REQUEST FOR DEVELOPMENT PERMIT AMENDMENTS AND TIME EXTENSION

KAK 13-036, KAK 13-037, and KAK 13-038 (Master Plan Permit No: PL MASP 13.1.3)

April 8, 2015

I. REQUEST

Victoria Ward, Limited, a subsidiary of The Howard Hughes Corporation, ("Applicant") is requesting to amend Planned Development Permit ("Permit Amendments") numbers KAK 13-036, KAK 13-037, and KAK 13-038 ("Permit(s) or Project(s)") to allow for rental and/or for-sale of reserved housing units and to extend the time of effective period for Permit number KAK 13-038. The Applicant's Consolidated Motion is provided hereto as Exhibit A.

II. PUBLIC HEARING NOTICE AND COMMUNITY OUTREACH

Public hearing notice for the Permit Amendments, in accordance with the provisions of Act 61, Session Laws of Hawaii ("SLH") 2014, was published in the Honolulu Star-Advertiser on March 7, 2015. In accordance with the provisions of the Hawaii Revised Statutes ("HRS") §206E-5.6, the President of the Senate and the Speaker of the House of Representatives were notified upon posting of the public hearing notice. Association of apartment owners of residential buildings adjacent to the Projects, surrounding landowners and businesses, the Ala Moana/Kakaako Neighborhood Board, Kakaako Business and Landowners Association, and the Kakaako Improvement Association were notified of the public hearings. Various elected officials and State and county agencies were also notified of the public hearings. Public hearing notice was also provided to approximately 393 individuals and organizations that have shown interest in development in Kakaako in the past and requested that they be kept informed of development activities in the district. The Permit Amendments request was posted on the Authority's website. In accordance with the provisions of Act 61, SLH 2014, the Applicant has also notified both owners and lessees of record of real property within a three hundred-foot radius of the Projects. The Applicant's record of complying with Act 61, SLH 2014, is provided hereto as Exhibit B.

III. PROJECT BACKGROUND

The Hawaii Community Development Authority ("HCDA") approved the following Permits provided hereto as Exhibit C:

• KAK 13-036 (Ward Village Land Block 2, Project 1): Approved: August 21, 2013 (also known as Waiea),

- KAK 13-037 (Ward Village Land Block 3, Project 1): Approved: August 21, 2013 (also known as Anaha), and
- KAK 13-038 (Ward Village Land Block 5, Project 1): Approved: July 17, 2013 (also known as 988 Halekauwila Street or 404 Ward Avenue).

The three Projects are located within the Ward Neighborhood Master Plan Permit area, PL MASP 13.1.3 ("Ward MP"). On January 14, 2009, the Ward MP was approved by the HCDA pursuant to Hawaii Administrative Rules ("HAR") Title 15, Chapter 22, Subchapter 8, entitled "Master Plan Rules". The Ward MP is vested under HAR, Chapter 15-22, Mauka Area Rules ("Vested Rules") that were in effect on January 14, 2009. Therefore, the Projects and any associated Permit Amendments are reviewed under the Vested Rules.

All three Permits were approved with the requirement to provide reserved housing units, which are to be located within the KAK 13-038 Project. The Permits currently indicate that the reserved housing will be for-sale units. The reserved housing units required and provided for all three Permits are listed in the table below.

Ward MP Re	esidential Unit	s	
	Total		Reserved
	Residential	Market Rate	Housing
Project	Units	Units	Units
KAK 13-036: Land Block 2-Project 1	177	177	0
KAK 13-037: Land Block 3-Project 1	318	318	0
KAK 13-038: Land Block 5-Project 1	424	49	375
Total Residential Units	919	544	375
Reserved Units Required (20%)	184		
Balance of Reserved Housing Credits	191		

Construction has commenced on both KAK 13-036 and KAK 13-037. Pursuant to §15-22-118(a), the Permit for KAK 13-038 will automatically lapse if the initial building permit authorizing the construction of the foundation or superstructure of the Project has not been issued within two years of the Project approval. The KAK 13-038 Permit is set to lapse on July 17, 2015, since an initial building permit has yet to be issued.

IV. AMENDMENTS TO ALLOW RENTAL AND/OR SALE RESERVED HOUSING UNITS

In the Permit Applications for the three development Projects noted herein, the Applicant previously represented that they intended to provide for-sale reserved

housing units. Consequently, the existing Permits for the three Projects includes language indicating that the Applicant will provide for-sale reserved housing. The Applicant is now seeking to amend the Permits for the three Projects to allow for either rental and/or for-sale reserved housing to be provided instead.

Section 15-22-115 of the Vested Rules allows for fulfillment of reserved housing requirement either through for-sale units or rental units. Reserved housing for-sale units must be priced for and offered to individuals or families with incomes not to exceed 140 percent area median income ("AMI"). Reserved housing rental units must be priced for and offered to individuals or families with incomes not to exceed 100 percent AMI. The Applicant's petition does not request any change to these specifications.

V. EXTEND THE TIME OF EFFECTIVE PERIOD FOR PERMIT KAK 13-038

Pursuant to §15-22-118(a), the KAK 13-038 Permit is set to lapse on July 17, 2015, since an initial building permit is not expected to be issued by that date. The Applicant has submitted a request to extend the effective period of the Permit for an additional two years, as allowed under §15-22-118(c) of the Vested Rules. Section §15-22-118(c) allows for permit extensions of up to two years upon the Applicant's request and justification in writing for an extension, provided the request and justification are received by the Authority at least one hundred days in advance of the automatic termination date of the Permit and there are no material changes in circumstances which may cause for denial of the extension.

VI. PUBLIC TESTIMONY

At the time of submitting this report, HCDA staff has not received public testimony on the Permit Amendments request.

Attachments: Exhibit A – The Applicant's Consolidated Motion

Exhibit B – The Applicant's Act 61, SLH 2014 Compliance Record

Exhibit C – KAK 13-036, KAK 13-037, KAK 13-038 Development Permits

WATANABE ING LLP A Limited Liability Partnership

J. DOUGLAS ING #1538-0 EMI L.M. KAIMULOA #7794-0 First Hawaiian Center 999 Bishop Street, 23rd Floor Honolulu, HI 96813 Telephone No. (808)544-8300 2015 FEB 23 PM 3 28
HAWAII COMMUNITY
AUTHORITY

Attorneys for VICTORIA WARD, LIMITED

BEFORE THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY OF THE STATE OF HAWAII

In re Motion of

VICTORIA WARD, LIMITED

For an Order of Amendment to Development Permit No. KAK 13-036

File No.: PL MASP 13.1.3 PD Permit No. KAK 13-036 [Consolidated with PD Permit Nos. KAK 13-037 and KAK 13-038]

VICTORIA WARD, LIMITED'S MOTION TO AMEND DEVELOPMENT PERMIT NOS. KAK 13-036, 13-037, AND 13-038 TO ALLOW SALE AND/OR RENTAL OF RESERVED HOUSING UNITS AND TO EXTEND TIME OF EFFECTIVE PERIOD OF PERMIT KAK 13-038; DECLARATION OF DAVID STRIPH; EXHIBIT 1

In re Motion of

PD Permit No. KAK 13-037

VICTORIA WARD, LIMITED

For an Order of Amendment to Development Permit No. KAK 13-037

[caption continued on next page]

In re Motion of

PD Permit No. KAK 13-038

VICTORIA WARD, LIMITED

For an Order of Amendment to Development Permit No. KAK 13-038 and to Extend Time of Effective Period of Permit KAK 13-038

497174-v8

VICTORIA WARD, LIMITED'S MOTION TO AMEND
DEVELOPMENT PERMIT NOS. KAK 13-036, 13-037, AND 13-038
TO ALLOW SALE AND/OR RENTAL OF RESERVED HOUSING UNITS AND TO
EXTEND TIME OF EFFECTIVE PERIOD OF PERMIT KAK 13-038

COMES NOW, VICTORIA WARD, LIMITED, ("VWL" or "Petitioner"), by and through its attorneys, WATANABE ING LLP, and pursuant to Hawaii Administrative Rules ("HAR") §15-219-32 and §15-22-118(c), hereby submits this Motion to Amend Development Permit Nos. KAK 13-036, 13-037, and 13-038 ("Permits") to allow the satisfaction of reserved housing requirements through the sale and/or rental of reserved housing units to be developed as part of Development Permit No. KAK 13-038 and to extend the time of the effective period of Development Permit No. KAK 13-038 to allow construction on the 988 Halekauwila Project ("Project") to commence after July 17, 2015 based upon the financing schedule. By this Motion, VWL seeks clarification that reserved housing requirements under the Permits approved by the Hawaii Community Development Authority ("HCDA") may be fulfilled via the sale and/or rental of reserved housing units consistent with HAR Chapter 15-22 ("Vested Rules"). VWL also seeks an extension of the effective period of Development Permit No. KAK 13-038 from July 17, 2015 to July 17, 2017, pursuant to HAR §15-22-118(c) of the Vested Rules, allowing financing to be completed and construction to commence on the Project after July 17, 2015.

By this Motion, VWL is <u>not</u> seeking to change the number of dwelling units and/or reserved housing units, the approximate floor area, height, setbacks, or other approved elements of any specific planned development permit. VWL is <u>not</u> seeking to introduce different land uses, and VWL is <u>not</u> seeking any variances, diminution in buffer or transition areas, changes in landscaping, required yards, or design characteristics already approved under any development permit. Nothing in this Motion will change or affect the number or quality of the reserved housing units that will be constructed under any permit. This Motion seeks only an amended order clarifying that VWL may satisfy its reserved housing requirement by offering reserved housing units for sale and/or rental consistent with the Vested Rules, and to extend the effective period of Development Permit No. KAK 13-038 in order to commence construction after July 17, 2015.

I. <u>PETITIONER</u>

Victoria Ward, Limited 1240 Ala Moana Boulevard, Suite 200 Honolulu, HI 96814 Telephone No. (808)591-8411

VWL is a corporation registered to do business in Hawaii and is the owner and developer of the lands comprising the Permits. VWL is a subsidiary of the Howard Hughes Corporation.

I. <u>BACKGROUND</u>

On January 14, 2009, HCDA approved the Nunc Pro Tunc Order Re: Hearing Officer's Proposed Findings of Fact, Conclusions of Law, and Decision and Order for a Master Plan Permit ("Master Plan Permit") for the Ward Master Plan area, which is owned and controlled by VWL. Pursuant to Condition No. 9 of the Master Plan Permit, VWL was required to "satisfy its reserved housing requirement for the Master Plan area, which shall be equal to

twenty-percent of the total number of residential units proposed for the Master Plan Area, as permitted by the Mauka Area Rules." The Master Plan Permit was issued under the Vested Rules, which provided that "a planned development containing multi-family dwelling units . . . shall provide at least twenty percent of the total number of dwelling units in the development for sale or rental to qualified persons" HAR § 15-22-115(a). The Vested Rules specifically allowed the reserved housing units to be <u>for sale or rental</u>.

On April 18, 2013, VWL submitted its development permit application

("Application") to HCDA for Ward Village, Land Block 5, Project 1 also known as 988

Halekauwila, in accordance with the Master Plan Permit. Under the Application, VWL committed to providing all reserved housing requirements for the Project within the building and noted that the "Project will also satisfy the reserved housing requirements of two concurrent projects on Land Blocks 2 and 3."

On July 17, 2013, HCDA approved the Permit for the Project, adopting HCDA's Staff Report Findings, and Recommendations. The Staff Report at page 13 provided in relevant part as follows:

Staff finds that the Project consists of 424 residential units and therefore the reserved housing requirement for the Project is to provide 106 residential units as reserved housing units. The Applicant is proposing to set aside 375 residential units as reserved housing units in the Project. The Project will generate a reserved housing credit of 269 units for the Applicant that could be utilized to fulfill the reserved housing requirements for other planned developments proposed by the Applicant within the KCDD.

The Permit also provided that VWL was required to provide 375 units as reserved housing:

III. RESERVED HOUSING: The Applicant shall comply with the provisions of the Reserved Housing subsection in the Chapter 22, Kakaako Mauka Area Rules ("Vested Rules"). The Project consists of 424 residential units. Twenty percent (20%) of the total residential units, which translates to a total of 106 units, shall be

required to meet the reserved housing provisions of the Vested Rules. The Applicant shall provide 375 units as reserved housing for sale. A credit of 269 reserved housing units in excess of the required 106 reserved housing units for the Project is hereby acknowledged. The Applicant shall have the right to utilize excess reserved housing credit to fulfill reserved housing requirements for other planned development projects containing multi-family dwelling units.

Reserved housing shall be designated for residents in the low-income or moderate-income ranges who meet eligibility requirements. The regulated term for reserved housing units for sale shall be established based on unit affordability as set forth in §15-22-186(b) of the Vested Rules and shall begin on the date of issuance of Certificate of Occupancy.

In accordance with the provisions of §15-22-183 of the Vested Rules, the Applicant or its designated representative is permitted to be responsible for advertising, qualifying, and selecting prospective reserved housing buyers subject to Subchapter 7 of the Vested Rules.

Within ninety (90) days from the date of this Development Permit, the Applicant shall prepare and submit to the HCDA Executive Director a program for sale of reserved housing for approval. Such sale of reserved housing shall be consistent with the provisions of §15-22-183 of the Vested Rules.

Delivery of reserved housing shall be required prior to the issuance of the initial Certificate of Occupancy for the Project and shall be secured by the Applicant with a financial guaranty bond from a surety company authorized to do business in Hawaii, an acceptable construction set-aside letter, or other financial instruments acceptable to the Authority prior to approval of the initial Building Permit by the Authority.

VWL complied with Development Permit No. KAK 13-038 by submitting a program for sale of reserved housing units to HCDA for review and approval. Accordingly, VWL is in compliance with the permit and all conditions thereunder. Pursuant to HAR §15-22-118, Development Permit No. KAK 13-038 will automatically lapse if the initial building permit authorizing the

construction of the foundation or superstructure is not issued within two (2) years from the date of the permit, which in this case is July 17, 2015.

On August 21, 2013, HCDA approved Development Permit No. KAK13-036 ("Land Block 2, Project 1 Permit") and Development Permit No. KAK 13-037 ("Land Block 3, Project 1 Permit") (collectively, "Land Block 2 and 3 Permits") for projects within Land Blocks 2 and 3 of the Master Plan Permit area. The Land Block 2, Project 1 Permit requires the provision of "forty-five (45) units as reserved housing for sale." The Land Block 3, Project 1 Permit requires the provision of "eighty (80) units as reserved housing for sale." The reserved housing units required for the Land Block 2 and 3 Permits are to be fulfilled through construction of reserved housing units under Development Permit No. KAK 13-038.

