STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL
RESOURCESDIVISION OF STATE PARKS
Honolulu, Hawai'i
96813

January 09, 2026

Board of Land and Natural
Resources
State of Hawai‘i
Honolulu, Hawai‘i

O'ahu

Authorize the Department of Land and Natural Resources, Division of State Parks, to Directly Negotiate with Pacific Historic Parks, an Eleemosynary Organization, for a Concession Agreement for the Operation of Interpretive and Merchandising Kiosk at Lē‘ahi, Diamond Head State Monument, O‘ahu, Tax Map Key: (1) 3-1-042:006 portion;

Determine that Lē‘ahi, Diamond Head State Monument, is environmentally, culturally, historically, or operationally unique under Hawai‘i Revised Statutes, Chapter 102, Section 102-2;

and

Declare the Project Exempt from the Requirements of Chapter 343, HRS, and Title 11, Chapter 200.1, Hawai‘i Administrative Rules.

APPLICANT:

Pacific Historic Parks (PHP), a 501(c)(3) nonprofit organization.

LEGAL REFERENCE:

Hawai‘i Revised Statutes (HRS) §§ 102-2 & 171-56.

LOCATION:

Premises situated at Diamond Head State Monument, identified as the kiosk, as shown in **Exhibit A**, Tax Map Key: (1) 3-1-042:006 portion.

AREA:

Approximately 900 square feet. (See Exhibit A & B.)

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

CURRENT USE STATUS:

Encumbered by Governor's Executive Order No. 2000 setting aside land for park and recreational purposes to be under the control and management of the State of Hawai'i, Department of Land and Natural Resources, Division of State Parks.

Encumbered by Special Use Permit No. SP0521, issued to Pacific Historic Parks, for souvenir merchandise educational in nature and related to Diamond Head State Monument and for interpretive program purposes.

CHARACTER OF USE:

The tenant shall use the premises solely for souvenir merchandise educational in nature and related to Diamond Head State Monument (DHSM) and provide visitor services with related DHSM information for interpretive program purposes.

CONCESSIONARY AGREEMENT TERM:

Ten (10) years

METHOD OF PAYMENT:

Monthly payments of 14% of gross receipts

PERFORMANCE BOND:

$5,000.00

CHAPTER 343 ENVIRONMENTAL ASSESSMENT:

In accordance with HRS Chapter 343, Hawai'i Administrative Rules (HAR) § 11-200.1-15 and -16, and the Exemption List for the Department of Land and Natural Resources concurred by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to General Exemption Type 1, Part 1, Item No. 46; General Exemption Type 2, Part 1, Item No. 1; and General Exemption Type 3, Part 1, Item No. 9. (*See* **Exhibit F**.)

DCCA VERIFICATION:

Place of business registration confirmed: Yes

Registered business name confirmed: Yes
Applicant in good standing confirmed: Yes

APPLICANT REQUIREMENTS:

None

BACKGROUND:

The Board of Land and Natural Resources (Board) at its January 11, 2013, meeting authorized direct negotiations with Pacific Historic Parks (PHP), an eleemosynary organization, to manage the merchandising and interpretive kiosk in the Diamond Head State Monument (DHSM). General Lease NO. SP0521, between the State of Hawaii and PHP, was executed on April 25, 2014. The lease expired April 30, 2020, at a time when DHSM was closed during the pandemic. PHP is currently operating as a holdover permittee under a Special Use Permit, which expires on April 30, 2026.

DISCUSSION:

The Department of Land and Natural Resources, Division of State Parks (DSP), desires to continue its collaborative working relationship with PHP. Since 2013, PHP has balanced both the merchandising and interpretive elements of DHSM. PHP has gained knowledge of complex visitor needs and has shown a proven history of performance. PHP has also expanded its ability to design, produce, and sell merchandise that complements the interpretive elements of and educates visitors about DHSM and the State Park System at large. DSP believes the visitors of DHSM will be best served by continuing its relationship with PHP.

PHP intends, as the concession agreement will permit, to relocate the new interpretive kiosk under an existing nearby pavilion next to the comfort station; the pavilion will be modified to house. the new expanded kiosk. (**Exhibit A & B.**) PHP will refurbish the current kiosk site into a park ranger station at its own cost.

HRS § 102-2(a) requires that agencies must engage in public bidding before letting out concessions on public lands; the Board may dispose of concessions under HRS § 171-56. A “concession” includes, as provided under HRS § 102-1(1), the sale of “merchandise,” which PHP will conduct at DHSM. HRS § 102-2(b)(11), however, provides an exception to the bidding requirement: (1) the Board designates the subject state park as “environmentally, culturally, historically, or operationally unique,” and (2) the state park is supported by a nonprofit incorporated under Hawai‘i law to support the aims and goals of the designated state park. HRS § 102-2(b)(11) applies to PHP’s prospective concession.

Environmentally, Culturally, Historically, or Operationally Unique

DHSM, as one of the most iconic and recognized landmarks of the pae ʻāina, is unequivocally environmentally, culturally, and historically unique. As DSP provides in an informative pamphlet:

It is said that Hiʻiaka, sister of the fire goddess Pele, gave Lēʻahi its name because the summit resembles the forehead (*lae*) of the *ʻahi* fish. Another translation is "fire headland" and refers to the navigational fires that were lit at the summit to assist canoes travelling along the shoreline. The *heiau* (temple) built on the summit was dedicated to the god of wind as protection against strong updrafts that could put out these navigational fires. Today, the Diamond Head Light, built in 1917, provides a visual aid for navigation.

In the late 1700s, Western explorers and traders visited Lēʻahi and mistook the calcite crystals in the rocks on the slope of the crater for diamonds. Thus, the name Diamond Head became the common name for the crater.

(**Exhibit C**.) DSP further summarizes the uniqueness of DHSM, from its formation to its use by the United States military in the early 1900's on its website,
https://dlnr.hawaii.gov/dsp/parks/oahu/diamond-head-state-monument/

This broad, saucer-shaped crater was formed about 300,000 years ago during a single, explosive eruption that sent ash and fine particles in the air. As these materials settled, they cemented together into a rock called tuff, creating the crater, and which is visible from the trail in the park. Most of the vegetation and birds were introduced in the late 1800s to early 1900s.

The trail to the summit of Lēʻahi was built in 1908 as part of Oʻahu's coastal defense system. The 0.8 mile [sic] hike from trailhead to the summit is steep and strenuous, gaining 560 feet as it ascends from the crater floor. The walk is a glimpse into the geological and military history of Diamond Head. A concrete walkway built to reduce erosion shifts to a natural tuff surface about 0.2 mile up the trail with many switchbacks traversing the steep slope of the crater interior. The ascent continues up steep stairs and through a lighted 225-foot tunnel to enter the Fire Control Station completed in 1911. Built on the summit, the station directed artillery fire from batteries in Waikiki and Fort Ruger outside Diamond Head crater. At the summit, you'll see bunkers and a huge navigational lighthouse built in 1917. The postcard view of the shoreline from Koko Head to Waiʻanae is stunning, and during winter, may include passing humpback whales.

Lastly, DHSM is one of the few state parks operating an advanced reservation system. Given DHSM's popularity, it created a sardine effect for

visitors: hikers squished together from the foot to the summit of the crater. Many Hawai‘i residents stopped coming to DHSM, uninterested in the mobs of people and lack of parking spaces. In 2022, that all changed.

Non-Hawai‘i-resident visitors were required to reserve times for entry, limited to two (2) hours, pay five dollars ($5) to enter, and ten dollars ($10) to park. Hawai‘i residents do not need reservations; they are not charged to enter or park; and DSP has reserved parking stalls for residents no matter the time of arrival. The advanced reservation system spread out the thousands of people visiting DHSM from peak hours, reducing the number of emergency rescues at DHSM; the no-entry fees and reserved parking stalls brought Hawai‘i residents back to the site. Given the success at DHSM, DSP has implemented this model at other parks under its jurisdiction.

