- G. The Board may suspend or revoke this license for due cause, including but not limited to the suspension or revocation of the HCP is suspended or revoked. The Board may also suspend or revoke this license in accordance with applicable laws and regulations in force during the term of the license.

II. SPECIAL CONDITIONS

- A. The authorization granted by this permit is subject to the Licensee's compliance with, and implementation of, the Kauai Seabird Habitat Conservation Plan (May

2020). This license, the Licensee's approved Participant Inclusion Plan, and the applicable provisions of the HCP are binding upon the Licensee, and any authorized officer, employee, contractor, or agent conducting Covered Activities, whether or not enumerated further in this license.

- B. The take authorization contained in this license is not effective until the following is complete:
1. The Department receives from the National Fish and Wildlife Foundation confirmation that the Licensee has deposited its required Year 1 financial commitments, per HCP provision 6.1.2 and chapter 7.
 2. The Licensee provides a copy of the signed contract for the Prime Contractor, performance schedule, and responsibilities of each party for the Kahuama'a Seabird Preserve mitigation project.
 3. If these conditions are not met, the license will be suspended immediately.
- C. The Licensee shall allow the US Fish and Wildlife Service and Department of Land and Natural Resources (collectively "the Agencies") to conduct site visits for the duration of the license following a 48-hour notice.
- D. The Licensee shall provide to the Agencies the following from all ongoing monitoring efforts: all raw data from Covered Property searches, predator monitoring and removal efforts, and any biological information related to take monitoring. The Licensee shall calculate their annual lethal and non-lethal take using the methodology described in the HCP and with the discovery rate within their approved Participant Inclusion Plan. Take calculations shall be verified by the Agencies.
- E. The Licensee shall follow all procedures described in the most recent version of the "Protocol for Holders of a State of Hawai'i Incidental Take License and U.S. Fish and Wildlife Service Incidental Take Permit Responding to Dead or Injured Birds Under the Kauai Seabird Habitat Conservation Plan" ("Standard Protocol"), when locating any dead, injured, or sick individuals. All Covered Seabird Species found at a Licensee's Covered Property(ies), whether found alive or dead, shall be transferred to the Save Our Shearwaters Program for further documentation and data collection. A copy of the current version of the Standard Protocol is attached to this permit.
1. The Licensee shall notify State of Hawaii, DLNR-DOFAW HCP staff, and Island Biologist as described in the Standard Protocol within one working day of finding a downed Covered Species or receiving notification from SOS that a downed Covered Seabird Species was found on their property.
 2. A Downed Wildlife form as described in the Standard Protocol shall be filed with the Agencies within three days of the incident.

3. The Agencies may send dead specimens of Covered Species to the U.S. Geological Survey for necropsy or other analysis; the Licensee shall reimburse the Agencies for all costs (not to exceed \$1,000 per carcass) associated with the transport and analysis of such specimens.
 4. The Licensee shall accept and implement updated versions of the Standard Protocol if directed to do so by DLNR.
- F. The Licensee shall notify DLNR-DOFAW HCP staff, and Island Biologist within one working day of finding sea turtle activity or receiving notification of sea turtle activity on the Covered Property or on the beach adjacent to the Covered Property.
- G. In accordance with HCP, including sections 5.3.2, 6.2.2, 6.6.1.2, 6.8.2 and 6.8.3, the Licensee, in coordination with the Agencies shall within one year of the effective date of this permit, provide for DOFAW's review and approval of the following:
1. Implementation plan for predator monitoring and removal for Covered Property(ies), including effort and efficacy monitoring.
 2. Updated lighting assessment for all Covered Property(ies) and recently implemented or planned minimization measures or lighting changes inclusive of a schedule of implementation.
 3. If this condition is not met, the Department may immediately suspend the permit.
- H. In accordance with HCP section 6.2.2.1.b.3 the Licensee, in coordination with the Agencies shall, prior to the end of the second seabird season following of the effective date of this permit, coordinate the development and implementation of a program for validation of discovery rate. Discovery rate validation shall identify the searchable area, probability of detection, and carcass removal rate.
- I. Reporting Requirements. The Licensee shall provide the Prime Contractor with reports on all monitoring and project activities as described in the HCP by January 15 during each year of the Permit Term. The Licensee will ensure that the final Summary Report is submitted by the Prime Contractor to the Agencies no later than February 28 following each seabird fallout season of the Permit Term. The Licensee's reports and the Summary Report shall contain descriptions of circumstances that triggered adaptive management and how the adaptive management was implemented; description of all occurrences of changed circumstances and how they were addressed; description of any unforeseen circumstances; progress made in achieving biological goals and objectives; any problems that occurred and how they were handled; description of cost expenditures and other information related to funding assurances; an annual work plan including an implementation schedule and entities responsible for implementation; and any other pertinent information such as actions taken by any