III. ARGUMENT

A. Amendment to Permits to Allow Reserved Housing Rental and/or Sale

One of the purposes of a master plan under HAR Chapter 15-22 ("Vested Rules") is "to derive public benefits, such as affordable housing, ... which are generally provided by government and would not otherwise be required from private developers." HAR §15-22-200(b). Accordingly, under the Master Plan Permit and the Permits, VWL committed to providing its required share of reserved housing. In fact, VWL committed to providing upfront a larger number of reserved housing units than initially required by the Permits, which will provide VWL with reserved housing credits that may be utilized for other projects.

Pursuant to HAR §15-22-184 of the Vested Rules, the "adjusted household income" of a qualified person purchasing a reserved housing unit "shall not exceed one hundred forty per cent of median income" and a person renting a reserved housing unit "shall not exceed one hundred per cent of median income." "Adjusted household income" means

"total income, before taxes and personal deductions, received by all members of the eligible borrower's household, including, but not limited to, wages, social security payments, retirement benefits, unemployment benefits, welfare benefits, interest and dividend payments but not including business deductions." Accordingly, reserved housing rental units must be provided for those with lower household incomes than the reserved housing units offered for sale.

Additionally, reserved housing rental units are regulated for a period of 15 years. HAR §15-22-185.1(c). This means that those rental units must remain committed for renters whose adjusted household incomes are no more than 100% of the AMI for 15 years. Reserved housing units offered for sale are regulated anywhere from 2 years to 10 years, depending upon affordability. HAR §15-22-186(b). Accordingly, there are significant benefits to the community of providing both rental and sale options for reserved housing units, which include ensuring the diversity of housing options in the urban core.

Hereunder, VWL seeks an amended order clarifying that the reserved housing requirements under each of the Permits may be fulfilled through the provision of reserved housing units that are offered for sale and/or rental.

B. Extension of Effective Period of Development Permit No. KAK 13-038

Pursuant to HAR §15-22-118(a), "[a]ny planned development permit granted under the provisions of this subchapter shall automatically lapse if the initial building permit authorizing construction of the foundation or superstructure of the project shall not have been issued within two years from the date of the permit...." Under HAR §15-22-118(c), HCDA "may grant an extension to the effective period of a planned development permit, not to exceed two years, upon the applicant's request and justification in writing for an extension, provided the request and justification are received by the authority at least one hundred days in advance of the

automatic termination date...and there are no material changes in circumstances which may be cause for denial of the extension." VWL is requesting an extension of Development Permit No. KAK 13-038 pursuant to the foregoing provisions.

Subsequent to the issuance of Development Permit No. KAK 13-038 on July 17, 2013, VWL commenced design completion work. Considerable coordination with the Honolulu Authority for Rapid Transit ("HART") was necessary as the rail guideway runs adjacent to the Project. Around the same time, VWL became aware of other projects in the area offering similar housing types, without comparable reserved housing unit restrictions, that had begun to absorb the market. A depth of market study in mid-2014 confirmed VWL's concerns about the absorption of the market by for sale units types and showed a significant demand for rental reserved housing units. Attached hereto as Exhibit 1 is a compilation of excerpts from the studies conducted.

In addition to the market study, the community and its leaders began pushing for greater rental units in the urban core based upon affordability to a broader distribution of the low and moderate income families and individuals. Based upon the market studies and the community discussion, VWL began investigating the feasibility of developing the Project to include reserved housing rental units. In July 2014, VWL completed and submitted an initial application for HUD financing based on development of reserved housing sale and/or rental units. Preliminary responses were positive, and VWL continued the HUD due diligence process, working with Prudential Huntoon Paige Associates, LLC on obtaining HUD financing. VWL has been advised that the earliest the loan could close is the week of August 24, 2015, and that construction cannot commence prior to the loan closing. For this reason VWL is seeking to extend the effective period of Development Permit No. KAK 13-038. Under the amended order

and extension, VWL is committed to providing all of the reserved housing units identified in the Permits and believes that this amendment and extension will significantly improve the unit types being offered.

V. HEARING

Pursuant to HAR § 15-22-118(c), HCDA "shall hold a public hearing on an extension request if a public hearing had been held on the planned development permit or any variance or modification granted as part of the planned development permit process." Public hearings were held on June 19, 2013, July 17, 2013, and August 21, 2013 on the Permits. Accordingly, a public hearing is required for this Motion.

VI. <u>CONCLUSION</u>

Based upon all of the reasons asserted herein and any reasons appearing of record, VWL respectfully requests that HCDA issue an order consistent with the foregoing.

DATED: Honolulu, Hawaii, February 23, 2015.

J. DOUGLAS ING

EMI L.M. KAIMULOA Attorneys for Petitioner

VICTORIA WARD, LIMITED

BEFORE THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY OF THE STATE OF HAWAII

In re Motion of

VICTORIA WARD, LIMITED

For an Order of Amendment to Development Permit No. KAK 13-036

File No.: PL MASP 13.1.3 PD Permit No. KAK 13-036 [Consolidated with PD Permit Nos. KAK 13-037 and KAK 13-038]

DECLARATION OF DAVID STRIPH

In re Motion of

VICTORIA WARD, LIMITED

For an Order of Amendment to Development Permit No. KAK 13-037

PD Permit No. KAK 13-037

In re Motion of

VICTORIA WARD, LIMITED

For an Order of Amendment to Development Permit No. KAK 13-038 and to Extend Time of Effective Period of Permit KAK 13-038 PD Permit No. KAK 13-038

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DECLARATION OF DAVID STRIPH

- I, DAVID STRIPH, hereby declare as follows:
- 1. I am the Senior Vice President of the Howard Hughes Corporation. Victoria Ward, Limited ("VWL") is a subsidiary of the Howard Hughes Corporation.
- 2. I make this declaration based upon personal knowledge and based upon my review of records in the above-entitled matter.
- 3. This declaration is made in lieu of an affidavit pursuant to the Rules of the Circuit Courts of the State of Hawaii.
- 4. This Motion seeks authorization for VWL to satisfy its reserved housing requirements under Development Permit Nos. KAK 13-036, 13-037, and 13-038 ("Permits") by providing reserved housing units for sale and/or for rental, and to extend the effective date of Planned Development Permit No. KAK 13-038 beyond July 17, 2015.
- 5. Public hearings were held on the Permits on June 19, 2013, July 17, 2013, and August 21, 2013. The Hawaii Community Development Authority ("HCDA") approved Development Permit No. KAK 13-038 on July 17, 2013 and approved Development Permit Nos. KAK 13-036 and 13-037 on August 21, 2013.
- 6. Development Permit No. KAK 13-038 requires the provision of 375 reserved housing units "for sale". Development Permit No. KAK 13-036 requires the provision of 36 reserved housing units "for sale" and Development Permit No. 13-037 requires 80 reserved housing units "for sale."
- 7. Subsequent to the issuance of Development Permit No. KAK 13-038 on July 17, 2013, VWL commenced design completion work. Considerable coordination with the Honolulu

Authority for Rapid Transit ("HART") was necessary as the rail guideway runs adjacent to the Project.

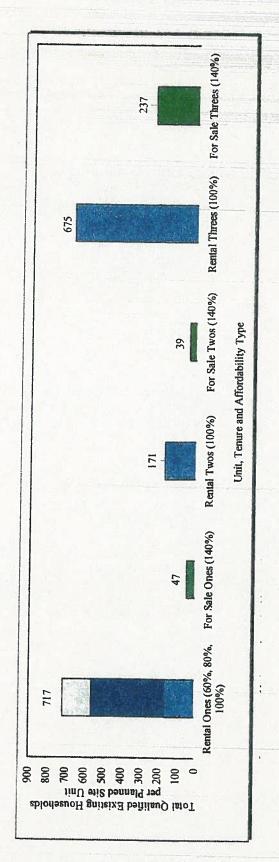
- 8. Around the same time, VWL became aware of other projects in the area offering similar housing types, without comparable reserved housing unit restrictions, that had begun to absorb the market. A depth of market study in mid-2014 confirmed VWL's concerns about the absorption of the market by for sale units types and showed a significant demand for rental reserved housing units. Attached hereto as Exhibit 1 is a true and correct compilation of excerpts from the studies conducted.
- 9. In addition to the market study, the community and its leaders began pushing for greater rental units in the urban core based upon affordability to a broader distribution of the low and moderate income families and individuals.
- 10. Based upon the market studies and the community discussion, VWL began investigating the feasibility of developing the Project to include reserved housing rental units.
- 11. In July 2014, VWL completed and submitted an initial application for HUD financing based on development of reserved housing sale and/or rental units. Preliminary responses were positive, and VWL continued the HUD due diligence process, working with Prudential Huntoon Paige Associates, LLC on obtaining HUD financing.
- 12. VWL has been advised that the earliest the loan could close is the week of August 24, 2015, and that construction cannot commence prior to the loan closing.
- 13. For these reasons, VWL is seeking to amend the Permits to allow rental and/or sale reserved housing units and to extend the effective period of Development Permit No. KAK 13-038.

14. VWL is committed to providing all of the reserved housing units identified in the Permits and believes that this amendment-and extension will significantly improve the unit types being offered and will help fulfill unmet needs in the urban Honolulu housing market.

I DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Honolulu, Hawaii, 2.23 - 15.

DAVID STRIPH



THE CONCORD GROUP

2015 MAR 23 PM 3 43

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Telephone No. (808)544-8300

J. DOUGLAS ING #1538-0 EMI L.M. KAIMULOA #7794-0 First Hawaiian Center 999 Bishop Street, 23rd Floor Honolulu, HI 96813 PAMAII COMMUNITY
DEVELOPMENT
AUTHORITY

Attorneys for VICTORIA WARD, LIMITED

BEFORE THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY OF THE STATE OF HAWAII

In re Motion of

VICTORIA WARD, LIMITED

For an Order of Amendment to Development Permit No. KAK 13-036

File No.: PL MASP 13.1.3 PD Permit No. KAK 13-036 [Consolidated with PD Permit Nos. KAK 13-037 and KAK 13-038]

VICTORIA WARD, LIMITED'S CERTIFICATION RE: NOTIFICATION TO OWNERS AND LESSEES OF RECORD OF REAL PROPERTY LOCATED WITHIN A THREE HUNDRED FOOT RADIUS PURSUANT TO HRS 206E-5.5

In re Motion of

PD Permit No. KAK 13-037

VICTORIA WARD, LIMITED

For an Order of Amendment to Development Permit No. KAK 13-037

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In re Motion of

PD Permit No. KAK 13-038

VICTORIA WARD, LIMITED

For an Order of Amendment to Development Permit No. KAK 13-038 and to Extend Time of Effective Period of Permit KAK 13-038

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<u>VICTORIA WARD, LIMITED'S CERTIFICATION RE: NOTIFICATION TO OWNERS AND LESSEES OF RECORD OF REAL PROPERTY LOCATED WITHIN A THREE HUNDRED FOOT RADIUS PURSUANT TO HRS 206E-5.5</u>

I, NICHOLAS VANDERBOOM, hereby certify pursuant to Hawaii Revised Statutes §206E-5.5 that:

- I am the Senior Vice President Development of the Howard Hughes
 Corporation, and that I have personal knowledge of the matters contained herein;
- 2. Notification by first class United States mail, postage prepaid, was made to owners and lessees of record of real property located within a three hundred foot radius of the perimeter of the proposed project identified from the most current list available from the real property assessment division of the department of budget and fiscal services of the county in which the proposed project is located when the application was deemed complete;
- 3. Said notification included, without limitation, (1) project specifications, (2) requests for variance, exemption, or modification of a community development plan or the authority's community development rules; and (3) procedures for intervention and a contested case hearing;
- 4. Attached hereto is a true and accurate copy of the notification that was mailed as aforesaid:

5. Attached hereto is a true and accurate copy of the list of owners and lessees of record of real property to whom the notification was mailed.

I HEREBY CERTIFY PURSUANT TO LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Honolulu, Hawaii, March 16, 2015.

NICHOLAS VANDERBOOM

The Howard Hughes Corporation Victoria Ward, Limited Ward Centers 1240 Ala Moana Boulevard Suite 200 Honolulu, Hawaii 96814 T 808.791.2987 F 808.792.3542 bobbie.lau@howardhughes.com

Bobbie Lau (B) CPM Senior General Manager

March 7, 2015

RE: RE:

Ward Village Land Block 5 Project 1, Land Block 2 Project 1, and Land Block 3 Project 1

Pursuant to Act 61, enacted by the 2014 Hawaii State Legislature, we are required to provide the attached notice to property owners or those parties identified in the Real Property Assessment Department records.

In our continuing efforts to provide timely updates to our tenants, attached is a courtesy copy of the notification materials that was sent to surrounding property owners. This notice contains details regarding the two residential towers and also the planned retail component of the Gateway project.

As always, should you have any questions, please feel free to contact me via email at bobbie.lau@howardhughes.com or at (808) 791-2987.

Sincerely,
THE HOWARD HUGHES CORPORATION

Senior General Manager

The Howard Hughes Corporation Victoria Ward, Limited 1240 Ala Moana Blvd. Suite 200 Honolulu, HI 96814 T 808.591.8411 F 808.596.4919 www.howardhughes.com

March 7, 2015

RE: Ward Village Land Block 5 Project 1, Land Block 2 Project 1, and Land Block 3 Project 1

Ward Village is dedicated to providing a range of housing in our community for local residents. We have requested the ability to proceed with our previously approved project at 988 Halekauwila as for-rent.

By offering rental units, we will be able to better meet the need for affordable housing by reaching significantly more people at lower average median incomes. Should this change take place, this will in no way impact the number of reserved housing units – 375 – provided at 988 Halekauwila, which represents three times the number of units required for Phase One of Ward Village. This project also fulfills the reserved housing requirements for future phases of Ward Village in response to the demand for affordable homes in Honolulu. No rules modifications are being requested.