Finally, DHSM is perhaps the most operationally unique park in the system due to joint tenancy with civil defense, and housing critical operations of the Hawai‘i Emergency Management Agency (HIEMA), the Hawai‘i Department of Defense (DOD), and the Hawai‘i National Guard.

Accordingly, DHSM is environmentally, culturally, historically, or operationally unique, and the Board should designate DHSM as such.

PHP as a Nonprofit Organized to Support DHSM

PHP was first organized on September 21, 1979. (**Exhibit D**.) PHP was originally organized to generally support the services of the National Park Service (NPS). After working with DSP to operate the interpretive kiosk since 2013, DSP has sought to provide PHP with a concession agreement. However, the HRS § 102-2(b)(11) exemption from public-bidding requirements would not apply, given the nature of its incorporated purposes.

PHP has since amended their Articles of Incorporation (AOI) to align with the HRS § 102-2(b)(11) exemption. (**Exhibit E**.) PHP now provides, among their purposes for incorporation and operation:

(8) To support the State of Hawaii Department of Land and Natural Resources Department, Division of State Parks, regarding the history of World War II in the Pacific through research, preservation, restoration, fund development, and educational program activities regarding the history of World War II in the Pacific.

(9) To lessen the burdens of federal, state and local governmental entities by assisting and supporting research, preservation, restoration and education outreach and fund development for sites in communities throughout the Pacific.

Among other means of support, PHP sets aside an additional $60,000 annually to provide aid to the interpretive operations of DHSM, and has used this fund to develop and fund such enhancements as an audio tour in multiple languages, printing of brochures, assistance with annual special events such as Kids-to-Parks Day, and funding for KUPU interns.

Accordingly, given that PHP is incorporated to support the aims and goals of DHSM, and DHSM is environmentally, culturally, historically and operationally unique, PHP's prospective concession meets the HRS § 102-2(b)(11) exemption requirement.

PHP is currently operating under an annual Special Use Permit, which expires on April 30, 2026. A concession agreement will allow PHP to continue its concessionary operations consistently, acquire necessary financing, establish the new kiosk station, and refurbish the old kiosk location for DSP use.

RECOMMENDATION:

The Division of State Parks is requesting that the Board of Land and Natural Resources:

1. Authorize the Chairperson or her representative to negotiate and approve terms of a 10-year concession agreement with Pacific Historic Parks for the sale of merchandise at DHSM, subject to review and approval by the Deputy Attorney General.

2. Determine that Lē'ahi, Diamond Head State Monument, is environmentally, culturally, historically, or operationally unique.

3. Declare the Project Exempt from the Requirements of Chapter 343, HRS, and Title 11, Chapter 200.1, Hawai'i Administrative Rules.

4. Authorize the Chairperson to prescribe other terms and conditions as may best serve the interests of the State.

Respectfully submitted,

ALAN B. CARPENTER
Acting Administrator
Division of State Parks

APPROVED FOR SUBMITTAL:

RYAN K.P KANAKA‘OLE,
Acting Chairperson
Board of Land and Natural Resources

Attachments:
EXHIBIT A – Map of New & Old Structures
EXHIBIT B – Design and Description of New Kiosk
EXHIBIT C – Informative Pamphlet
EXHIBIT D – PHP Original AOI with 1986 and 2016 Amendments
EXHIBIT E – PHP 2025 Amended AOI
EXHIBIT F – HRS Chapter 343 Exemption Notice

Limits of Construction shown - red dashed lines

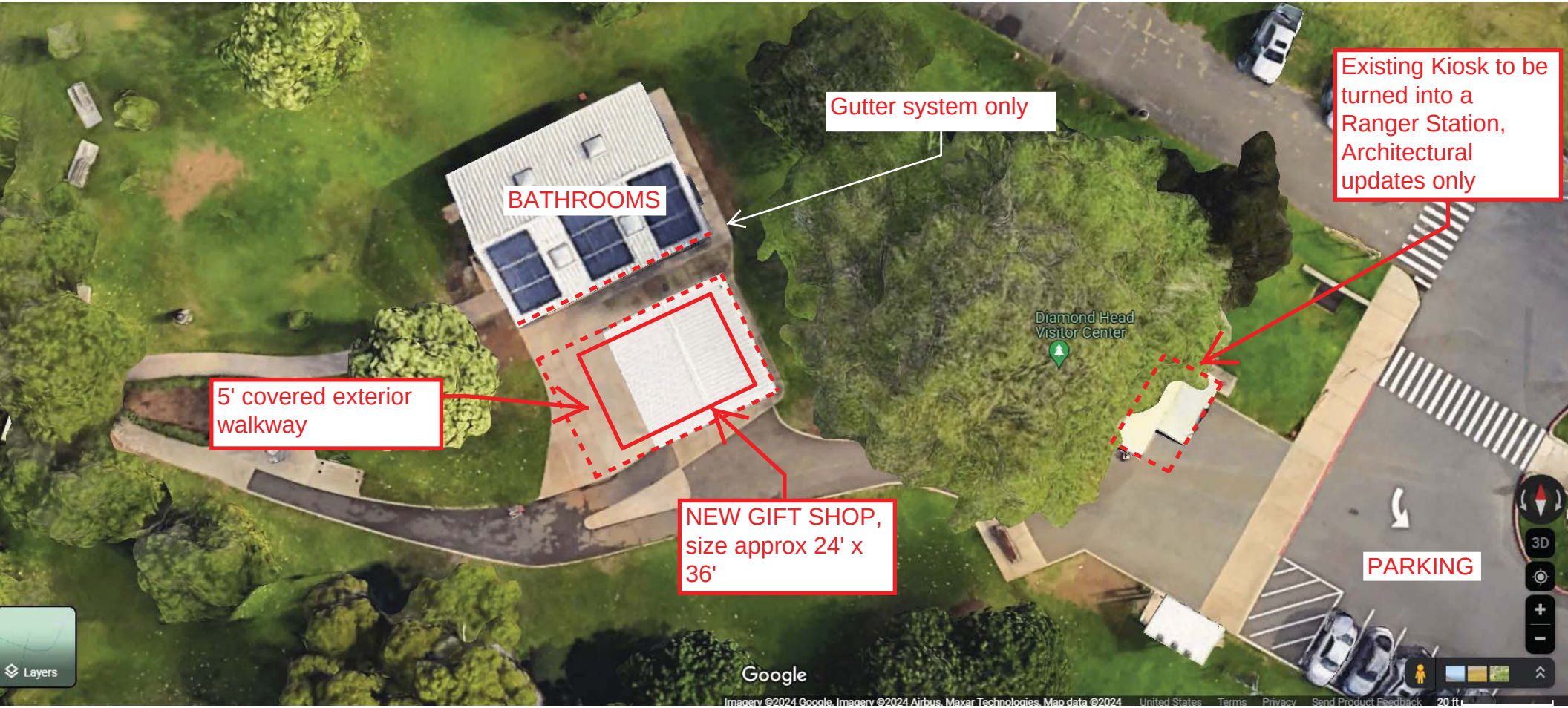

Exhibit "A"