State or Federal Agencies related to implementation of the HCP. In addition, the following items are required in the Licensee's annual report and Summary Report:

1. Facility name, ownership and contact details;
 2. Summary of any proposed changes to the facilities with potential to affect the Covered Species;
 3. Changes to facility management or other key personnel involved in the HCP;
 4. Request from a Participant to change minimization measures conducted at the facility and the reasons for the requested change (as needed);
 5. Summary of the results of self-monitoring of take of the Covered Seabirds and monitoring for honu nests, including:
 - a. Map or description of search route used for conducting searches;
 - b. Frequency and timing of searches conducted;
 - c. Personnel involved in search efforts;
 - d. A summary table of the search effort results to include: number of birds or honu nests found, the date, time, and exact location where each was found, disposition of the birds or nests (if known), including description of any honu nest protection efforts implemented;
 - e. A discussion of the efficacy of the current self-monitoring protocols and adaptive management;
 - f. Nighttime photos of participant's Covered Properties or operations during non- seabird season and during seabird season;
 6. Summary discussion of the results and efficacy of on-site animal control efforts and adaptive management;
 7. Summary of worker training and outreach efforts;
 8. Other relevant information that the Agencies may require to verify compliance with license issued.
- J. The Licensee shall refer to license number **ITL-31** in all correspondence and reports concerning permit activities. Any questions about this permit shall be directed to the Wildlife Program Manager and to the HCP coordinator, Division of Forestry and Wildlife, Department of Land and Natural Resources.

- K. A copy of this license shall be on the premises of the Licensee, or in the possession of the Licensee, their designated agents, or agency-approved biologists while conducting activities that may result in incidental take.

Counterpart Signatures. This permit may be executed in multiple counterparts, and each executed counterpart of this permit shall be deemed an original for all purposes, despite the fact that not all of the parties are signatories to the same counterpart. For all purposes, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

Approved by the Board of Land and Natural Resources at its meeting held on June 12, 2020.

By: DES Suzanne D. Case Date Aug 31, 2020
 Suzanne D. Case, Chairperson and Member
 Board of Land and Natural Resources

The undersigned has read, understands, and hereby agrees to abide by the General Conditions and the Special Conditions stipulated in this license.

Alexander & Baldwin, Inc.

By: _____ Date _____

Its: _____
 Alexander & Baldwin, Inc.'s notarized signature is made a part of this document.

~~NOTARY ON NEXT PAGE~~

cc: DOFAW
 DOCARE
 USFWS Pacific Islands Office, Honolulu

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By: _____ Date _____
 Suzanne D. Case, Chairperson and Member
 Board of Land and Natural Resources

The undersigned has read, understands, and hereby agrees to abide by the General Conditions and the Special Conditions stipulated in this license.

Alexander & Baldwin, Inc.

By:  _____ Date August 28, 2020
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Its: Executive Vice President and Chief Legal Officer

~~Alexander & Baldwin, Inc.'s notarized signature is made a part of this document.~~

~~NOTARY ON NEXT PAGE~~

cc: DOFAW
 DOCARE
 USFWS Pacific Islands Office, Honolulu