Pursuant to Act 61, enacted by the 2014 Hawaii State Legislature, we are writing to inform you of Victoria Ward Limited's ("VWL") Notice of Public Hearing related to the Ward Neighborhood Master Plan, Land Block 5 Project 1, Land Block 2 Project 1 and Land Block 3 Project 1 located within the Kaka'ako Community Development District. Details regarding the project, otherwise referred to as 988 Halekauwila, are as follows:

Project: Ward Village Land Block 5 Project 1, Ward Village Land Block 2 Project 1, and Ward Village Land Block 3 Project 1

Development Permit Number: KAK 13-036, KAK 13-037, and KAK 13-038

Applicant: Victoria Ward, Limited

Tax Map Keys ("TMKs"): KAK 13-036: TMKs: (1) 2-3-001: 01, 04, and 05; KAK 13-037: TMKs: (1) 2-3-005: 019, 022, 013 por., and 017 por. KAK 13-038: TMKs: (1) 2-1-050: 001, 061, and 062

Project Location: KAK 13-036: 1122 & 1140 Ala Moana Boulevard, Honolulu, Hawai'i, KAK 13-037: 1108 Auahi Street, Honolulu, Hawai'i, KAK 13-038: 404 Ward Avenue (also known as 988 Halekauwila), Honolulu, Hawai'i

Project Specifications: 988 Halekauwila was previously approved as follows:

- Development Permit KAK 13-036 was approved on August 21, 2013 and requires that the Applicant provide forty-five (45) off-site units as reserved housing for sale.
- Development Permit KAK 13-037 was approved on August 21, 2013 and requires that the Applicant provide eighty (80) off-site units as reserved housing for sale.

Development Permit KAK 13-038 was approved on July 17, 2013, requires that the Applicant provide three hundred seventy-five (375) units of reserved housing for sale and provides that the effective period of the permit ends on July 17, 2015.

This Consolidated Motion filed by VWL seeks an order amending the provisions of KAK 13-036, KAK 13-037, and KAK 13-038 to allow the reserved housing units for each respective permit to be provided as for rental and/or for sale units.

The Consolidated Motion also seeks to extend the effective period of KAK 13-038 for up to two (2) years to allow construction to begin after July 17, 2015.

Procedures for Intervention and Contested Case Hearing: Information on procedures for intervention and the contested case hearing process and dates are provided in the attached Notice of Public Hearing. The Ward Village Land Block 5 Project 1, Ward Village Land Block 2 Project 1, and Ward Village Land Block 3 Project 1 application and project plans and the Consolidated Motion are provided on the Hawaii Community Development Authority's ("HCDA") website (www.hcdaweb.org) under the 'Projects' tab or are available for inspection during regular business hours at the office of the HCDA, 461 Cooke Street, Honolulu, Hawaii 96813 until March 12, 2015 and from March 16, 2015 thereafter at 547 Queen Street, 5th Floor.

Should you have any questions, please do not hesitate to contact the undersigned at Race.Randle@howardhughes.com or 808-591-8411.

Sincerely,

The Howard Hughes Corporation

Race Randle

Its Representative

Enclosure: Notice of Public Hearing

493949-v1

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN of public hearings to be held by the Hawaii Community Development Authority ("HCDA"), State of Hawaii, under the provisions of Act 61, Session Laws of Hawaii 2014, Subchapter 3 of Hawaii Administrative Rules ("HAR") Chapter 15-219, and vested HAR Chapter 15-22.

DATES:

April 8, 2015 (Presentation Hearing)

9:00 a.m.

April 22, 2015 (Decision-Making Hearing)

9:00 a.m.

PLACE:

547 Queen Street, 2nd Floor

Honolulu, Hawaii 96813

or as soon thereafter as those interested may be heard to consider the following items:

Public hearings to review the Consolidated Motion to Amend Development Permit Nos. KAK 13-036, KAK 13-037, and KAK 13-038 to the Allow For Rental and/or For Sale of Reserved Housing Units and to Extend the Time of Effective Period of Permit KAK 13-038 (the "Consolidated Motion"). The HCDA is holding public hearings only regarding the Consolidated Motion for the following projects:

Filing Date: February 23, 2015

Permit Numbers: KAK 13-036, KAK 13-037, and KAK 13-038

Applicant & Movant: Victoria Ward, Limited

Tax Map Keys ("TMKs"): KAK 13-036: TMKs: (1) 2-3-001: 01, 04, and 05

KAK 13-037: TMKs: (1) 2-3-005: 019, 022, 013 por.,

and 017 por.

KAK 13-038: TMKs: (1) 2-1-050: 001, 061, and 062

Project Location: KAK 13-036: 1122 & 1140 Ala Moana Boulevard, Honolulu,

Hawaii

KAK 13-037: 1108 Auahi Street, Honolulu, Hawaii KAK 13-038: 404 Ward Avenue (also known as 988

Halekauwila), Honolulu, Hawaii

Description: Development Permit KAK 13-036 was approved on August 21, 2013 and requires that the Applicant provide forty-five (45) off-site units as reserved housing for sale. Development Permit KAK 13-037 was approved on August 21, 2013 and requires that the Applicant provide eighty (80) off-site units as reserved housing for sale. Development Permit KAK 13-038 was approved on July 17, 2013, requires that the Applicant provide three hundred seventy-five (375) units of reserved housing for sale and provides that the effective period of the permit ends on July 17, 2015.

This Consolidated Motion seeks an order amending the provisions of KAK 13-036, KAK 13-037, and KAK 13-038 to allow the reserved housing units for each respective permit to be provided as for rental and/or for sale units. The Consolidated Motion also seeks to extend the effective period of KAK 13-038 for up to two (2) years to allow construction pursuant to KAK 13-038 to commence after July 17, 2015.

All proceedings will be conducted in accordance with HAR chapter 15-219, Rules of Practice and Procedure.

Interested persons may move to intervene and be made a party to this proceeding by filing a timely written motion with 30 copies at the HCDA offices in accordance with HAR §15-219-49 by no later than 4:30 p.m. on March 30, 2015 with copies served on the Applicant at 1240 Ala Moana Boulevard, Suite 201, Honolulu, Hawaii 96814. Applications for intervention will be accepted at 461 Cooke Street until March 12, 2015, and from March 16, 2015 thereafter at 547 Queen Street, 5th Floor. The Authority will act on any motions to intervene on April 8, 2015 at which point all the parties to this proceeding will be established.

The purpose of the April 8, 2015 presentation hearing is to allow the Applicant/Movant to present its Consolidated Motion to Amend Development Permit Nos. KAK 13-036, KAK 13-037, and KAK 13-038 to Allow For Rental and/or For Sale of Reserved Housing Units and to Extend Time of Effective Period of Permit KAK 13-038 to the Authority, allow any other intervening party the opportunity to present their position, and to provide the general public with the opportunity to present oral and/or written testimony.

The purpose of the April 22, 2015 decision-making hearing is to allow for additional oral and/or written testimony from the general public on the above-listed Consolidated Motion prior to decision-making by the Authority. If the Authority adopts a proposed decision and order which is adverse to a party to the proceeding at the April 22, 2015 hearing, the Authority will continue its decision-making to June 3, 2015, at which point the parties to the proceeding will be allowed to present argument on any filed exceptions to the proposed decision and order, and the Authority will subsequently enter tis final decision and order.

Any party may retain counsel or appear on his/her own behalf or send a representative if the party is a partnership, corporation, trust, or association.

Copies of the Consolidated Motion are available for inspection during regular business hours at the office of the HCDA, at 461 Cooke Street until March 12, 2015 and from March 16, 2015 thereafter at 547 Queen Street, 5th Floor, Honolulu, Hawaii 96813 or will be mailed to anyone who requests a copy after payment has been made for copying and postage costs. To request a copy of the Consolidated Motion or submit written comments or testimony, please contact the HCDA on or before the date of the public hearing. Written public testimony will be accepted through the HCDA website at www.hcdaweb.org up to 12:00 p.m. the day before the respective public hearing dates (herein "Written Testimony Deadline"). Persons wishing to submit public testimony after the Written Testimony Deadline are encouraged to appear in

person at the public hearing to present oral testimony, as the HCDA cannot guarantee that any written testimony submitted after the Written Testimony Deadline will be incorporated into the record. Persons who intend to present oral testimony on the Consolidated Motion shall sign-up at the beginning of each public hearing. Persons who intend to submit written testimony shall submit 30 copies of their statements up to 12:00 p.m. the day before the public hearing date. Please be advised that any written public testimony submitted to the HCDA will be treated as a public record and, as such, any contact information contained therein may be available for public inspection and copying. Pursuant to §92-3, HRS, §15-219-28, HAR, the Chairperson may limit public oral testimony to three minutes per speaker and speakers may be subject to questioning by the members of the Authority or by any other representative of the Authority. For questions or concerns, please call the office of the HCDA at 594-0300.

Individuals who need auxiliary aids for effective communication are invited to contact Ms. Lindsey Doi, HCDA's ADA Compliance Coordinator at 594-0300, or by facsimile at 594-0299 by March 12, 2015 or at 587-0299 from March 16, 2015 thereafter, at least five working days prior to the date required.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

TMKs	Owner/Lessee	C/O	Address	City	State	Zip Code
210490010000	Brodco Ltd. Partnership	C/O Pacific Century Trust	7.100.000	Honolulu	HI	96802-3170
	Aloha Petroleum LTD			Honolulu	Hi	96814
210490030000	Katherine Y. Taniquchi Trust	C/O CBI Inc.	_	Honolulu	liii -	96807
	Yoshie Feaster			Honolulu	Hi	96813
210490080000	William J. Delano III Trust		-	Saint James	МО	65559-1430
	Mai Thi Frascarelli Trust			Honolulu	HI	96813
	Hawaii Housing Finance and Dev. Corp.	 		Honolulu	뜌	96813
	Hawaii Housing Finance and Dev. Corp.		-	Honolulu	Hi	96813
	Hawaii Housing Finance and Dev. Corp.			Honolulu	Hi	96813
	Brian T. Takata	C/O Van Takemoto	····	Honolulu	HI	96813
270000700000	Van H. Takemoto	C/G Vall Takemoto		Honolulu	HI	96813
210500170000	Wayne K, Takane			Honolulu	HI	96822
	Henry C. H. Dang Trust			Honolulu	HI	
210000100000	Pauletta D. Trust					96813
	Christopher H. Ewan			Honolulu	HI	96814
	Scott F. Ewan	<u> </u>	-	Honolulu	HI	96815
	Papa Ola Lokahi			Honolulu	HI	96816
210500190000	Clara H. Takeuchi Trust 2012			Honolulu	HI	96813-5204
	George Monzen Trust			Honolulu	HI	96813
210300200000	Sachiko Monzen			Honolulu	Н	96813
210500200000	Ernest Kimura Trust		····	Honolulu	HI	96813
210300390000	Shizue Kimura Trust	<u> </u>	•	Honolulu	HI	96807
210500400000	H. Hamada Store Inc.	 		Honolulu	HI	96813
210500400000			~~	Honolulu	HI	96816-1804
210500410000			_	Honolulu	HI	96816
	Harry Y. Takemoto Trust			Honolulu	HI	96816
210500430000	Sandra Y, Amakawa			Honolulu	HI	96814
	Craig S. Takemoto			ionolulu	HI	96814
				Honolulu	HI	96814
	Voes Partnership			Honolulu	HI	96813
210500450000	T & T Investments Inc. Sandra Y. Amakawa			Honolulu	н	96813
	Craig S. Takemoto			Honolulu	HI	96814
	Voes Partnership		_	Honolulu	HI	96814
			972A	Honolulu	HI	96813
210500470000	Diamond Parking Inc.		_	Seattle	WA	98104
	Diamond Parking Inc.		~	Seattle	WA	98104
	Melvin T. H. Ching Trust			Aiea	HI	96701
	Ella L. Ching Trust American Savings Bank			Honolulu	HI	96814
			···	Honolulu	HI	96804
	American Savings Bank T & T Investments Inc.		-	Honolulu	н	96804
	Hawaii Housing Finance and Dev. Corp.			Honolulu	HI	96813
			-	Honolulu	HI	96813
	Hawaii Housing Finance and Dev. Corp.			Honolulu .	HI	96813
2105000000000	City and County of Honolulu		-	Honolulu	HI	96813
	Hawaii Housing Finance and Dev. Corp.			Honolulu	HI	96813
	Kauhale Kaka'ako Management Office			ionolulu	HI	96813
	Hawaii Comm. Dev. Authority (HCDA)	0/0 0 0 111 0 0		Honolulu	HI	96813
	Hawaiian Hardwood Co. Ltd.	C/O C.S. Wo & Sons, Ltd.		Honolulu	HI	96813
230020580000				Honolulu	HI	96825
230030180000				lonolulu	HI	96814
	1133 Waimanu AOAO			lonolulu	HI	96814
	Ka'a Limited Partnership	C/O Ideal Properties		Honolulu	HI	96814
	Richard Wasnich Trust		_	lonolulu	HI	96814
	Ka'a Limited Partnership	C/O Ideal Properties		Honolulu	HI	96814
	Hawaii Comm. Dev. Authority (HCDA)			Honolulu	HI	96814
2303700100000	City and County of Honolulu			Honolulu	HI	96814

City Alea T&C Surf Designs Little Sheep Mongolian Restaur Mlemiko Atelier & C, Nakanishi Town & Country Recreation, Inc. Little Sheep International, Inc. Mtemiko Atelier & Cariann Nakan Cindy Kouchi 96701 Ward Centre 91745 Ward Centre 96706 Ward Centre 96814 Ward Centre City Of Industry Ewa Beach Honolulu Downtown Gifthings Gallery At Ward Centre The Art A L A Carte Inc Honolulu 96814 Ward Centre Bean & Vaniita, L.L.C. Rean & Vanilla 11 C Honokilu 96814 Ward Centre Condor U.C. Honokibi 96814 Word Centre Condor LLC Boke LLC Hopscotch LLC Genki Sushi USA, Inc. Honolulu Honolulu Honolulu Honolulu 96814 Ward Centre 96814 Ward Centre 96814 Ward Centre 96813 Ward Centre Hopscotch Genki Sushi Goma Tei Ramen Goma Inc. Honolulu Chocolate Co 96814 Ward Centre Honolulu Chocolate Co Honolulu 96814 Ward Centre TATEURhhouse TAI Clubhouse Inc. Kua'Aina Sandwich Honolulu Honolulu 96816 Ward Centre Sandwich (sie Restaurants 96814 Ward Centre Attn: Maile Sayarath Ninja Sushi Paina Café Zero Bubble Venture Group LLC Attn: Blaine Kumura Honolulu Honolulu 96813 Ward Centre Mocha Java Cafe Maia Jube 96814 Ward Centre Malimar Inc. Honolulu 96814 Ward Centre Martin & Macarthur Enterprises Misfortune Ward ,Inc. Mozna Hawaii Boutique, Inc. Mp Collections Inc. Kartin & Macarithus 96819 Ward Centre Misfortune Hawaii Misfortune Hawaii Moana Hawaii Boutique The Watch & Jewelry Company Honolulu Honolulu Honolulu Honolulu Honolulu Honolulu Honolulu Pearl'S Korean 8bg Mph8, LLC Ohana Holdings Group, LLC Island Olive Oil Company 96814 Ward Centre Only The Best, Inc. Paul Brown Salon Inc RBL LLC Crazy Shirts 96701 Ward Centre 96814 Ward Centre Kakasko Kitcher Honolulu Honolulu Honolulu 96814 Ward Centre Steven S. Jahng Surf Line Hawali, Ltd. University Of Hawaii New York Lux/Sol Fashion Brasil Jams World UH Manoa Athletics Business OFC H-Zone 96822 Ward Centre 96731 Ward Centre Mexico Cantina Cardenas Group Corporation Kailua Zpizza met Pizzas Of Hawaii LLC Attn; Cesar Darenas And Karen Darenas Kaneohe 96744 Ward Centre 96744 Ward Centre
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9708 Ward Entertationed Brookstone Stores, Inc. Restaurants Unlimited, Inc. Brown Group Retail, Inc. Bed Bath & Beyond, Inc Brookstone #369 03054 Ward Centre Seattle
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Detas
Orlando
Framinopha
Honokulu
Rossmead
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Honokulu Ryan's Grill #17 Famous Footwear #3115 Bed Bath & Beyond #1370 Artn: Leave Audit Dept Store 3115 Attention: Lease Administration C/O Valerie Shove Bed Satin & Seyond, Inc.
Nos Nos
Consolicated Entertainment, LLC
Davis & Budart's of Hawaii, Inc.
Buca Restauranta 2 Inc.
Bosa Corporation
Excuse USA, Inc. Altn: Jeff Flicci Corporate Real Estate Bose Corporation

Big CAY Chine Inc.