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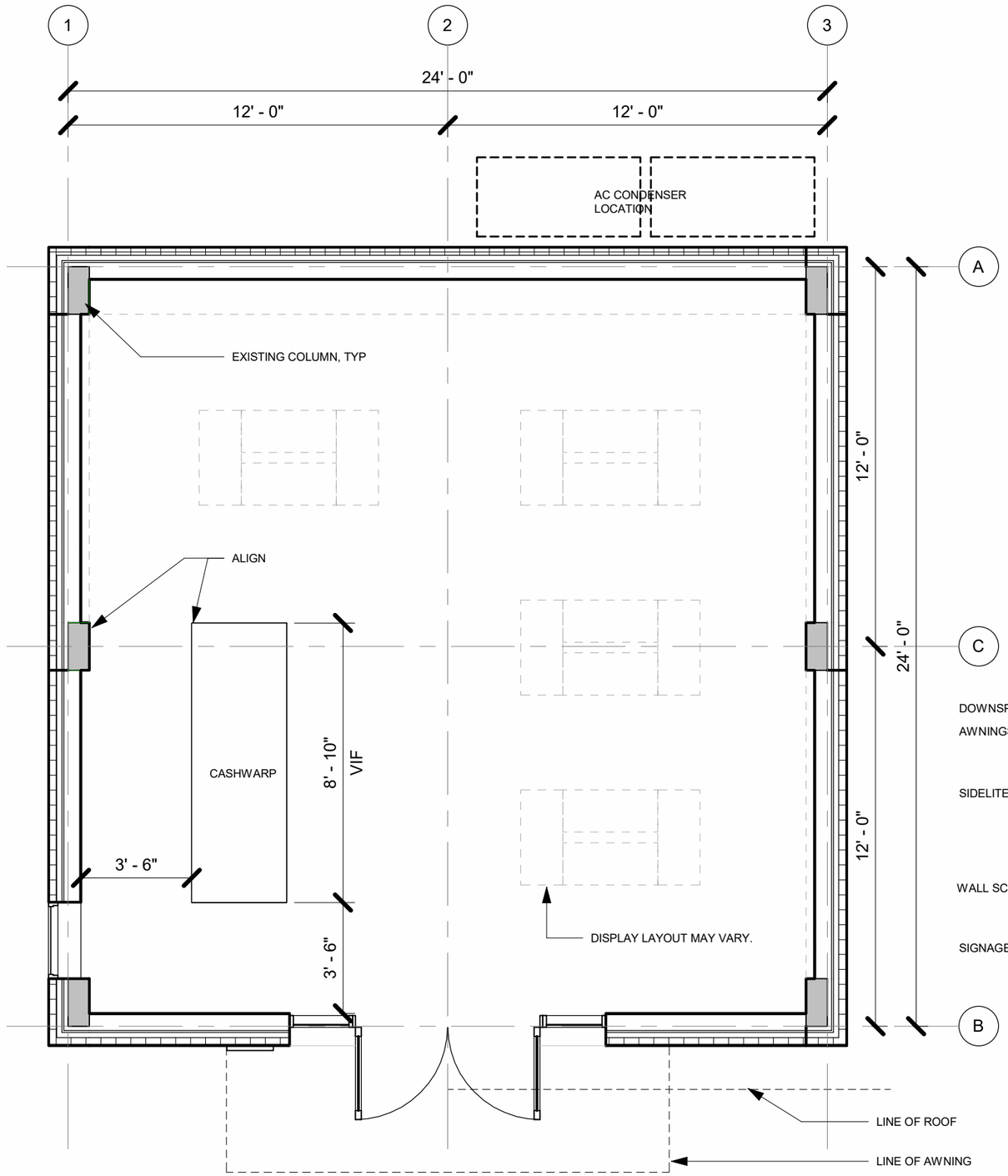
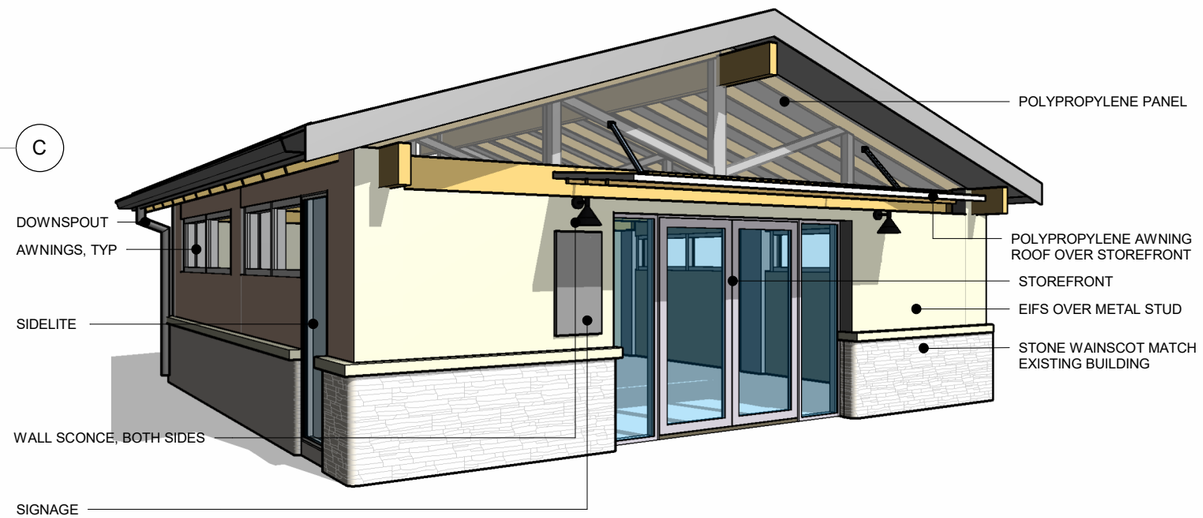




The original size of this drawing is 11" x 17"

URBAN works
architecture | planning | interiors

DIAMOND HEAD KIOSK SCHEMATIC DESIGN

12/08/2025

Exhibit "B"

HOW THE CRATER WAS FORMED

The pronounced seaward summit, deeply eroded ridges, and ovoid-shaped crater are evidence of Lē'ahi's very dynamic geological history. The creation of O'ahu began around 2.5 to 4 million years ago with volcanic eruptions from 2 shield volcanoes. A period of extensive erosion followed, leaving the Ko'olau and Wai'anae Mountain Ranges as the remnants of these volcanoes.

After about 1.3 million years of volcanic inactivity, the southeastern end of the Ko'olau Range erupted. These eruptions occurred under the ocean, where the magma was broken down into ash and fine particles by the water and steam. Blown into the air, these particles were cemented together into a rock called tuff which created tuff cones, such as Lē'ahi.

Lē'ahi is believed to have been formed about 300,000 years ago during a single, brief eruption. The broad crater covers 350 acres with its width being greater than its height. The southwestern rim is highest because winds were blowing ash in this direction during the eruption. Since the eruption, the slopes of the crater have been eroded and weathered by rain, wind, and the pounding of the sea. A coral reef now protects the seaward slopes of the crater.

Today, Lē'ahi (Diamond Head) is the most recognized landmark in Hawai'i. It was designated a National Natural Landmark in 1968 as an excellent example of a tuff cone.

ENVIRONMENT

'ilima

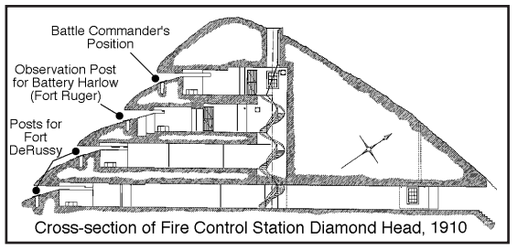
The semi-arid climate, the steep rocky slopes, and the shallow soil of Diamond Head support mostly low shrubs and herbs. Botanists believe that the crater was once covered by a dryland forest, but only a few native Hawaiian species, such as *'ilima*, remain. Rainwater collects on the crater floor in the winter, creating a small lake that was frequented by native ducks and waterbirds until the early 1900s.

Most of the plants and animals you see in the crater today were introduced to Hawai'i after the 1800s. Dominant plants are the *kiawe*, a relative of the mesquite, and *koa haole*. Both of these plants were brought in as cattle feed and have adapted well to the hot, dry conditions. You may see some of the common introduced birds, such as cardinals, doves, and sparrows.