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Big CAY Chine Inc.

Starbucks Coppression

The Mark Warnhouse, Inc.

Advictors of the Inc.

Advictors of the Inc.

Ad Wash, LLC

Central Pack LLC

Central Pack LLC

Combine Pack LLC

Che Chine Inc.

Chice Depoct, Inc.

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C Reiz Big City Diner Ward Panda Express #1634 Starbucks Coffee #21026-Hi Men's Warehouse #2950 Ben and Jerry's L. & L. Orive-Inn Attn: Han Choong Attn: Christina Kam L & L Drive-Inn Mercedee Benz Innovative Foto BXP1056 Ad Wats Central Pacific Bank Office Depot, Inc. Office Attn: Corl Annese Ath: Derek Kensethro Ath: Vice President-Reaf Estate Ath: Office of the General Counting Lease Accounting Department Lease Administration Department Ath: Reaf Estate Dept. 80211 Ward Waspe Shop 96802 Ward Warehouse 96826 Ward Warehouse 96814 Ward Warehouse 96814 Ward Warehouse 96814 Ward Warehouse Na Mea Hawaii Honokulu Honokulu Honokulu Honokulu Honokulu Honokulu Honokulu Tibet India Imports
The Pet Corner
Clay Café
Salon Bobbi & Guy The Pet Corner, ILC The Clay Cafe ILE Salon Bobbi & Guy Altn: Uberty Belback Taj Clubhouse Taj Clubhouse Thongs 'N Things, LLC Lovern/Merie Norman 96782 Ward Warehouse 96814 Ward Warehouse The Ultimate Foot Store, Inc The Ultimate Foot Store, Inc Attn: David Griffith Honokulu 96814 Ward Warehouse 96826 Ward Warehouse 96814 Ward Warehouse 96814 Ward Warehouse 96814 Ward Warehouse Subway Sushi At Ward Subway C & Y Food Service, Inc. Attn: You Suk Kang Brian's Hawaiian Kitches Gyeung Hee Chu Kvvong Lum Shek Honolulu Honokulu Honokulu Honokulu Honokulu Honokulu Aiea Honokulu Honokulu Honokulu Mr. Egg Roll Korean BBQ Express 96822 Ward Warehouse Lawrence Park 96814 Ward Warehouse The Liquor Collection Local Fever All Things Tahiti Oming Enterprises Inc. Jeans Warehouse, Inc. Tiare Teiti Tahiti, LLC 96814 Ward Warehouse 98894 Ward Warehouse 96825 Ward Warehouse 96701 Ward Warehouse Crafts Way, LLC Crafts Way Happy Haleiwa Eco Enterprise . U.C. 96819 Ward Warehouse 96814 Ward Warehouse Downtown Gifthious Gody Kouchi Lobsang Ohonyoz Hakubundo, Inc So'Mace Design ILC Gold Guys Holdings, ILC Ocean Oveen Militani 96789 Ward Warehouse Honolulu Honolulu Woodbury Honolulu Honolulu 96814 Ward Warehouse Kaypeesoh Gold Guys Holdings, LLE Loco Boutique Heaven On Earth Michael Jay's, Ltd Heaven On Earth Inc 96813 Werd Warehouse Heaven On Earth 78C Surf Designs Big Island Delights Jewelry Phrs Hawaii Rix Island Wear Nail Tek Heaven On Earth Inc Town & Country Recreation, Inc. Big Island Delights, Inc. Ieweiry Plus Hawaii LLC Ris Island Wear, Inc. Hung Vo Company, Inc. Aiea Hilo Honolulu 96701 Ward Warehouse Atto: Jeff Takamine 96720 Ward Warehouse 96813 Ward Warehouse Novel-T World Novetry World, Inc. Attn: Darrell L. Ching Honolulu 96814 Ward Warehouse The Wedding Cafe / Brue Coffee Bar SGH Sunglass Hut #5311 Cinnamon Girl Cobblestone LLC / Honblue Inc Honokulu OH H} 96826 Ward Warehouse Sunglass Hut Trading LLC Attn: Lease Administration 45040 Ward Warehouse Honolulu Honolulu Honolulu Honolulu 96813 Ward Warahouse Hula Dog Hula Dog Hawaiian Style Hot Dogs Inc. Zero Bubble Venture Group ELC Honolulu Pa'ina Cafe 96817 Ward Warehouse Happy Wahine Flags Flying Dairy Queen Waioła Shave Ice Tivoli Investments LLC Bishert Hawaii, Inc. HDQ, Inc. Formosa, Inc. Aiea Hononiu 96701 Ward Warehouse 96814 Ward Warehouse Honolulu Honolulu Honolulu 96821 Ward Warehouse 96826 Ward Warehouse 96814 Ward Warehouse Dr. Michael Vanlangeveld & Associates In-Specs Diem Cafe Ngon Kim Trinh Honokilu Honokilu 96814 Ward Warehouse Sumo Ramer Enjoy Life Together LLC 96815 Ward Warehouse Honolulu 96819 Ward Warehouse Island Soop & Candleworks

Address

Attn:

State Zipcorle

	Chai Studio	Red Grde LLC		Monofulu	HI	96817 Ward Warehouse
	Pictures Plus	Art Source, Inc		Kapolei	HI	96814 Ward Warehouse
	The Face Shop	TFS Hawaii, Inc.		Honolulu	HI	96826 Ward Warehouse
	Honolulu Cookie Company	X & 5 Hawalian Creations, Incorporated		Honolulu	HI	96819 Ward Warehouse
	MORI by Art and Flea	Al Media LLC		Honoluku	HI	96813 Ward Warehouse
	Executive Chef/Bath And Butler	Hawaii Equipment		Honolulu	HI	96814 Ward Warehouse
	Menchie's	Monchie's Hawaii LLC	Attn: Randal M, Hiraki	Honokslu	HI	96814 Ward Warehouse
	Innovative Foto Enc100	Foto Fantasy, Inc.	Attn: (arl Annese	Salem	NH	03079 Ward Warehouse
	Coca-Cola	Coca-Cola Refreshments USA, Inc		Atlanta	GA	30339 Ward Warehouse
	Old Spaghetti Factory	OSF International, Inc.		Portland	OR	97239 Ward Warehouse
	Kincald's NO6	Restaurants Unlimited Inc		Seattle	WA	98104 Ward Warehouse
	Wee Play & Learn-Advert.	Bestsellers Hawaii, Etd.	Wee Play & Learn	Honokdu	HI	96814 Ward Warehouse
	Wee Play & Learn-Preschool	Bestsellers Hawaii, Ltd.	Wee Play & Learn	Honolulu	н	96814 Ward Warehouse
	Wee Play & Learn	Bestsellers Hasvaii, Ud.		Honolulu	н	96814 Ward Warshouse
	Island Guitars	James W Danz		Honolulu	HI	96814 Ward Warehouse
	Cookspace Hawaii, LLC	Cookspace Hasvail, LLC		Honolidu	HI	96814 Ward Warshouse
	Hawaii Fashion Incubator	Hawaii Fashion Incubator, LLC		Honofulu	HI	96816 Ward Warshouse
	Oahu Photo Booths Corp.	Oahu Photo Booths		Honolulu	HI	96814 Ward Warshouse
	kkard	Isle Discount Corporation		Honolulu	H)	96814 Ward Warshouse
	Epilepsy Foundation Of HI, Inc.	Epilepsy Foundation Of Hawaii, Inc.				
	Alzheimer's Association-Aloha	Altheimer's Association-Aloha Chapter		Honolulu	Hi	96814 Ward Warehouse
	Hawaii Care & Cleaning	Hawaii Care & Cleaning, Inc	**************************************	Honolulu	Hi	96814 Ward Warehouse
	Eiste Massage Academy, LLC	Ekte Massage Academy, LLC	Attn: William P. Allen	Lihue	H	96766 Ward Warehouse
	Honolulu Classical Ballet	Honolulu Classical Ballet		Honokilu	H	96819 Ward Warehouse
				Honolulu	H	96814 Ward Warehouse
	JFK Enterprises	JFK Enterprises		Honolulu	H	96825 Ward Warehouse
	Master Pilates & Wellness , Inc. Abert C. Kobeyeshi, Inc.	Master Pilates & Wellness , inc Aberl C. Kobeveshi, inc		Honolulu	H	96814 Ward Warehouse
	Cavahinha Jiu-Jitsu	Cavartina Ju-Jasu Family Association		Walpahu Walanas	HI HI	96797 Ward industrial 96792 Ward industrial
	Automotive Emporium LLC	Auto Emportum LLC		Kapolel	HI	95707 Ward Industrial
	Pol Pounder Designs	Pol Pounder Designs		Honokitu	н	96814 Ward Industrial
	Emil-West Associates	East-West Associates, Inc.		Honolulu	HI	96814 Ward Industrial
	Hawatan Energy Systems, Inc. DKKY Architecture Studio Inc.	Hawatian Energy Systems, Inc.		Honotulu	HI	96825 Ward Industrial
	Koko Crafer Coffee Rossters	DRXY Architecture Shervi Nalson		Honolulu	HI	96814 Ward Industrial
	Palagonia Storage	Great Pacific Iron Works		Honokaka Vantura	HI CA	96814 Ward Industrial 93001 Ward Industrial
	Neutica Retail	Nautica Ratal USA, Inc.	Attn: Jenny Fernandez	Jersey City	NJ.	07310 Ward Industrial
	Xtermoo	Xtermo	7201.0001191.001210002	Walpahu	HI	96707 Ward Industrial
	The Pacific Place Tea Garden	The Pacific Place, Inc.		Honolulu	Hi	96814 Ward Inclustrial
	Pacific Waterfeatures, Inc.	Pacific Waterfeatures, Inc.		Honoidu	HI	96825 Ward Industriel
	Britant Space	Brittant Space LLC		Honokau	H)	96822 Ward Industrial
	Pecific HI-TAK Coech	Pacific HI-TAK, Inc. Coacil, Inc.		Honolulu	H	96809 Ward Industrial
	SAH Inc.	SAH inc.	Attn: Lease Analyst	New York	NY	10001 Werd Industrial
	Bradev McCaque	Bradley McCaque	Attn: Shelton Higa	Honolulu Honolulu	H	96823 Ward Industrial 96816 Ward Industrial
i	Florist Grand Inc.	Florist Grand Inc.		Honolulu	Hi	96814 Ward industrial
	Cool-Zone, Inc.	Cool-Zone, Inc.		Honoldu	HI	96814 Ward Industrial
	Santo Corporation-Storage	Sanio international Marketing Inc.		Honolulu	Hi	96814 Ward Industrial
	Kamana Divers	Kelmana Divers LLC		Honoluka	HI	96825 Ward Industrial
	RT Hawaii Restaurants Inc. Tai Inc-WIC	RT Hewell Restaurents Inc.		Honoldu	HI	96814 Ward Industrial
	Girls Who Surf	Tal, Inc. Glfs Who Surf, LLC		Honokalu	HI	96814 Ward Industries
	Gery Neison	Gary Nelson		Honokitu Hendersonysse	HI TN	96814 Ward Industriel 37075 Ward Industriel
1	Hawai Candelight	Hewaii Candle		Honolulu	Hì	96814 Ward industries
	Lupicia Pacific, Inc.	Lupicia Pacific. Inc.	Altn:Masahl Endo	Honotalu	Hi	96814 Ward Industrial
	Fine Art Associates	Fina Art Associates		Honokitu	HI	96814 Ward Industriel
	Takano Nakamura Landacaping	Takano Nakamura Landscaping, Inc.	_	Honotalu	HI	96814 Ward Industriel
	Pacific Products Company Discount Mulual	Pecific Products Company Albert K. Michioka	Attn: Travis K. Ebesu	Honolulu	Hi	96814 Ward industrial
	Midnight Tinting LLC	Midnight Tinting LLC		Honekutu Kapolel	HI HI	96814 Ward Industrial 98707 Ward Industrial
	Ala Moana Produce	Ala Moana Produce		Honokitu	Hi	96814 Ward Industrial
	Manukai Corporation	Marukai Corporation		Honokku	Hi	96819 Ward industrial
	Ben & Jerry	Metrofoods Hawaii LLC	Attn: Han-Lae Choong	Honokdu	Hi	96815 Ward industrial
(Cultural Surveys of HIL Inc.	Cultural Surveys of Hawall, Inc.	_	Walmanalo	н	96795 Ward Industrial
	Al Media, LLC	dba Art & Fien	Attn: Alyson tahikuni	Honolutu	HI	96813 Ward Industrial
	QS Retail, Inc. Manukai Marketpiaca	QS Retail, Inc.		Huntington Beach	CA	92649 Ward Industriel
	Real A Gastropub	Marukai Corporation Beer HI, ELC		Honolulu	HI	96819 Ward Industrial
	Ross Dress For Less #381	Ross Dress For Less, Inc.	Attn: Property Managem	Honokku ent Dept. Dublin	HI CA	96814 Ward Industrial
	Sports Authority #771	TSA Stores, Inc.	Acon, Froperty Manager	Englewood	(0	94568 Ward Gateway Center
	McDonalds Express #050-0114	McDonald's Corporation	Attn: Danilo Vidad, Mgr.			80110 Ward Gateway Center
				Honolulu		
	Route Cantheigh & Rakens		Attail Darato vidas, mgr.		HI	96814 Ward Gateway Center
	Ba-Le Santhwich & Bakery	Thanh Quoc Lam	Atta. Dano vidos, mg.	Honohilu	н	96814 Ward Gateway Center
F	Patagonia	Thanh Quoc Lam Great Pacific Iron Works	riun ou so vidos, rigi,	Ventura	H) CA	96814 Ward Gateway Center 93001 Ward Gateway Center
ŗ	Patagonia Wahoo's Fish Tacos	Thanh Quoc Lam Great Pacific Iron Works SMN Company, LLC	Mul. OBSO VICES, Mg.	Ventura Honolulu	HI CA HI	96814 Ward Gatoway Center 93001 Ward Gatoway Center 96814 Ward Gatoway Center
F \ J	Patagonia Wahoo's Fish Yacos Jamba Juice #16765	Thanh Quoc Lam Great Pacific Iron Works SMN Company, LLC IJC Hawaii LLC	Aldi. Obbio Video, ing.	Ventura Honolulu Honolulu	HI CA HI HI	96814 Ward Gateway Center 93001 Ward Gateway Center 96814 Ward Gateway Center 96818 Ward Gateway Center
;) 5	Patagonia Wahoo's Fish Tacos Jamba Juice #16765 Starbucks Coffee #21054-HI	Thanh Quoc Lam Great Pacific Iron Works SMN Company, LLC UC, Hawaii LLC Starbucks Corporation	Adi. Obso Nose, ing.	Ventura Honolulu Honolulu Seattle	HI CA HI HI WA	96814 Ward Gateway Center 93001 Ward Gateway Center 96814 Ward Gateway Center 96818 Ward Gateway Center 98124 Ward Gateway Center
; ; ;	Patagonia Wahoo's Fish Tacos Jamba Juice #16765 Starbucks Coffee #21054-HI Dosanic Time Warner Cable LLC	Thanh Quoc Lam Great Pacific Iron Works SMN Company, LLC IJC Hawaii LLC Starbucks Corporation Oceanic Time Warner Cable LLC		Ventura Honolulu Honolulu Seettle Milliani	HI CA HI HI WA HI	96814 Ward Gateway Center 93001 Ward Gateway Center 96814 Ward Gateway Center 96818 Ward Gateway Center 98124 Ward Gateway Center 96789 Ward Gateway Center
F \ J S C	Patagonia Wahoo's Fish Tacos Jamba Juice #16765 Starbucks Coffee #21054-HI Dosank: Time Warner Cable LLC Summer's Lava Dog	Thanh Quoc Lam Great Pacific Iron Works SMN Company, LIC JIC Hawaii LLC Starbucks Corporation Oceanic Time Warmer Cable LLC Les IlMalia LLC	Attn: Lesli Okamura	Ventura Honohulu Honohulu Seettle Militani Honohulu	HI CA HI HI WA HI	96814 Ward Gateway Center 93001 Ward Gateway Center 96814 Ward Gateway Center 96818 Ward Gateway Center 98124 Ward Gateway Center 98789 Ward Gateway Center 96814 Ward Gateway Center
5 5 6 5	Patagonia Wahoo's Fish Tacos Jamba Julce #16765 Starbucks Coffee #21054-HI Oceanic Time Warner Cable LLC Summer's Lava Dog Obscover Hawali Tours	Thanh Quoc Lam Great Pacific Iron Works SMM Company, LIC JIC Navalli LIC Starbucks (ceporation Oceanic Time Warmer Cable LIC testilibulia LIC Obscovering Hidden Hawaii Tours, Inc.		Ventura Honokulu Honokulu Seattle Mililani Honokulu Honokulu Honokulu	HI CA HI HI WA HI HI	96814 Ward Gateway Center 96814 Ward Gateway Center 96814 Ward Gateway Center 96818 Ward Gateway Center 98124 Ward Gateway Center 96789 Ward Gateway Center 96814 Ward Gateway Center 96804 Ground Lasses
, , , , , ,	Patagonia Wahoo's Fish Tacos Jamba Julce 816765 Starbucks Coffee 823054-HI Oceanic Time Warner Cable LLC Summer's Lava Dog Discover Hawaii Tours Sary O Gailber, A Law Corp	Thanh Quo Clam Gest Pacific Iron Works SMN Company, LIC UPC Havail LLC Starbucts Corporation Ceeanic Time Warmer Cable LLC tostifibalis LLC Discovering Iniciden Havain Tours, Inc. Gary O Gallher, A Law Corp		Ventura Honohibu Honohibu Seattle Militani Honohibu Honohibu Honohibu	HI CA HI HI WA HI HI HI	96814 Ward Gateway Center 98001 Ward Gateway Center 96818 Ward Gateway Center 96818 Ward Gateway Center 98124 Ward Gateway Center 96789 Ward Gateway Center 96814 Ward Gateway Center 96804 Ground Leases 96804 Ground Leases
5 5 5 6 6 9	Patagonia Wahoo's Fish Tocos Jambo Juice #16755 Starbuck Coffee #21054-HI Dosank Time Warner Cable LLC Summer's Lava Dog Discover Hawwii Tours Sary O Galiber, A Law Corp Jack to The Box #3208	Thanh Quoc Lam Great Pacific Iron Works SMM Company, LtC JIC Navail LLC Starbucks (coporation Cesanic Time Warmer Cable LLC sollMalia LLC Discovering Hidden Hawaii Tours, linc. Gury O Saliber, A Law Corp Jack In The Bot Iron		Ventura Honolulu Honolulu Seettle Militari Honolulu Honolulu Honolulu Honolulu Son Diego	HI CA HI HI WA HI HI HI CA	96814 Ward Gateway Center 96814 Ward Gateway Center 96814 Ward Gateway Center 96818 Ward Gateway Center 98124 Ward Gateway Center 96789 Ward Gateway Center 96804 Gard Gateway Center 96804 Ground Leases 96814 Ground Leases
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5 5 6 7 8 8 8	Patagonia Wahoo's Fith Tacos Jamba Julice #16765 Starbucke Coffee #21054-H Dosank Time Warner Cable LLC Summer's Lava Dog Discorer Hawaii Tours Garry O Gailhee, A Law Corp Lack in The Box #8208 MMS Inc-Prig. Ward Court Dev. CO350 Ward Ward Court Dev. CO350 Ward	Thanh Quoc Lam Great Pacific Iron Works SMM Company, LIC JIC Havail LIC Starbucks (Ceporation Ceeanic Time Warmer Cable LIC testifiabila LIC Discovering risiden Hawaii Tours, Inc. Gary O Galiber, A Law Corp Jack In The Box Inc MANS Inc Ward Court Development Co Ward Court Development Co	Attn: Lesli Okamura Nelson Jones Nelson kones	Ventura Honolulu Honolulu Seatüle Milliani Honolulu	HT CA HI WA HI HI HI CA HI HI HI HI HI HI HI HI HI HI HI HI HI	96814 Ward Gateway Center 96814 Ward Gateway Center 96814 Ward Gateway Center 96818 Ward Gateway Center 968124 Ward Gateway Center 96788 Ward Gateway Center 96814 Ward Gateway Center 96814 Ward Gateway Center 96814 Ground Leases 96814 Ground Leases 96813 Ground Leases 96813 Ground Leases 96813 Ground Leases
5 5 6 6 7 8 8 9	Patagonia Wahoo's Fish Tacos Jamba Julice #16765 Starbuck Coffee #21054-HI Osoank Time Waner Cable LLC Summer's Lava Dog Discover Hawaii Tours Sary O Galline, ALaw Corp Jack in The Box.#8208 Ward Court Dev. CO320 Ward Ward Court Dev. CO330 Ward Ward Court Dev. CO350 Ward Ward Court Dev. CO350 Ward	Thanh Quoc Lam Great Pacific Iron Works SMN Company, LLC JUC Navail LLC Starbucks Corporation Oceanic Time Warmer Cable LLC BilliAnia LLC Discovering Hidden Hawaii Tours, Inc. Gary O Galiber, A Law Corp Jack In The Box Inc MNS Inc Ward Court Development Co Ward Court Development Co Ward Court Development Co	Attn: Lesk Okamura Nelson Jones Nelson Jones Nelson Jones	Ventura Honohulu Honohulu Seattle Militari Honohulu Honohulu Honohulu San Diego Honohulu Jonohulu	HI CA HI HI HI HI CA HI HI	96814 Ward Gateway Center 96814 Ward Gateway Center 96814 Ward Gateway Center 96818 Ward Gateway Center 968124 Ward Gateway Center 96789 Ward Gateway Center 96789 Ward Gateway Center 96814 Ground Leases
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S C C C C C C V V V	Patagonia Wahoo's Fish Tacos Jamba Juice #16765 Starbuck Coffee #21054-HI Dosank Time Waner Cable LLC Summer's Lava Dog Discorer Hawaii Tours Gary O Galliher, A Law Corp Lack in The Box #3208 Ward Court Dev. CO320 Ward Ward Court Dev. CO350 Ward Ward Court Dev. CO250 Ward Ward Court Dev. Parioning Pacific Elec Sales Agency	Thanh Quoc Lam Great Pacific Iron Works SMH Company, LLC JIC Havali LLC Starbocks Corporation Oceanic Time Warmer Cable LLC Biscovering Iridden Hawaii Tours, Inc. Glary O Gallber, A Law Corp Jack In The Box Inc MMS Inc Ward Court Development Co Ward Gourt Development Co	Attn: Lesk Okamura Nelson Jones Nelson Jones Nelson Jones	Ventura Honohitu Honohitu Seatte Militari Honohitu	HT CA HT HT MI CA HT	96814 Ward Gateway Center 96814 Ward Gateway Center 96818 Ward Gateway Center 96818 Ward Gateway Center 968126 Ward Gateway Center 96789 Ward Gateway Center 96789 Ward Gateway Center 96814 Ward Gateway Center 96814 Ground Leases
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Attn: Heory 5.Y.Lee	