THE EARLY HISTORY

It is said that Hi'iaka, sister of the fire goddess Pele, gave Lē'ahi its name because the summit resembles the forehead (*lae*) of the *'ahi* fish. Another translation is "fire headland" and refers to the navigational fires that were lit at the summit to assist canoes travelling along the shoreline. The *heiau* (temple) built on the summit was dedicated to the god of wind as protection against strong updrafts that could put out these navigational fires. Today, the Diamond Head Light, built in 1917, provides a visual aid for navigation.

In the late 1700s, Western explorers and traders visited Lē'ahi and mistook the calcite crystals in the rocks on the slope of the crater for diamonds. Thus, the name Diamond Head became the common name for the crater.



Cross-section of Fire Control Station Diamond Head, 1910

MILITARY HISTORY

With its panoramic view from Koko Head to Wai'anae, the summit of Diamond Head was an ideal site for the coastal defense of O'ahu. In 1904, Diamond Head was purchased by the Federal government and designated for military use. Fortification began in 1908 with the construction of gun emplacements and an entry tunnel through the north wall of the crater from Fort Ruger known as the Kapahulu Tunnel.

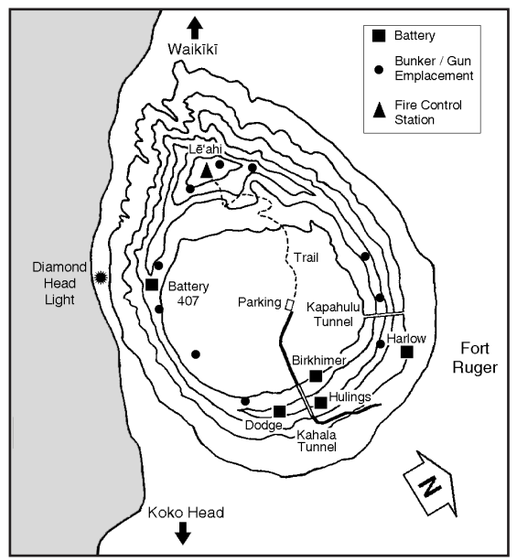
Batteries were built to house the coastal artillery. A total of 5 batteries were built at Diamond Head Crater: Harlow (1910) on the northern exterior, Dodge and Hulings (1913) which tunnel through the eastern crater wall, Birkhimer (1916) which is largely below ground inside the crater, and Battery 407 (1943) which tunnels through the southern wall of the crater and faces seaward.

Fire Control Station Diamond Head was built at the summit between 1908-1910 and housed instruments and plotting rooms to direct artillery fire from several batteries. This fortification was an engineering marvel of its time.

From this observation station, observers could triangulate targets and aim artillery and mortar fire from Batteries Randolph and Dudley at Fort DeRussy in Waikīkī and Battery Harlow at Fort Ruger on the outer slopes of the crater. Consisting of 4 levels, the exterior of the Fire Control Station was camouflaged with rubble embedded in concrete. Slits with metal shutters on each level provided seaward viewing for potential sea and air attacks. The 4 levels and the summit were accessed by a spiral staircase and ladders between the levels.

Additional coastal defense was provided by long range guns installed on the outer slopes and rim of the crater around 1915. Diamond Head was prepared to defend O'ahu from attack but no artillery was ever fired during a war.

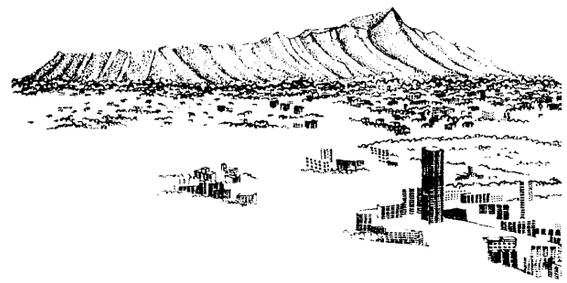
The military features of Diamond Head are part of the Fort Ruger Historic District.



Department of Land & Natural Resources
DIVISION OF STATE PARKS
1151 Punchbowl Street, Room 310
Honolulu, Hawai'i 96813

Phone: (808) 587-0300
http://www.hawaiistateparks.org

DIAMOND HEAD (Lē'ahi) STATE MONUMENT



Honolulu, O'ahu

HAWAI'I STATE PARKS

Exhibit "C"

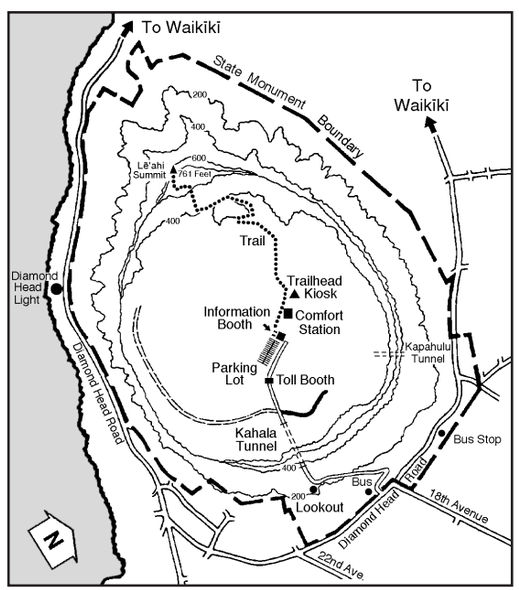
HISTORIC TRAIL TO THE SUMMIT

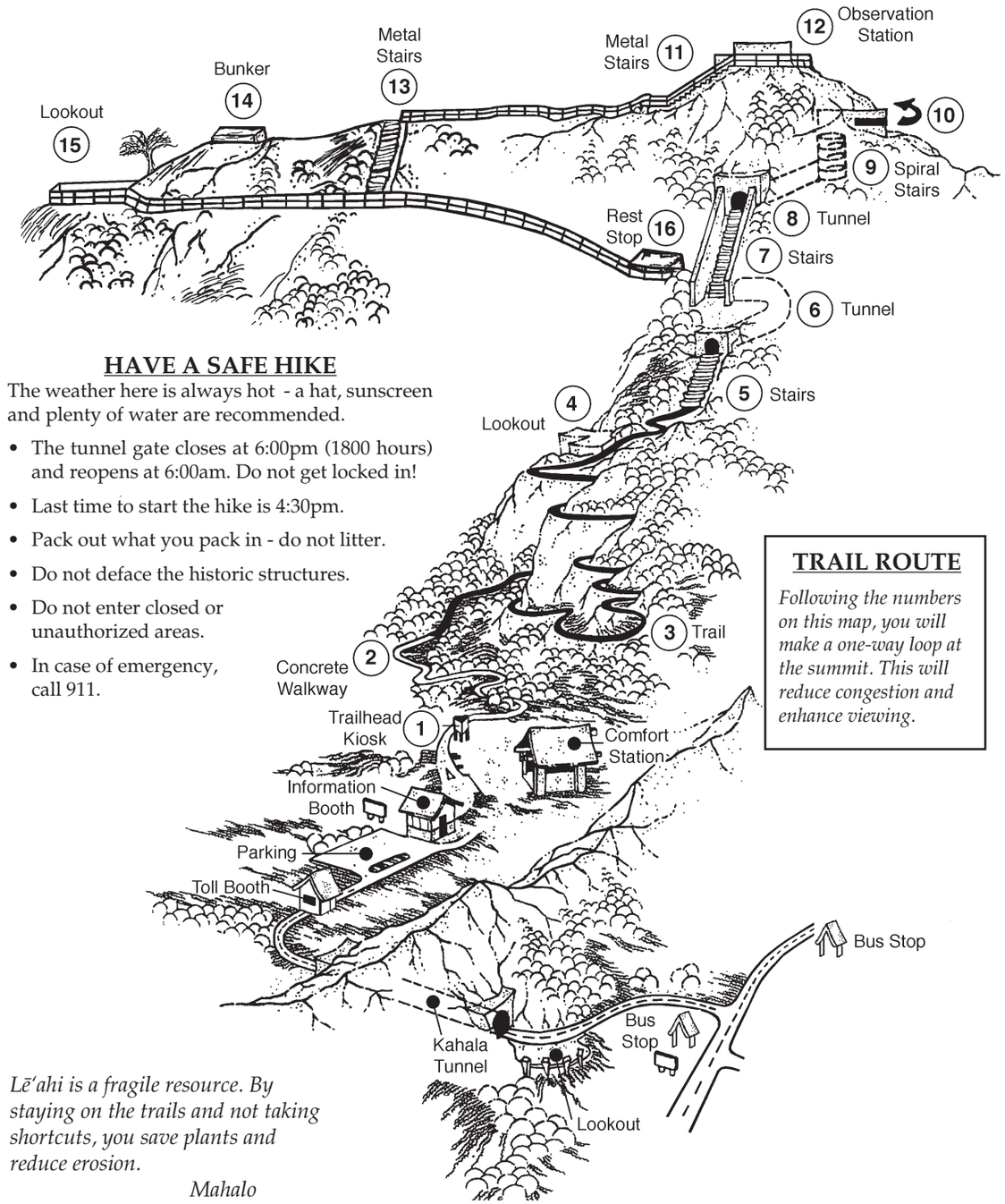
The trail to the summit of Lēʻahi was built in 1908 as part of the U.S. Army Coastal Artillery defense system. Entering the crater from Fort Ruger, through the Kapahulu Tunnel, the trail scaled the steep interior western slopes of the crater to the summit. The dirt trail with numerous switchbacks was designed for mule and foot traffic. The mules hauled materials on this trail for the construction of Fire Control Station Diamond Head located at the summit. Other materials were hoisted from the crater floor by a winch and cable to a midway point along the trail. The Kahala Tunnel was built in the 1940s and is the public entrance today.