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First Name	Last Name	Other/Company	Street Address	City	State	Zipcode
Juliette	Watanabe	Or Current Resident/Tenant		Honolulu	ні	96814
Oliver	Kinney	Or Current Resident/Tenant		Honolulu	HI	96814
Sammy	Kim	Or Current Resident/Tenant		Honolulu	Н	96814
Robert	Greene	Or Current Resident/Tenant		Honolulu	н	96814
Ryan	Takao	Or Current Resident/Tenant		Honolulu	н	96814
Teresa	Han	Or Current Resident/Tenant		Honolulu		96814
Kevin	Richardson	Or Current Resident/Tenant		Honolulu		96814
Robert	Норе	Or Current Resident/Tenant		Honolulu		96814
Kye Hee	Yi	Or Current Resident/Tenant		Honolulu		96814
Keahi	Salvador	Or Current Resident/Tenant		Honolulu	НІ	96814
Diana	Medina	Or Current Resident/Tenant		Honolulu		96814
Duo Hui	Su	Or Current Resident/Tenant		Honolulu		96814
Thitiwan	Park	Or Current Resident/Tenant		Honolulu	HI	96814
Kirsteen	Hammond	Or Current Resident/Tenant		Honolulu	HI	96814
Wenifreda	Lagmay	Or Current Resident/Tenant		Honolulu		96814
Caroline	Lee	Or Current Resident/Tenant		Honolulu		96814
So	Le	Or Current Resident/Tenant		Honolulu		96814
Jane	Kim	Or Current Resident/Tenant		Honolulu		96814
John	Moses	Or Current Resident/Tenant		Honolulu		96814
aalupega	Sele	Or Current Resident/Tenant		Honolulu		96814
Jacqueline	Nguyen	Or Current Resident/Tenant			HI	96814
Suranji	Malcom	Or Current Resident/Tenant			HI	96814
Gug Sang	Lim	Or Current Resident/Tenant		Honolulu		96814
Annabelle	Daguio	Or Current Resident/Tenant			HI	96814
_onnie	Trimarche	Or Current Resident/Tenant			HI	
Eric	Yamashita	Or Current Resident/Tenant		Honolulu		96814
Tomomi	Franzen	Or Current Resident/Tenant		***************************************	HI	96814
	Lee	Or Current Resident/Tenant			-	96814
Jenny	Kekoa			Honolulu		96814
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	Lee	Or Current Resident/Tenant		Honolulu		96814
Song Won	Pak	Or Current Resident/Tenant			HI	96814
John	Watson	Or Current Resident/Tenant		Honolulu		96814
Jessica	Su	Or Current Resident/Tenant		Honolulu		96814
Vichelle	Miguel	Or Current Resident/Tenant			Ξ	96814
Yumiko	Arikura	Or Current Resident/Tenant		Honolulu		96814
Buddy	Davidson	Or Current Resident/Tenant		Honolulu	HI	96814
	Fung	Or Current Resident/Tenant		Honolulu	HI	96814
lina .	Allison	Or Current Resident/Tenant		Honolulu	HI	96814
	Puou	Or Current Resident/Tenant		Honolulu	Н	96814
Calvin	Chan	Or Current Resident/Tenant		Honolulu	Н	96814
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	Kim	Or Current Resident/Tenant		Honolulu		96814
	Naehu	Or Current Resident/Tenant		Honolulu		96814
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	Berrios	Or Current Resident/Tenant		Honolulu		96814
	Matsunaga	Or Current Resident/Tenant		Honolulu		96814
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	Hwang	Or Current Resident/Tenant		Honolulu		96814
)arrelyn	Garcia	Or Current Resident/Tenant		Honolulu	Н	96814
essie	Dedrick	Or Current Resident/Tenant		Honolulu	HI	96814
Pil Kung	Lee	Or Current Resident/Tenant		Honolulu	HI	96814
	Leung	Or Current Resident/Tenant		Honolulu		96814
Sonny	Le	Or Current Resident/Tenant		Honolulu		96814
lermina	Rodrigues	Or Current Resident/Tenant		Honolulu		96814
	Pong	Or Current Resident/Tenant		Honolulu		96814
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Summer	Noland	Or Current Resident/Tenant	Honolulu HI	
Qui Chan	Xie	Or Current Resident/Tenant	Honolulu HI	
Phuc Thi	Dao	Or Current Resident/Tenant	Honolulu HI	
Hye Chong	Yim	Or Current Resident/Tenant	Honolulu HI	
Kevin	Ahn	Or Current Resident/Tenant	Honolulu HI	
Li	Zhang	Or Current Resident/Tenant	Honolulu HI	
Aileen	Mokuau	Or Current Resident/Tenant	Honolulu HI	
Johhny May	Cambra	Or Current Resident/Tenant	Honolulu HI	
Dominic	Vo	Or Current Resident/Tenant	Honolulu HI	
Sun Hee	Woo	Or Current Resident/Tenant	Honolulu HI	
Kyong hui	Cruz	Or Current Resident/Tenant	Honolulu Hi	96814
Kevin	Johnson	Or Current Resident/Tenant	Honolulu HI	96814
Miyuki	Hendrickson	Or Current Resident/Tenant	Honolulu HI	96814
Durwin	Lee	Or Current Resident/Tenant	Honolulu HI	96814
Marion	Penn	Or Current Resident/Tenant	Honolulu HI	96814
Weon Chel	Yi	Or Current Resident/Tenant	Honolulu HI	96814
Hiroaki	Yawataya	Or Current Resident/Tenant	Honolulu Hi	96814
Do Hee	Kim	Or Current Resident/Tenant	Honolulu HI	96814
Kiyoko	Ing	Or Current Resident/Tenant	Honolulu HI	96814
Leslie	Door	Or Current Resident/Tenant	Honolulu HI	96814
Wendy	Nicolas	Or Current Resident/Tenant	Honolulu HI	96814
Warren	Watanabe	Or Current Resident/Tenant	Honolulu HI	96814
John	Burke	Or Current Resident/Tenant	Honolulu HI	96814
Marsha	Feliciani	Or Current Resident/Tenant	Honolulu HI	96814
May	Gishitomi	Or Current Resident/Tenant	Honolulu HI	96814
Bonnie	Nakamura	Or Current Resident/Tenant	Honolulu HI	96814
Sherina	Espere	Or Current Resident/Tenant	Honolulu HI	96814
Venus	Kuehn	Or Current Resident/Tenant	Honolulu HI	96814
John	Cannizzaro	Or Current Resident/Tenant	Honolulu HI	96814
Tashan	Pacheco	Or Current Resident/Tenant	Honolulu HI	96814
Lorenzo	Basconis	Or Current Resident/Tenant	Honolulu HI	96814
Lynette	Pina	Or Current Resident/Tenant	Honolulu HI	96814
Benjimin	Rapozo	Or Current Resident/Tenant	Honolulu HI	
Antonio	Fuentes	Or Current Resident/Tenant	Honolulu HI	96814
Pyong	Yi	Or Current Resident/Tenant	Honolulu HI	96814
Lethu Thi	Duong	Or Current Resident/Tenant	Honolulu HI	96814
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Phuong My	Tran	Or Current Resident/Tenant	Honolulu HI	96814
Quincy	Solano	Or Current Resident/Tenant	Honolulu HI	96814
Surapee	Sartrapai	Or Current Resident/Tenant	Honolulu HI	96814
Eileen	Choe	Or Current Resident/Tenant	Honolulu HI	96814
Vernon	Ching	Or Current Resident/Tenant	Honolulu HI	
Amarjeet	Singh	Or Current Resident/Tenant	Honolulu HI	
Joslyn	Ching	Or Current Resident/Tenant	Honolulu HI	
Siu Kit	Wong	Or Current Resident/Tenant	Honolulu HI	
Mathew	Stern	Or Current Resident/Tenant	Honolulu HI	
Lisa	Lagmay	Or Current Resident/Tenant	Honolulu HI	
Sonny	DeGuzman	Or Current Resident/Tenant	Honolulu HI	
Tong Hui	Gang	Or Current Resident/Tenant	Honolulu HI	
Cong	Vo.	Or Current Resident/Tenant	Honolulu HI	
Myrah	Kim	Or Current Resident/Tenant	Honolulu HI	
Kay	Cho	Or Current Resident/Tenant	Honolulu HI	
Mark	Hata	Or Current Resident/Tenant	Honolulu HI	
Keiko	Gauthreaux	Or Current Resident/Tenant	Honolulu HI	
Steve	Medeiros	Or Current Resident/Tenant	Honolulu HI	
Yayoi	Shimabukuro	Or Current Resident/Tenant	Honolulu HI	
	Ah Yat	Or Current Resident/Tenant	Honolulu HI	
Maxine	Mills	Or Current Resident/Tenant	Honolulu HI	
Larry	Fujii	Or Current Resident/Tenant	Honolulu HI	
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Yeon Jin	Kim	Or Current Resident/Tenant	Honolulu I	
Gregory	Reis	Or Current Resident/Tenant		H 968
Juddson	Winchester	Or Current Resident/Tenant		H 968
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Adly	Mirza	Or Current Resident/Tenant		-II 968
Christine	Ablog	Or Current Resident/Tenant		-11 968°
Donna	Kim	Or Current Resident/Tenant		H 968
William	Millan	Or Current Resident/Tenant		-11 968°
Janyn	Michaud	Or Current Resident/Tenant		-II 968 ²
Sherry	Baclaan	Or Current Resident/Tenant		H 968
Moses	Cheng	Or Current Resident/Tenant		-ll 968 ²
Margaret	Kim	Or Current Resident/Tenant		-ll 968°
Jung Soo	Kim	Or Current Resident/Tenant		-II 968
Mathew	Huber	Or Current Resident/Tenant		-II 9681
Sun Hum	Paik	Or Current Resident/Tenant		-II 968
David	Fouse,Yang	Or Current Resident/Tenant		H 968
Sun Joo	Park	Or Current Resident/Tenant	Honolulu I	-ll 968
David	Kim	Or Current Resident/Tenant	Honolulu	H 968
Donald	Faller	Or Current Resident/Tenant	Honolulu	-ll 968 ²
Carol	Kellogg	Or Current Resident/Tenant	Honolulu I	1 968°
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Carmelita	Meyer	Or Current Resident/Tenant	Honolulu I	-11 968°
Robin	Burrell	Or Current Resident/Tenant	Honolulu I	II 968
Gregory	Pearson	Or Current Resident/Tenant	Honolulu I	· 11 968
Tomonori	Murakami	Or Current Resident/Tenant	Honolulu I	11 968
June	Oh	Or Current Resident/Tenant	Honolulu I	11 9681
Veronica	Simao	Or Current Resident/Tenant	Honolulu I	1 9681
Diane	Rosa	Or Current Resident/Tenant	Honolulu I	11 9681
Zina	Parks	Or Current Resident/Tenant	Honolulu I	11 9681
Eiji	Tachibana	Or Current Resident/Tenant	Honolulu I	H 9681
Kimberly	Pak	Or Current Resident/Tenant	Honolulu I	H 9681
Adnan	Mohamed	Or Current Resident/Tenant	Honolulu I	11 9681
Hoi Ming	Wu	Or Current Resident/Tenant	Honolulu I	1 9681
Thanh	Dang	Or Current Resident/Tenant	Honolulu I	-li 9681
Hetevessey	Danford	Or Current Resident/Tenant	Honolulu I	H 9681
William	DeVerse	Or Current Resident/Tenant	Honolulu I	-II 9681
Abigail	Balubar	Or Current Resident/Tenant	Honolulu I	I I 9681
Kassandra	Alvarez	Or Current Resident/Tenant	Honolulu I	H 9681
Charles	Thenot	Or Current Resident/Tenant	Honolulu I	11 9681
Michael	Garcia	Or Current Resident/Tenant	Honolulu H	11 9681
Paul	Bae	Or Current Resident/Tenant	Honolulu II	11 9681
Yam King	Chun	Or Current Resident/Tenant	Honolulu	11 9681
Joseph	Tease	Or Current Resident/Tenant	Honolulu I	11 9681
Catharine	Kent	Or Current Resident/Tenant	Honolulu H	H 9681
Hon Kai	Chu	Or Current Resident/Tenant	Honolulu H	1 9681
Dorothy	Lee	Or Current Resident/Tenant	Honolulu H	II 9681
Yew Kia	Chu	Or Current Resident/Tenant	Honolulu H	
Raymond	Pong	Or Current Resident/Tenant	Honolulu II	
e Barrier de	estato e e e estato	Current Resident/Tenant	Honolulu I	
Michael	Ogan	Or Current Resident/Tenant	Honolulu I	
Mung Shan	Chu	Or Current Resident/Tenant	Honolulu I	
Inhee	Lee	Or Current Resident/Tenant	Honolulu I	
Ahn	Ann	Or Current Resident/Tenant	Honolulu I	
Takahiro	Endo	Or Current Resident/Tenant	Honolulu I	
Amy	Swanson	Or Current Resident/Tenant	Honolulu H	
Anthony	Berrios	Or Current Resident/Tenant	Honolulu I	
Preston	Auwae	Or Current Resident/Tenant	Honolulu	
Kyong Soo	Lee	Or Current Resident/Tenant	Honolulu H	
	Nitullama	Or Current Resident/Tenant	Honolulu H	
Yong Ho	Lee	Or Current Resident/Tenant	Honolulu H	
			[Florioldia F	. 9001

Cum Va	Vimball	Or Current Resident/Tenant		nolulu li	jı T	06014
Sun Ye Mark	Kimball Sim	Or Current Resident/Tenant		nolulu - nolulu -		96814 96814
		Or Current Resident/Tenant		nolulu		96814
Yang	Yoon	Or Current Resident/Tenant		nolulu		96814
Peter	Lee	Or Current Resident/Tenant	The state of the s	nolulu F		96814
Sarah	Izumí			nolulu F		96814
Dale	Le Blanc	Or Current Resident/Tenant Or Current Resident/Tenant		nolulu F		96814
Aisa	Robino Park	Or Current Resident/Tenant		nolulu F		96814
Jae Ho				nolulu F		
Christopher	Black Bartels	Or Current Resident/Tenant Or Current Resident/Tenant		nolulu F		96814 96814
Kevin		Or Current Resident/Tenant		nolulu F		96814
Julia	Sanderson	<u> </u>		nolulu -		96814
Ramona	Smith	Or Current Resident/Tenant	the state of the s	nolulu F		
Bernadine	Oh	Or Current Resident/Tenant				96814
	D 1	Current Resident/Tenant		nolulu l	-	96814
Arnold	Park	Or Current Resident/Tenant		nolulu F		96814
Oksil	Kim	Or Current Resident/Tenant		nolulu		96814
Seung	Cho	Or Current Resident/Tenant		nolulu		96814
Odeza	Macaraeg	Or Current Resident/Tenant		nolulu		96814
Arshad	Khan	Or Current Resident/Tenant		nolulu		96814
Jian Cheng	Zheng	Or Current Resident/Tenant		nolulu l		96814
Frederick	Arnold	Or Current Resident/Tenant		nolulu		96814
Wing Chi	Wong	Or Current Resident/Tenant		nolulu		96814
Yang	Pak	Or Current Resident/Tenant		nolulu -		96814
Zhijian	Zhai	Or Current Resident/Tenant		nolulu		96814
Herbert	Suzuki Jr	Or Current Resident/Tenant		nolulu		96814
Brandy	Toma	Or Current Resident/Tenant		nolulu l		96814
James	Baik	Or Current Resident/Tenant		nolulu -		96814
Izumi	Arakawa	Or Current Resident/Tenant		nolulu		96814
Kuuleialoha	Kekekolio	Or Current Resident/Tenant		nolulu		96814
Winnie	Ren	Or Current Resident/Tenant		nolulu F		96814
Jong Gak	Lee	Or Current Resident/Tenant		nolulu -		96814
Jung	Ahn	Or Current Resident/Tenant		nolulu F		96814
Christ	Medvitz	Or Current Resident/Tenant		nolulu l		96814
Dennis	Ke	Or Current Resident/Tenant		nolulu F		96814
Lien Ngoc	Tran	Or Current Resident/Tenant		nolulu l		96814
Nathan	Waipa	Or Current Resident/Tenant		nolulu F		96814
Donna	Makaio	Or Current Resident/Tenant		nolulu F		96814
Peter	Chang	Or Current Resident/Tenant		nolulu l		96814
Glenn	Shinbo	Or Current Resident/Tenant		nolulu		96814
Grace	Ozaki	Or Current Resident/Tenant		nolulu		96814
Romeo	Tapang	Or Current Resident/Tenant		nolulu		96814
Jonathon	Bransford	Or Current Resident/Tenant		nolulu F		96814
Jackie	Torres	Or Current Resident/Tenant		nolulu		96814
		World Gym		nolulu -		96814
		Nordic PCL Construction		nolulu		96814
		MCYIA LLC		nolulu		96814
		Law Offices of Stuart T. Ing		nolulu		96814
		Charley's Steakery		nolulu		96814
		HSK Hawaii Inc.	The state of the s	nolulu		96814
		Hawaii Pacific Communications		nolulu l		96814
		I Connucional Maria Martin	Ho	nolulu F	4I [96814
		Emerging New Media				
		USA Mobility	Ho	nolulu F		96814
		USA Mobility Road and Highway Builders, LLC	Ho Ho	nolulu F	11	96814 96814
		USA Mobility	Ho Ho Ho		11 11	