HIKING THE TRAIL

From the trailhead to the summit of Diamond Head Crater, you will hike 0.8 mile (1.3 km) one way and climb 560 feet (171 m) from the crater floor. The trail follows an uneven and steep terrain requiring caution and appropriate footwear. Portions of the trail involve steep stairways - take your time. Other portions of the trail go through a long tunnel which is lighted. Allow 1.5 to 2 hours for a safe and leisurely round-trip hike.

After exiting the tunnel, turn right and take the 99 steps into the Fire Control Station up to the summit. To avoid congestion, take the loop trail along the rim and interior slope back to the tunnel.





HAVE A SAFE HIKE

The weather here is always hot - a hat, sunscreen and plenty of water are recommended.

- The tunnel gate closes at 6:00pm (1800 hours) and reopens at 6:00am. Do not get locked in!
- Last time to start the hike is 4:30pm.
- Pack out what you pack in - do not litter.
- Do not deface the historic structures.
- Do not enter closed or unauthorized areas.
- In case of emergency, call 911.

Lēʻahi is a fragile resource. By staying on the trails and not taking shortcuts, you save plants and reduce erosion.

Mahalo

TRAIL ROUTE

Following the numbers on this map, you will make a one-way loop at the summit. This will reduce congestion and enhance viewing.

POINTS OF INTEREST ON THE TRAIL

1 The elevation at the trailhead on the crater floor is about 200 feet (61 m).

2 The former pistol ranges consist of earthen berms that are visible from the concrete path.

3 The trail conforms to the 1908 alignment with switchbacks up the steep interior slope.

4 Concrete Landing/Lookout. This concrete foundation held a winch and cable to lift materials from the crater floor to this point.

5 Steep stairway of 74 concrete steps leads into the first narrow tunnel.

6 Tunnel is lighted and 225 feet long.

7 Second stairway consisting of 99 steep steps with overhead beams to place camouflaging.

8 At the top of the stairs is the entry to the lowest level of the Fire Control Station with observation equipment for Fort DeRussy at Waikīkī.

9 The lighted spiral staircase accessed the 4 levels of the Fire Control Station. Go up the 52 stairs to the third level where the mounts for the observation equipment are still present.

10 Exit to the exterior of the crater through slits once covered with metal shutters. Note the rock and concrete that camouflage the outside.

11 The 54 metal stairs were installed in the 1970s and replaced the ladder to the summit.

12 The elevation of the crater summit and the uppermost level of the Fire Control Station is 761 feet (232 m).

13 From the summit, follow the trail along the rim and take the 82 metal steps down to the lower trail. This trail loops back to the tunnel.

14 Bunkers along the crater rim were built in 1915. Area closed - emergency helicopter landing.

15 Lookout provides sweeping views of southeastern Oʻahu coastline towards Koko Head and the offshore islands of Molokaʻi, Lanaʻi and Maui.

16 Rest stop offers views of the crater before heading back down through the tunnel.

Exhibit "C"

STATE OF HAWAII
DEPARTMENT OF REGULATORY AGENCIES
Business Registration Division

In the Matter of the Incorporation)
of)
ARIZONA MEMORIAL MUSEUM ASSOCIATION)

RECEIVED
SEP 12 1979
2:36 p.m.
DEPT. OF REGULATORY AGENCIES
STATE OF HAWAII

PETITION FOR CHARTER OF INCORPORATION

The undersigned, a majority of whom are residents of the State of Hawaii, hereby petition, under the provisions of Section 416-19, Hawaii Revised Statutes, as amended, for a charter of incorporation, for themselves and their associates, as a non-profit corporation under the name of:

ARIZONA MEMORIAL MUSEUM ASSOCIATION

and in connection herewith do hereby incorporate herein by reference thereto the accompanying proposed charter of incorporation wherein are set forth various matters required under Section 416-20 aforesaid.

DATED: Honolulu, Hawaii, this 11th day of September, 19 79.

I HEREBY CERTIFY that this is a true and correct copy of the original recorded in this office on:
September 21, 1979
DIRECTOR OF REGULATORY AGENCIES
BY: CORPORATION & SECURITIES ADMINISTRATOR
Dated: September 26, 1979

Ansil L. Saunders
ANSIL L. SAUNDERS

Dwight L. Cobb
DWIGHT L. COBB

Norman E. Pearson
NORMAN E. PEARSON

Robert F. Tellas
ROBERT F. TELLAS

Exhibit "D"

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

ANSIL L. SAUNDERS, DWIGHT L. COBB, NORMAN E. PEARSON AND ROBERT F. TELLAS,

being first duly sworn on oath, depose and say that they are the petitioners above-named, that they have read the foregoing petition and attached proposed charter of incorporation and know the contents thereof; and that the matters and statments therein set forth are true to the best of their knowledge and belief.

Ansil L. Saunders
ANSIL L. SAUNDERS

Dwight L. Cobb
DWIGHT L. COBB

Norman E. Pearson
NORMAN E. PEARSON

Robert F. Tellas
ROBERT F. TELLAS

Subscribed and sworn to before me
this 11th day of September, 1979.

Notary Public, First Judicial Circuit
State of Hawaii

My commission expires: 9-30-82

Exhibit "D"

STATE OF HAWAII
DEPARTMENT OF REGULATORY AGENCIES
Business Registration Division

In the Matter of the Incorporation)
)
of)
)
ARIZONA MEMORIAL MUSEUM ASSOCIATION)
)
)

CHARTER OF INCORPORATION

TO ALL TO WHOM THESE PRESENTS SHALL COME:

I, the undersigned Director of Regulatory Agencies of the State of Hawaii, send Greeting:

WHEREAS, ANSIL L. SAUNDERS, DWIGHT L. COBB, NORMAN E. PEARSON and ROBERT F. TELLAS, a majority of whom are residents of the State of Hawaii, have filed with me as Director of Regulatory Agencies a verified petition to grant to them and their associates a charter of incorporation as a nonprofit corporation in accordance with the provisions of Section 416-19, Hawaii Revised Statutes, as amended:

NOW, THEREFORE, KNOW YE, that I, the said Director, in the exercise and execution of every power and authority in anywise enabling me in this behalf, do hereby constitute the said petitioners and their associates a corporation under the laws of the State of Hawaii for the purposes and in the form hereinafter set forth.

I,

The name of the corporation shall be: ARIZONA MEMORIAL MUSEUM ASSOCIATION.

Exhibit "D"

II.

The initial location of the principal office of the corporation shall be: Building 367, Naval Station, Pearl Harbor, P. O. Box 6067, Honolulu, Hawaii, 96818.

III.

The corporation shall be organized for the following purposes:

(1) To function as a National Park Cooperating Association designated by the Regional Director of the National Park Service or other competent authority and authorized to cooperate with the National Park Service by the U. S. Congress, Public Law 633, approved August 7, 1946.

(2) To promote scientific, educational, historical and interpretive activities of the National Park Service.

(3) To promote programs of research in the areas administered by the National Park Service and to further the aims of the interpretive programs in said areas.

(4) To assist in the gathering and preservation of scientific information and of objects and documents important to said areas.

(5) To assist in the development and maintenance of libraries and museums in said areas.

(6) To assist the National Park Service in the acquisition of non-Federal lands within said areas.

(7) To publish and distribute information concerning the Arizona Memorial Museum and World War II in the Pacific.

IV.

The duration of the corporation shall be perpetual.

Exhibit "D"

V.

The affairs of this corporation shall be conducted by a Board of Directors of not less than seven (7) members, who shall elect from its members a President, a Vice-President, a Secretary and a Treasurer. One person may hold more than one such office.

VI.

The following persons shall be the initial officers and directors, and shall hold office until their successors are duly elected pursuant to the by-laws of the corporation:

OFFICE HELD	NAME	ADDRESS
PRESIDENT/ Director	ANSIL L. SAUNDERS	2464 California Avenue Wahiawa, Hawaii 96786
VICE PRESIDENT/ Director	DWIGHT L. COBB	1594 Piikea Street Honolulu, Hawaii 96818
SECRETARY/ Director	NORMAN E. PEARSON	1310 Heulu Street #201 Honolulu, Hawaii 96822
TREASURER/ Director	ROBERT F. TELLAS	3161 Ala Ilima St. #1001 Honolulu, Hawaii 96818
Director	H. FRED GARBUSCHEWSKI	91-960 Ololani Street Ewa Beach, Hawaii 96706
Director	ROBERT B. CONGER	94-289 Leonui Street Waipahu, Hawaii 96797
Director	NOEL BRAGG	1238 Ulupii Street Kailua, Hawaii 96734

VII.

The corporation shall have only such powers as provided for by law necessary to accomplish its stated purposes including but not limited to the following:

Exhibit "D"

(1) To acquire material and equipment suitable for use in the research and interpretive programs of the Arizona Memorial and any other areas whose theme is World War II in the Pacific to be administered by the National Park Service; to purchase books for the libraries at said areas, and otherwise to aid the interpretive programs at said areas;

(2) To purchase, handle and sell such government and private publications, illustrative materials, goods and merchandise as have been approved for sale at said areas by the Superintendents thereof;

(3) To sponsor, prepare, publish and sell books, pamphlets, folders, maps or otherwise printed material;

(4) To purchase, take on, lease, exchange or otherwise acquire any lands, buildings and property, real or personal, which may be requisite for the purpose of, or conveniently used in connection with any of the purposes of the corporation, and to sell, demise, mortgage, give in exchange or dispose of the same;

(5) To invest and deal with the moneys of the corporation, not immediately required, in such securities and in such manner as may from time to time be determined;

(6) To borrow, raise and give security for money by the issue of promissory notes or other obligations or by the mortgage of all or any part of the property by the corporation;

(7) To acquire and receive charitable contributions consisting of cash, securities, other properties or services;

(8) To expend any of the moneys or properties of the corporation, whether they be capital investments or income from the same, for the purposes of the corporation;

(9) To do and perform all such acts and things and to carry on all such business as shall be proper, necessary or convenient for the furtherance of the object and purposes aforesaid.

Exhibit "D"

VIII

The authorized number and qualifications of the members of the corporation, status of its property, member voting rights, privileges and liabilities shall be set forth in the By-Laws.

IX.

The private property of members, officers, and directors of this nonprofit corporation shall be forever exempt from its corporate debts and obligations as provided by law.

X.

The corporation is organized for charitable and educational purposes and not for pecuniary gain or profit to the members thereof and will not issue any stock and no part of its assets, income or earnings shall be distributed to its members, directors or officers except for services actually rendered to the corporation. Upon dissolution, all of the assets of the corporation after payment of its just debt shall be transferred or distributed to an organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law).

XI.

Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revnue Law) or (b) by a corporation contributions to which are deductible under section 107(c)(2)

Exhibit "D"

of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law).

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the Department of Regulatory Agencies, at Honolulu, Hawaii, this 21st day of September, 1979.

Director of Regulatory Agencies

By Russell S. Nagata
Corporation and Securities Administrator

Exhibit "D"

ng Fee — $5.00
nonored Check — $7.50

Amendment to Charter
Non-Profit Corporation
FILE IN DUPLICATE

STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
Business Registration Division
1010 Richards Street
Mailing Address: P.O. Box 40, Honolulu, HI 96810

In the Matter of the Amendment of the Charter of Incorporation of
ARIZONA MEMORIAL MUSEUM ASSOCIATION.

CERTIFICATE OF AMENDMENT

The undersigned duly authorized officers of ARIZONA MEMORIAL MUSEUM ASSOCIATION, a Hawaii non-profit corporation, do hereby certify that at a special meeting of the members of said corporation duly called and held at Kalaupapa National Historical Park Kalaupapa, Molokai, HI, the 9th day of February, 1987, for the purpose of amending the Charter of Incorporation, it was voted by not less than two-thirds of the members present at the meeting to amend the Charter of Incorporation of said corporation, as set forth in the exhibit attached hereto and made a part of this Certificate.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this 1st day of April, 1987.

RECEIVED
APR 8 49 AM '87
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
STATE OF HAWAII

Ansil L. Saunders
Office held: President

Norman E. Pearson
Office held: Secretary

STATE OF HAWAII)
City & County of Honolulu) ss.

Mr. Ansil L. Saunders and Mr. Norman E. Pearson being first duly sworn on oath depose and say that they are the President and Secretary, respectively, of ARIZONA MEMORIAL MUSEUM ASSOCIATION; that as such officers they are duly authorized to sign the foregoing Certificate of Amendment; and that they have read the said Certificate and attached Exhibit, know the contents thereof, and that the same are true.

Ansil L. Saunders
Office held: President

Norman E. Pearson
Office held: Secretary

Subscribed and sworn to before me this
1st *day of* April, 1987.

Paul Ahuli
Notary Public, State of Hawaii
My commission expires: 8/3/87

The foregoing amendment is hereby allowed this 9th day of APRIL, 1987.

Director of Commerce and Consumer Affairs

By
Acting Corporation and Securities Administrator

(See reverse side for instructions)

CN-6
Rev. 8/84

015-0915-09 (Fee)

Exhibit "D"

EXHIBIT TO
CERTIFICATE OF AMENDMENT

Pursuant to the attached Certificate of Amendment, the following amendments are made to the Charter of Incorporation of ARIZONA MEMORIAL MUSEUM ASSOCIATION:

1. Article III (7) on page 2 is deleted in the entirety and the following is substituted therein:

"(7) To publish and distribute information concerning the National Park Service."