TMK	Owner CJK Limited Partnership	OR	Attn:	Arkirona	City	State	Zipcode	Unit
	Michael M. Kimura Trust		C/O Bank of HI. Trust		Honolulu	HI	96821	
	Nan Y. Sakaguchi Trust		C/O Delik Di Ni, 110st		Honolulu Lihue	HI	96802-3170	
	Sean K. Ah Yen				Honokkiu	HI HI	96785-8804 96814	
	Michael M. Kimura Trust		C/O Bank of HI, Trust		Honokau	HI	96802-3170	
	Nethan J. Y. Yamauchi				Honokáu	HI	36814	
230040250007	Richard & Charlene K. Famandaz Trust				Honolulu	HI	96821-1910	
	Sherrie K. L. L. Funzya				Honolulu	HI	96814	
230040250009	Gordon T. Yamaguchi & Mai Trang Thi Nguyen				Honokau	HI	96814	202
230040250010					Hanakitu	HI	96814	203
230040250011	Frank M. Shirnogawa Trust				Aina	Hŧ	96701-2718	204
	Betty K. Shirnogawa Trust Amelia K. Y. Chang	Or Current Resident/Tenant/Occupant			Horioksu	HI	96814	
	Danielle C, Soto				Hanokulu	HI	96817	
230040250014	Wade S. & Jalmme R. A. Hayakawa				Honolusu	HI	96814	
	Gregory J. Mizono Trust				Honoksu Honoksu	Hi	96814	
230040250016	Waynette S. H. Wong-Chu Trust		C/O Norwin H. G. Wong, Tra.		Honokiju	HI	96817-3563 96822	
230040250017	Russell S. & Sherl L. K. Sunabe		or or more many, and		Honokau	HI	96814	
230040250018	Hiep D. Philips				Honolulu	HI	96814	
230040250019	Chang Ho & Young As Hen				Honokulu	HI	96814	
230040250020	Tin Gee & Oi Li Lut				Honokau	HI	96814	
	Jeanette K. Tanaka Trusi				Honoiulu	н	96814	
	Evelyn C. Pajardo				Honolulu	HI	56814	304
230040250022					Honofulu	Hi	96814	304
230040250023	Nancy Y. Nakasone Pablo Tolentino Jr.				Honolulu	RI	96814	
230040250023					Honolulu	HI	96814	
	Lynne H. Kazama Trust				Honolulu	H	96814	
	Gey H. Yameshita Trust				Honolulu Honolulu	RI Hi	96814 96814	
	Lance C. & Lisa J. Poncedeleon-Teral				Hanolulu	Hi	96814	
230040250028	Northiko & Milauko Oweda				Honoksu	HI	96814	303
230040250029	Kerfed K. C. Chang Trust				Honolulu	H9	96814	311
	Hwee L. Y. Chang Trust	Or Current Resident/Tenant/Occupant			Honolulu	HI	96814	
	Chikako N, Vanostrand				Honolulu	Hŧ	96814	
	Blaine M. & Roelene M. Tojiri				Honolulu	His	96839	402
	Renee M. L. Ossio-Kawasaki		C/O Ideal Properties Inc. (CW15)		Honoiviu	HI	96814-2106	403
230040250033	Alton A. Meeshiro & Susan Y. Zane-Maeshiro Thea L. Fernandez	Or Current Resident/Tenant/Occupant			Honolutu	HI	96814	
2300402200034	Teodorico D. Fernandez Jr.	Or Chilletti Kestoshir I shartivOccupant			Honolulu	HI	95814	
	Lyanette P, Fernandez	Or Current Resident/Tenant/Occupant			Clackamas	OR	97015	
	Mildred K. Shimabukuro	Or Content Assident Feltanto Occupant			Honolulu Honolulu	H	96814	405
	Robert O. Friskel & Julie S. Yoshida-Friskel				Honolulu	HI HI	95814	407
230040250037	Gary M. Nakayama Trust				Honolulu	HI	96825-1123 96814	407
230040250038	Scott K. Hiramoto				Honolulu	HI	95814	
230040250039					Bellevue	WA	98006	410
230040250040 \	William S. Lin		C/O HI Resource Realty: K Nil		Honolulu	HI	96814	
230040250040	Ay-Ling Lin	Or Current Resident/Tenant/Occupant			Honolulu	HJ	96814	
	Kimura Family Trust				Honolulu	HI	96814	
	Stancher Y. Mabellos				Honolulu	HI	96814	
	Virginia Y. Mebellos Louise H. K. Lum				Honolulu	HI	96814	
	Steve & Yuki M. Huynh				Honolulu Honolulu	H	96814	
	Michael K. N. & Eya L. Guerrero					HI	96814	
230040250046					Honolulu Honolulu	HI HI	96814 96821	rac
230040250047 1	Margaret Y. H. Leung				Honolulu	HI	96821	506
230040250047	Farrah M. Chlang				Honolulu	HI	96814	
230040250048 E					Honolulu	HI	96814	
	Christopher M. Gerglulo Trust				Honolulu	н	96814	
230040250049 P	Kathryn J. Egan Trust				Honolutu	н	96814	
230040250050 1	rene Y. Chung Trust				Honolulu	HI	96814	
230040250051 /	Andy K. P. & Mona T. M. Yeung				Honolulu	HI	96814	
238040230032 (Wa Cham K, Hoi & Jao I, Leong Cheryl L, Wong Thust				Honolulu	н	96814	
	Allen M. C. Wong Trust	Or Compart Basildant Construction			Honolulu	H	96821	
230040250054	Scott A. Greiham	Or Current Resident/Tenant/Occupant			Honolulu	HI	96814	602
	Cy M. & Hong Tran Kihara				Honolulu Honolulu	HI HI	95814	
230040250056 N					Honolulu	H)	96814 96814	
230040250057 F	Ronald M. & Sherry Ann Nakel				Honolulu	HI	96825	
230040250058 J	Jo Ann E. Goo				Honolulu	Hi	96814	
230040250059	Dean H. Sunuki				Honolulu	н	96819	608
	Adele B, K. Suzuki	Or Current Resident/Tenant/Occupant			Honolulu	н	96814	608
	Velson S. & Charls M. Okano				Honolulu	HI	96814	
	Sean A. & Al Isono				Honolulu	HI	96814	
	Johnny & Maggie Hus Geoffrey T. F. Lau				Henolulu	H	96814	
230040250063 V		Or Current Resident/Tenant/Occupant			Honokéu Honokéu	H	96821-2117	
230040250064 5	Sharon T. Nakashima Trust				Honoksu Honoksu	HI HI	96814 96814	701
230040250065 5	Sharryle F. Heather				Honolutu	HI	96814 96814	
230040250066 F	Robyn L. Ota				Honolulu	HI.	96813-5117	704
230040250066 F	Robert K. Ota	Or Current Resident/Tenant/Occupant			Honolulu	HI	96814	
	Velson G. H. Yamagata Patrick Hugh Ayers Trust				Honolulu	HI	96818	705
230040250058 P	Patrick Hugh Ayers Trust	Or Comment Standards			Kašua	HI	96734	706
230040250000 0	Carolyn Aupuni Cazinha-Ayers Trust Bharon A. Okubo Trust	Or Current Resident/Tenant/Occupant			Honolulu	HI	96814	706
	Aaria J. B. De Lima				Honolulu Honolulu	HI	96814	
	Selina H. K. Chiang Trust				Honolulu Honolulu	HI HI	98814 96814	
230040250072 0	Cathl A. Duong Trust				Honolulu	HI	96814	
230040250073 J	enice H. Waketsuki				Honolulu	Hi	96814	
230040250074 T	anaka Trust				Honolulu	HI	96823-2718	801
	/incent Ylp & Didi Lu				Honolulu	HI	96814	
230040250076 L 230040250077 F					Honolulu	HI	96813	803
230040250077 F					Honolulu	HI	96816-5453	804
230040250079 9	ratene t. nager ihan & Kwok M. H. Wong				Honofulu	HI	96814	
230040250080 W	Yeber & Julie Wang Family Trust				Honolulu Thousand Oaks	HI CA	95814	807
230040260081 B	Iryce T. & Sewon Min Tobara				Honolulu	HI	91362-5349 96814	807
230040250082 H	liromasa Tamashiro				Honolulu	HI	96814	
230040250082 K					Honolulu	н	96814	
	uki Shibasaki Cho				Honolulu	н	96814	
230040250083 H					Honolutu	HI	96814	
230040250084 S 230040250085 C	ihun Xing & Rul Ying Huang				Honolulu	Hì	96814	
230040250085 C		Or Current Resident/Tenant/Occupant			Honolulu	HI	96816-2216	
230040250086 J	& J investments		C/O Mr. Koll Modernala		Honolutu	HI	96814	901
	a J invesiments indrew C. T. Chun		C/O Mr. Koji Morimoto		Honokriu Honokriu	H)	96825	902
	& M Dang Family Ltd. Partnership				Honolulu Honolulu	H	96814	004
230040250089 J					Honolulu	HI HI	96825	904
230040250090 K	evin Y. Hansoka				Honolulu	HI	96816 96814	905
2300402500B1 D	ele T. Funakoshi				Hillsboro	OR		907
230040250092 La					Honolulu	HI	96821	908
	ouakeo & Kelly K. Thongkham				Los Angeles	CA		909
	rant M. & Jan M. Takasaki				Honolutu	HI	96816-3616	
	aymond C. K. Chun Trust				Honolulu	HI	96814	
	lichael R. & Megumi Kamel arry G. C. Wu & Yue Yie Chang				Honolulu	н	96814	
	arry G. Q. Wu & Xue Xia Chang				Honolutu	HI	96814	
230040250099 H	alinthone Sanenikone & Erin I. Chen anımi Kısmanal				Alamo	CA	94507	1003
FORMUTANDORA H	mann Vallaña				Honolulu	HI	96814	

	Tine J. Low Trust 2010			Honolulu	н	96821-2632 1005
	I Patrick J. K. & Verdi L. Fuβmori Trust I Valor B. Cand⊓asa	Or Current Resident/Tenant/Occupant		Pearl City Honotulu	HI	96782-1063 1006
23004025010	Ross M. Okamura	Or Content resident tensing Occupant		Honatutu	HI HI	96814 1006 96814
	3 Harman H, M. Lung Trust 3 Karan P, Lung Trust	Or Current Resident/Tenant/Occupant		Misani Honolulu	HI HI	96789 1008
	Brian Ming Gu	от сыпали намовли тапали оссирали		Honolulu	HI	96814 1008 96814
	5 Nathan T. S. Chan 5 Ryan R. Abe			Honolulu Honolulu	HI HI	96814 96814-2866 1011
23004025010	Frank Q. P. Do Trust			Honolulu	HI	96814
	T Wendy Y. Do Trust 3 Mini Co Trust			Honotulu	HI	95814
	Naomi D, Nakamoto			Honolulu Honolulu	HI	96814 96822-1252 1103
23004028011	Richard L. Quinn			Honotulu	H)	96814
23004025011) Yvette S. T. W. Quinn I Joel T. Nekayama			Honotulu Honotulu	HI HI	958 14 968 14
	Edward W. O. M. Leu			Honolulu	HI	96814
	3 Norine S, Yoshimoto Trust I Marcus D, Matsumuse			Honotulu Honofulu	HI HI	96814 96814
	5 Zhi Bo & Zhi Mel Lleng 5 Nelson K. F. Low & Tertia A. Y. Yee-Low			Honolulu Honolulu	HI HI	96814
	Jean C. Llang	•		Honofulu	HI	96821 1110 96814
	Piato Y, Hsteh Reymond S, & Pauline S, Lam			Honolulu	HI	96814
23004025011	Tai-Shien & Halang-Yun Tang			Honolulu Honolulu	HI HI	96814 96814
) Kelcy R. Chang : Tadahiko Nakanishi			Honolulu Hiroshima City	HI	96814 1204
	Akio Nekanishi	Or Current Resident/Tenant/Occupant		Honolulu	Japan Hi	96814 1204
23004025012	Yuka Ekii Revi K. Mohandie	Or Current Resident/Tenant/Occupant		Honolulu Honolulu	HI HI	96814 1204 96814
	Tamami Harada			Honolulu	Hi	96814
	l Laurie J. H. Makishima I Richard Y. Nonaka ili			Honolulu Honolulu	HI HI	96814
23004025012	Daniel K. Nahoopii			Honolulu	HI	96819-2640 1207 96816 1208
	Chi Kuen Wong Chol Ha W. Wong	Or Current Resident/Tenant/Occupant		Honolulu	HI	96817 1209
230040250120	Kin Sing Wong	Or Current Resident/Tenant/Occupant		Honolulu Honolulu	HI HI	96814 1209 96814 1209
	Ka Nung Leung & Ying Yiu Wong	·		Honolidu	HI	96814 96816-1806 1211
230040250129	Suzanne S. Pang Trust Devin M. Brown			Honolulu Kula	HI HI	96790-0273 1401
230040250130	i Hul Jin Kim Joanne Y, Yamada Trust			KEUMJEOUNG KU	PUSAN	KOREA 1402
23004025013	Jonathan T. Weintraub			Honolulu Honolulu	H) HI	96814 9 6814
	i Brian M. Shiroma Mark I. & Pausia M. K. Nishimoto			Honolulu Honolulu	HI HI	96814 96817 1406
230040250135	Glibert H. & Grace C. Tokuhara		C/O Tom Shinsato Realty Inc.	Honolulu	H	98817 1407
230040250138	Susan E. Worley Chi Chong Chan			Honolulu Honolulu	HE	96814
230040250138	Unda N. Llem			Honolulu	HI HI	96814 96814
	Bredley F. M. & Candace A. G. Pang Trust			Honolulu	Ht	96821-2439 1411
230040250141	Jane Y. Kumamoto Trust Jean N. Kumamoto Trust			Honolulu Honolulu	HI HI	96814 96814
230040250142	Stefanie W, H. Ching			Honolulu	HI	96814 1503
	William T, & Yuri N, Springer Colin K, Ishikawa			Kolos Honolulu	HI	96756 1504 96814
230040250145	Johnny W. Y. Yee			Honolulu	H	96814
230040250146	Kevin Y, Kawakemi			Honolutu	HI HI	96814 96814
230040250146 230040250147 230040250148	Kevin Y, Kawakemi Joyel A. Horits Richard C, Zukeran Trust			Honolulu Honolulu Honolulu	H)	96814 96814
230040250146 230040250147 230040250146 230040250146	Kevin Y, Kawakemi Joyel A, Horita Richard C, Zukeran Trust Johan P, Jasger & Lin Fong Wong			Honolulu Honolulu Honolulu Honolulu	HI HI	96814 96814 96814
230040250146 230040250147 230040250148 230040250149 230040250150 230040250151	Kevin Y, Kavakemi Joyel A, Horits Richard C, Zitkeran Trust Johan P, Jasger & Lin Fong Wong Ayumi Miyazaki Cleyton Y, C, Llao			Honolulu Honolulu Honolulu Honolulu Honolulu Honolulu	H) HI HI HI	96814 96814 96814 96816 1511 96814
230040250146 230040250147 230040250148 230040250145 230040250150 230040250151 230040250151	Kevin Y, Kawakemi Joyel A, Horita Joyel A, Horita Joyel A, Horita Richard C, Zütkeran Trust Johan P, Jasger & Lin Fong Wong Ayumi Miyazaki Clayton Y, C, Llao Yong Llang Llao			Honolutu Honolutu Honolutu Honolutu Honolutu Honolutu Honolutu Honolutu	H) H) H) H) H) H)	95814 96814 96814 96816 1511 96814 96814
230040250146 230040250147 230040250148 230040250150 230040250151 230040250151 230040250151 230040250152 230040250153	Kevin V, Krwakami Joyle A, Horita Richard C, Zukeran Trusi Johan P, Jeager & Lin Fong Woog Ayumi Myazaki Clayton Y, C. Liao Vong Liang Liao Ji Ouso & Yuet Chun Fung Liang Terl A, Mottroor Trust			Honolutu Honolutu Honolutu Honolutu Honolutu Honolutu Honolutu Honolutu Honolutu Honolutu	## ## ## ## ## ## ## ## ##	95814 96814 96814 96815 1511 96814 96814 96814 96816-1827 1603
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230040250202	Jeffrey & Hal Bich Berman Eric M. Elizaga			
230040250204	Kelth E. H. & Elleen C. Sakoda			
230040250205	Lisa Ann Ching			
230040250206	Thomas B. & Mes-Sung Hippensteels Song Cho Kim & Ok Yonn Kim			
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230040250211	Mery A. Taheny			
230040250212	Pauline K. Harada Hillary W. S. Chang			
230040250214	Jason M. & Dolores K. Laskey			
230040250215	Andy D. & June L. Ylo			
230040250216	Paul & Jean Hates Joint Trust Jason N. M. Murata			
	John P. K. Nelson			
230040250218	Angeline A. Nelson			
230040250219	Jody K. Kubo Trust			
230040250220	Lisa Ann Ching Brandon T, & Ashley R. Ito			
230040250222	Lynn S. Morimoto			
230040250223	Michael T. & Candra Y. Le			
230040250224	Gregory J. T. Chang Doris K. Maeda Trusi			
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230040250240	Hayato N. & Yasuyo Kobata			
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230040250246	Shennan M. Hayes Trust Tanya L. Hayes Trust			
230040250247	Henry K. H. Lum			
230040250248	Masaru & Kayoko Fusa			
230040250249	James A, Choo & Rie Shigehara-Choo Petrick W, C. & Valerie W, S, Lee			
230040250251	Misong K. Knudson			
230040250252	Noa K. Ching			
230040250253	Kazuko Miyashita			
230040250255	Malia Ana J. Rivera Trust Franci N. Tarada			
230040250256	Jon S. Yamana			
230040250257	Kolchiro Togo & Anna T. Glunta-Togo Ruth E. Mabangio			
230040250259	Harry K. Yemeshiro Jr.			
230040250259	Shari H. Yemashiro	Or Current Resident/Tenant/Occupant		
230040250260	Teresita V. Ramos Trust Verdugo Family Trust			
230040250262	Randall S. & Kerl F. Rivera			
230040250263	NJK Properties LLC			
230040250264	Debre A, Golden Aaron S. Okinaka			
230040250266	Darin Fullmori			
230040250267	Dexter K. Osato			
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DEVELOPMENT PERMIT