2. Article VII (1) on page 3 is deleted in the entirety and the following is substituted therein:

"(1) To acquire material and equipment suitable for use in the research and interpretive programs to be administered by the National Park Service; to purchase books for the libraries to aid the interpretive programs;"

3. Article VII (7) on page 3 is amended by inserting between the words "acquire" and "and" the word "raise" so that the entire paragraph will read as follows:

"(7) To acquire, raise, and receive charitable contributions consisting of cash, securities, other properties or services;"

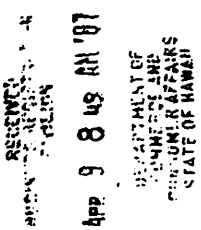


Exhibit "D"

ıg Fee – $5.00
Honored Check – $7.50

Amendment to Charter
Non-Profit Corporation
FILE IN DUPLICATE

STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
Business Registration Division
1010 Richards Street
Mailing Address: P.O. Box 40, Honolulu, HI 96810

In the Matter of the Amendment of the Charter of Incorporation of
ARIZONA MEMORIAL MUSEUM ASSOCIATION.

CERTIFICATE OF AMENDMENT

The undersigned duly authorized officers of ARIZONA MEMORIAL MUSEUM ASSOCIATION, a Hawaii non-profit corporation, do hereby certify that at a special meeting of the members of said corporation duly called and held at Kalaupapa National Historical Park, on the 9th day of February, 1987, for the purpose of amending the Charter of Incorporation, it was voted by not less than two-thirds of the members present at the meeting to amend the Charter of Incorporation of said corporation, as set forth in the exhibit attached hereto and made a part of this Certificate.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this 1st day of April, 1987.

Ansil L Saunders
Office held: President

Norman E Pearson
Office held: Secretary

STATE OF HAWAII)
) ss.
City & County of Honolulu)

Mr. Ansil L. Saunders and Mr. Norman E. Pearson being first duly sworn on oath depose and say that they are the President and Secretary, respectively, of ARIZONA MEMORIAL MUSEUM ASSOCIATION; that as such officers they are duly authorized to sign the foregoing Certificate of Amendment; and that they have read the said Certificate and attached exhibit, know the contents thereof, and that the same are true.

Ansil L Saunders
Office held: President

Norman E Pearson
Office held: Secretary

Subscribed and sworn to before me this
14 *day of* April, 1987.

Notary Public, State of Hawaii
My commission expires: 8/8/87

The foregoing amendment is hereby allowed this _____ day of _____, 19____.

_____
Director of Commerce and Consumer Affairs

By _____
Corporation and Securities Administrator

(See reverse side for instructions)

CN–6
Rev. 8/84

Exhibit "D"

EXHIBIT TO
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"(1) To acquire material and equipment suitable for use in the research and interpretive programs to be administered by the National Park Service; to purchase books for the libraries to aid the interpretive programs;"

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"(7) To acquire, raise, and receive charitable contributions consisting of cash, securities, other properties or services;"

Exhibit "D"

09/27/2016:Sess 10007

WWW.BUSINESSREGISTRATIONS.COM

Nonrefundable Filing Fee: $10.00

FORM DNP-3
7/2008

FILED 09/26/2016 11:29 AM
Business Registration Division
DEPT. OF COMMERCE AND
CONSUMER AFFAIRS
State of Hawaii

STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
Business Registration Division
335 Merchant Street
Mailing Address: P.O. Box 40, Honolulu, Hawaii 96810
Phone No. (808) 586-2727

ARTICLES OF AMENDMENT

(Section 414D-163, Hawaii Revised Statutes)

PLEASE TYPE OR PRINT LEGIBLY IN BLACK INK

The undersigned, duly authorized officers of the corporation submitting these Articles of Amendment, certify as follows:

1. The name of the corporation is:

   Pacific Historic Parks

2. The amendment(s) adopted is attached.

3. The amendment (s) was adopted on: September 26, 2016
   (Month Day Year)

   (Check one)

   ☐ at a meeting of the ***members:***

Designation (class) Of membership	Total Number of Memberships (votes) outstanding	Total Number of Votes Entitled to be Cast By each Class	Number of Votes Cast by each class For Amendment	Number of Votes Cast by each class Against Amendment

   (The number of votes cast by each class is sufficient for approval by that class)

   OR

   ☐ by written consent of the ***members*** holding at least eighty per cent of the voting power.

   OR

   ☒ by a sufficient vote of the ***Board of Directors*** or ***incorporators*** because member approval was not required.

4. Check one:

   ☐ The written approval of a specified person or persons named in the articles of incorporation was obtained.

   ☒ The written approval of a specified person or persons is not required.

The undersigned certifies under the penalties of Section 414D-12, Hawaii Revised Statutes, that the undersigned has read the above statements, I/we are authorized to make this change, and that the statements are true and correct.

Signed this 26th day of September, 2016

Ray L'Heureux/President
(Type/Print Name & Title)

(Signature of Officer)

(Type/Print Name & Title)

(Signature of Officer)

SEE INSTRUCTIONS ON REVERSE SIDE. *The articles must be signed by at least one officer of the corporation.*

Exhibit "D"

09/27/2016:Sess 10007

09/27/2016 2:56 10007

09/27/2016 2:56 10007

ATTACHMENT TO ARTICLES OF AMENDMENT TO CHARTER OF INCORPORATION OF PACIFIC HISTORIC PARKS

The following new Article IVA is added to the Charter of Incorporation, as amended, between Article IV and Article V:

"IVA.

The corporation shall have members. The qualifications of members, the different classes of membership, if any, and the rights and privileges of the members shall be as set forth in the bylaws of the corporation."

AMENDED AND RESTATED ARTICLES OF INCORPORATION

OF

PACIFIC HISTORIC PARKS

I.
NAME OF CORPORATION

The name of the Corporation shall be: PACIFIC HISTORIC PARKS.

II.
REGISTERED AGENT; PRINCIPAL OFFICE; INCORPORATORS

The Corporation shall have and continuously maintain in the State of Hawaii a registered agent who shall have a business address in this State and who shall be an individual who resides in this state, a domestic entity or a foreign entity authorized to transact business in this State. The name of the Corporation's registered agent in the State of Hawaii is Aileen Utterdyke. The street address of the place of business of the person in the State of Hawaii to which service of process and other notice and documents being served on or sent to the entity represented by it may be delivered to is 94-1197 Ka Uka Blvd., Waipahu, Hawaii 96797. The name, street and mailing address of its registered agent shall be subject to change from time to time by the Board of Directors The principal office of the Corporation shall be located at 98-211 Pali Momi Street, Suite 200A, Aiea, Hawaii 96701. The location of the office or the establishment of other or additional offices may be determined by the Board of Directors as set forth in the Bylaws. The names and addresses of the incorporators at the time of incorporation were as follows:

Dwight L. Cobb	1594 Piikea Street Honolulu, Hawaii 96818
Ansil L. Saunders	2464 California Ave. Wahiawa, Hawaii 96786
Norman E. Pearson	1310 Heulu Street #201 Honolulu, Hawaii 96822
Robert F. Tellas	3161 Ala Ilima Street #1001 Honolulu, Hawaii 96818

III.
CORPORATE PURPOSES

The Corporation shall be organized for the following purposes:

(1) To function as a National Park Cooperating Association designated by the Regional Director of the National Park Service or other competent authority and authorized to cooperate with the National Park Service by the U. S. Congress, Public Law 633, approved August 7, 1946.

(2) To promote scientific, educational, historical and interpretive activities of the National Park Service.

(3) To promote programs of research in the areas administered by the National Park Service and to further the aims of the interpretive programs in said areas.

(4) To assist in the gathering and preservation of scientific information and of objects and documents important to said areas.

(5) To assist in the development and maintenance of libraries and museums in said areas.

(6) To assist the National Park Service in the acquisition of non-Federal lands within said areas.

(7) To publish and distribute information concerning the National Park Service.

(8) To support the State of Hawaii Department of Land and Natural Resources Department, Division of State Parks, regarding the history of World War II in the Pacific through research, preservation, restoration, fund development, and educational program activities regarding the history of World War II in the Pacific.

(9) To lessen the burdens of federal, state and local governmental entities by assisting and supporting research, preservation, restoration and education outreach and fund development for sites in communities throughout the Pacific.

(10) To operate exclusively for charitable, scientific, literary or educational purposes, within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future federal tax code).

No part of the assets, funds, or earnings of the Corporation shall inure to the benefit of any director or officer of the Corporation or any individual having a private interest in the activities of the Corporation. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation. The Corporation shall not participate in or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office. The term “funds of the Corporation,” as used herein, shall mean and include any properties and moneys held by the Corporation, including any income accumulated by the

Corporation and any proceeds from the sale of any properties sold or otherwise disposed of by the Corporation. Notwithstanding any other provision of these Articles, the Corporation is organized and shall be operated exclusively for charitable, scientific, literary, religious, or educational purposes as a nonprofit corporation and the Corporation shall not carry on any activities not permitted to be carried on: (i) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future federal tax code); or (ii) by a corporation contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1986 (or the corresponding provision of any future federal tax code).

IV.
CORPORATE POWERS AND DURATION

The Corporation shall have and possess all the powers permitted to nonprofit Corporations under the laws of the State of Hawaii. The duration of the Corporation shall be perpetual.

V.
NO VOTING MEMBERS

The Corporation shall have no voting members. The Corporation may have nonvoting members with such privileges as shall be set forth in the Bylaws.

VI.
BOARD OF DIRECTORS; OFFICERS

The Board of Directors shall have the sole voting rights in the Corporation. The affairs of this Corporation shall be conducted by a Board of Directors of not less than seven (7) members. The number of directors shall be fixed and the directors shall be elected by the directors in the manner set forth in the Bylaws. The Board of Directors shall have and may exercise all the powers of the Corporation. The Officers of the Corporation shall be the Chairperson, Vice Chairperson, Secretary, Treasurer and President, and in addition thereto, an Assistant Secretary, an Assistant Treasurer and such other Officers, with such duties, as the Board of Directors shall from time to time determine. The Chairperson, Vice Chairperson, Secretary and Treasurer must each be a director of the Corporation. The officers shall have the powers, perform the duties and be appointed and removed in the manner set forth in the Bylaws. Any two (2) or more offices may be held by the same person unless such practice is prohibited by the Bylaws, provided, however, that not less than two (2) persons shall be officers.

VII.
CORPORATE LIABILITY

The property of the Corporation shall alone be liable in law for the debts and liabilities of the Corporation. The officers and directors of the Corporation shall incur no personal liability for said debts and liabilities due to such position.

VIII.
NONPROFIT

The Corporation is organized exclusively for charitable and educational purposes and will not issue any stock and no part of its assets, income or earnings shall be distributed to its directors or officers except for services actually rendered to the Corporation provided, however, that the Corporation shall be empowered to make payments and distributions in furtherance of the purposes for which it is organized and operated.

IX.
DISSOLUTION

If the Corporation shall cease to exist or shall be dissolved, all property and assets of the Corporation of every kind, after payment of its just debts, shall be distributed only to one or more public agencies, organizations, corporations, trusts or foundations having like purposes and organized and operated exclusively for charitable, scientific, literary, religious or educational purposes, no part of whose assets, income or earnings may be used for dividends or otherwise withdrawn or distributed to or inure to the benefit of any private individual and the activities of which do not include participation or intervention (including the publication or distribution of statements) in any political campaign on behalf of any candidate for public office. In no event shall any distribution be made to any organization unless it qualifies as a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future federal tax code) with purposes similar or related to those of the Corporation.

ARTICLE X
AMENDMENT OF ARTICLES

These Articles may be amended by the affirmative vote of not less than two-thirds (2/3s) of the directors then in office.

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA

STATE OF HAWAIʻI | KA MOKUʻĀINA ʻO HAWAIʻI
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA ʻOIHANA KUMUWAIWAI ʻĀINA

P.O. BOX 621
HONOLULU, HAWAII 96809

DAWN N.S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

RYAN K.P. KANAKAʻOLE
FIRST DEPUTY

CIARA W.K. KAHAHANE
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

January 9, 2026

EXHIBIT F - EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200.1, HAR.

Project Title:	Concession Agreement to Pacific Historic Parks.
Project Location:	Diamond Head State Monument, Island of Oʻahu, Tax Map Key (TMK): (1) 3-1-042:006 portion.
Project Description:	Issue a concession agreement for a term of ten years for the operation of an interpretive and merchandising kiosk at Diamond Head State Monument.
Chapter 343 Trigger(s):	Use of State land.
Exemption Class No.:	In accordance with Hawaiʻi Administrative Rules (HAR) § 11-200.1-15 and -16 the Exemption List for the Department of Land and Natural Resources, reviewed and concurred by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an Environmental Assessment pursuant to:

General Exemption Type 1: "*Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing*."

Part 1, Item No. 46: "Granting to a person the privilege to conduct operations involving the provision of goods, wares, merchandise, or services to the general public including, but not limited to, tours, food and beverage operations, retail operations, rental operations, or communications and telecommunications services in or on an existing building, facility, or area."

General Exemption Type 2: "*Replacement or reconstruction of existing structures and facilities where the new structure will be*

located generally on the same site and will have substantially the same purpose, capacity, density, height, and dimensions as the structure replaced."

Part 1, Item No. 1: "Replacement or reconstruction of existing structures and facilities, including baseyards, offices, cabins, sheds, and fencing."

General Exemption Type 3: "*Construction and location of single new, small facilities or structures and the alteration and modification of the facilities or structures and installation of new, small, equipment and facilities and the alteration and modification of the equipment or facilities, including but not limited to: (A) Single family residences less than 3,500 square feet, as measured by the controlling law under which the proposed action is being considered, if not in conjunction with the building of two or more such units; (B) Multi-unit structures designed for not more than four dwelling units if not in conjunction with the building of two or more such structures; (C) Stores, offices and restaurants designed for total occupant load of twenty individuals or fewer per structure, if not in conjunction with the building of two or more such structures; and (D) Water, sewage, electrical, gas, telephone, and other essential public utility services extensions to serve such structures or facilities; accessory or appurtenant structures including garages, carports, patios, swimming pools, and fences; and acquisition of utility easements.*"

Part 1, Item No. 9: "Construction and location of new, small facilities or structures necessary to support or enhance public recreational use of lands and waters, such as outdoor showers, signage, interpretive kiosks, viewing platforms, tables, grills, lifeguard stations, improvements necessary for compliance with the Americans with Disabilities Act, and other similar structures."

The subject request is a de minimis action that will probably have minimal or no significant effect on the environment and should be declared exempt from the preparation of an environmental assessment.

Cumulatie impact of planned successive action in same Place significant?

No. The issuance of this concession agreement is not anticipated to have a significant cumulative impact.

The proposed use contemplates the sale of merchandise and audio tours and operation of interpretive services, which will continue the soon-to-be concessionaire's existing use of the site. There is no proposed expansion of the existing use.

The concession agreement contemplates the relocation of the interpretive kiosk under an existing, soon-to-be, retrofitted pavilion. The dimensions of the new site of the concession will remain substantially the same.

With concessions to move under existing pavilion, the current interpretive kiosk will also be retrofitted as a ranger station for State Parks to perform interpretive services, substantially similar to interpretive services currently performed. The dimensions of the ranger station will likewise remain substantially the same.

Therefore, the proposed use does not anticipated any significant cumulative impact.

Action may have significant impact on particularly sensitive environment?

No. There's no known significant adverse impacts to the natural and cultural resources in the concession area.

Analysis:

The request pertains to the issuance of a concession agreement for the sale of Diamond Head State Monument merchandise and audio tours and the operation of interpretive services at Diamond Head State Monument. Staff believes that the request would involve negligible or no expansion in the use of the subject location beyond its current use.

Consulted parties:

None

Recommendation:

Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200.1 HAR, this project will probaby have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment as a de minimis action.