for

Ward Village Land Block 2, Project 1 (Master Plan Permit No.: PL MASP 13.1.3)

Approved by the

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
461 Cooke Street
Honolulu, Hawaii 96813

on

August 21, 2013

Pursuant to Chapter 206E, Hawaii Revised Statutes

PLANNED DEVELOPMENT PERMIT NO.: KAK 13-036

I. PROJECT SUMMARY AND ENTITLEMENTS

Refer to the attached Table 1 as Exhibit A.

II. PUBLIC FACILITIES DEDICATION: Based on the information provided on the Development Permit application, land requirement for public facilities dedication is determined to be 21,029 square feet. The Applicant's request to fulfill the public facilities dedication requirement for this Project through its facilities dedication credit is approved. The table below is a summary of public facilities dedication proposed by the Applicant creating a public facilities dedication credit in favor of the Applicant.

	WNMP Public I	acilities D	edication	
	Credit fro	m Pre-Wi	NMP Projects	39,581 (SF)
Proposed Public I	acilities Dedica	tion		
Location				Area (SF)
Land Block 2_Proj Boulevard	ect 1: Sidewalk	along Ala	Moana	519
Land Block 2 Proj	ect 1: Sidewalk	along Kam	akee Street	499
Land Block 5_Proj Street	ect 1: Road/Side	walk along	g Ilaniwai	2,483
Halekauwila Street				37,261
Tota	l Proposed Pub	lic Faciliti	es Dedication	40,762
T	otal Public Faci	lities Dedi	cation Credit	80,343
R	equired Public	Facilities l	Dedication	
		Floor		
Project	Use	Area	Dedication %	Area (SF)
LB2_Project 1	Commercial	8,255	3%	248
LB2_Project 1	Residential	519,526	4%	20,781
	LB2	Project 1	l, Project Tota	1 21,029
LB3_Project 1	Commercial	17,137	3%	514
LB3_Project 1	Residential	632,223	4%	25,289
	LB3	Project 1	l, Project Tota	1 25,803
LB5_Project 1	Commercial	25,110	3%	753
LB5_Project 1	Residential	56,108	4%	2,244
	LB5	Project 1	, Project Total	2,997
Total Re	quired Public F	acilities D	edication (SF)	49,829
		Tota	l Balance (SF)	30,514

Regarding the public facilities credits generated from dedication of additional sidewalk along Ala Moana Boulevard, Kamakee Street, and Ilaniwai Street, the Applicant shall

prior to the approval of the foundation permit by the Hawaii Community Development Authority ("HCDA"), prepare perpetual public easement and public facilities dedication documents acceptable to the HCDA Executive Director which shall be recorded with Bureau of Conveyances or the Assistant Registrar of the Land Court as a covenant running with the land. With regard to the portion of Halekauwila Street proposed for fulfillment of public facilities dedication, the Applicant shall convey the said land to the HCDA in fee simple before the HCDA approval of the building permit for the Project.

III. RESERVED HOUSING: The Applicant shall comply with the provisions of the Reserved Housing subsection in Chapter 22, Kakaako Mauka Area Rules ("Vested Rules"). The Project consists of 177 residential units. Twenty percent (20%) of the total residential units, which translates to a total of forty-five (45) units, shall be required to meet the reserved housing provisions of the Vested Rules. The Applicant shall provide forty-five (45) units as reserved housing for sale. The Applicant is proposing to provide all the reserved housing units required for this Project in a separate project that has already received a Planned Development Permit and is proposed to be located on Land Block 5 of the Ward MP area.

Reserved housing shall be designated for residents in the low-income or moderate-income ranges who meet eligibility requirements. The regulated term for reserved housing units for sale shall be established based on unit affordability as set forth in §15-22-186(b) of the Vested Rules and shall begin on the date of issuance of Certificate of Occupancy.

In accordance with the provisions of §15-22-183 of the Vested Rules, the Applicant or its designated representative is permitted to be responsible for advertising, qualifying, and selecting prospective reserved housing buyers subject to Subchapter 7 of the Vested Rules.

Within ninety (90) days from the date of this Development Permit, the Applicant shall prepare and submit to the HCDA Executive Director a program for sale of reserved housing for approval. Such sale of reserved housing shall be consistent with the provisions of §15-22-183 of the Vested Rules.

Delivery of reserved housing shall be required prior to the issuance of the initial Certificate of Occupancy for the Project and shall be secured by the Applicant with a financial guaranty bond from a surety company authorized to do business in Hawaii, an acceptable construction set-aside letter, or other financial instruments acceptable to the HCDA prior to approval of the initial Building Permit by the HCDA.

IV. HELIPAD: As part of Exhibit B-9 of the Development Permit Application discussing noise impacts, the Applicant has indicated that a helipad on the roof of the tower element of the Project may be included in the development. The Vested Rules do not have a provision governing design, construction, and operation of a helipad. In the event that

the Applicant includes a helipad on the roof of the tower element of the Project, the Applicant shall comply with all applicable local, State, and Federal regulations governing the design, construction, and operation of a helipad.

- V. INFRASTRUCTURE IMPROVEMENTS: Infrastructure improvements can be divided into two categories: (1) infrastructure improvements or requirements which are immediately necessary to proceed with the Project; and (2) improvements which are necessary to improve and upgrade the vicinity in total through the HCDA District-Wide Improvement Program.
 - A. Improvements Necessary to Proceed with the Project: With regard to infrastructure improvements or requirements which are necessary to proceed with the Project, the Applicant shall be responsible for providing necessary developer improvements.
 - B. Improvements Proposed for the HCDA District-Wide Infrastructure Improvement Program: As part of the HCDA District-Wide Improvement Program, road and utility improvements are being undertaken in increments throughout the Kakaako Community Development District, financed in part through an Improvement District Program.

In this regard, the Project shall be subject to assessments for its pro rata share of the cost of improvements which may, in the future, be necessarily undertaken in the vicinity of the respective projects under the HCDA or other government agencies' improvement programs. The Project will be assessed under the same methods and in the same manner as other properties in the area.

In order to ensure the participation of the Project, the Applicant, and its successors and assigns, shall agree to participate in the HCDA District-Wide Improvement Program at the time said program is implemented. The terms specified in the agreement shall be made a part of all condominium and conveyance documents for the Project and said documents shall be reviewed and approved by the HCDA prior to submission to the Real Estate Commission and to execution.

VI. DECISION: Staff Report, Findings, and Recommendations for the Development Permit Application dated August 21, 2013, including the conditions set forth in the Staff Report, Findings, and Recommendations and adopted by the Authority is hereby incorporated into this Development Permit and made part of this Permit. The Development Permit for the Project is hereby approved, subject to the following provisions:

- A. Provide a Development Agreement and a Joint Development Agreement with the HCDA that binds the Applicant, and its successors and assigns, individually and collectively, to develop and to maintain the Project site in conformity with the provisions of this Development Permit and with the Vested Rules. This Agreement shall be recorded with the Bureau of Conveyances or the Assistant Registrar of the Land Court as a covenant running with the land. Proof of such filing in the form of copies of the covenants certified by the appropriate agency shall be submitted to the HCDA.
- B. Comply with all the conditions set forth in the Staff Report, Findings, and Recommendations dated August 21, 2013 and adopted by the Authority.
- C. Comply with all applicable requirements of Subchapter 3 (General Development Requirements) of the Vested Rules.
- D. Comply with all applicable requirements of Subchapter 4 (Planned Developments) of the Vested Rules.
- E. Comply with all applicable requirements of Subchapter 5 (Special Urban Design Rules) of the Vested Rules.
- F. Comply with all applicable requirements of Subchapter 7 (Sale and Rental of Reserved Housing Units) of the Vested Rules.
- G. Comply with all requirements as specified under Parts I., II., III., and IV. of this Permit.
- H. Comply with all requirements as specified under Part V. (Infrastructure Improvements) of this Permit.
- I. Comply with any other terms and conditions as required by the HCDA Executive Director to implement the purpose and intent of the Rules.

Ward Village Land Block 2, Project 1 Development Permit No.: KAK 13-036 August 21, 2013 Page 6 of 6

All conditions shall be met prior to the issuance of the initial Building Permit for the Project.

Dated at Honolulu, Hawaii, this 21st day of August 2013.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY, State of Hawaii

Brian Lee Chairnerson

Attachment: Exhibit A - Table 1

Table 1

PROJECT SUMMARY AND ENTITLEMENTS

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
Lot Area			Ward Village, Land Block 2 Total: 355,130 sf Land Block 2, Project 1 TMK: 2-3-001: 01 = 56,446 SF TMK: 2-3-001: 04 = 25,000 SF TMK: 2-3-001: 05 = 273,684 SF Total: 355,130 SF	
Street Widening	None		None	
§15-22-30; §15-22-33 Land Use Zone	MUZ-C	Single Mixed-Use Zone	Residential and commercial uses	
§15-22-9 Method of Development	Base Zone Development or Planned Development		Planned Development	
§15-22-113 Floor Area for Commercial Use	No more than 1.2 FAR, or 746,245 sf	100% of the total FAR allowed	8,255 sf	
Floor Area for Residential Use	100% of the total FAR allowed	100% of the total FAR allowed	519,526 sf	

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
Total Dwelling Units			177 units	
§15-22-115 Reserved Housing Units	At least 20% of the total number of dwelling units		45 units	Provided on Land Block 5 – Project 1
§15-22-116 Building Height	400 ft	400 ft	400 ft, plus additional 18 ft for allowable protrusion such as mechanical equipment and screens.	
§15-22-116 -Site FAR	4.75 (3.5 + 0.3 bonus + 25% transferred FAR) is the maximum allowed for Land Block 2.	4.75 FAR	1.83 FAR for the Project	
§15-22-116 Land Block FAR	4.75 FAR	Block 2	1,159,087 sf remaining to be developed on Land Block 2	

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-203 Transferred FAR	No more than 25% of the allowable FAR, or 0.95 (3.8 x 0.25)		Land Block 2 currently plans to receive 25% from other development lots in Ward Village per Master Plan.	
§15-22-116 Tower Footprint	16,000 sf	16,000 sf	Approximately 15,053 sf	
§15-22-117 View Corridor Setback - Tower	75 ft from property line fronting Ala Moana Boulevard and Kamakee Street	Ward Neighborhood Master Plan acknowledges a potential modification of eliminating the 75 ft tower element setback along Ala Moana Boulevard	75 ft from property line fronting Ala Moana Boulevard. 30 ft from property line fronting Kamakee Street.	Modification approved by the Authority at its August 21, 2013 Public Hearing.

Ward Village Land Block 2, Project 1 Development Pernit No.: KAK 13-036 August 21, 2013 Page 4 of 10

Vested Rules Ward Neighborhood Requirements Master Plan
The Ward Neighborhood Master Plan contemplates increasing the be modified to exceed 45 ft. for parcels not directly fronting Ala Moana Boulevard.

Ward Village Land Block 2, Project 1 Development Permit No.: KAK 13-036 August 21, 2013 Page 5 of 10

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-143 Tower Orientation	The long axis shall be between 35 degrees and 65 degrees west of south.	Coincides with the Vested Plan and promotes Mauka-Makai building orientation.	The long axis of tower is 48 degrees west of south.	
§15-22-143 Tower Spacing	300 ft between the long parallel sides of neighboring towers to the extent practicable.	Separation of 300 ft between long sides and 200 ft between short sides where practicable	No existing towers are within 300 ft from the long side of the tower.	
§15-22-143 Tower Spacing	200 ft between the short sides of towers.		No existing towers are within 200 ft from the short side of the tower.	
§15-22-144 Landscaping	Along Ward Avenue, Rainbow shower shall be provided at 45 ft on center.	Planting designs will comply with the HCDA Vested Rules currently in effect.	Street tree landscaping to be provided consistent with Vested Rules, based on draft landscape plans included and subject to further design and approval.	

Ward Village Land Block 2, Project 1 Development Permit No.: KAK 13-036 August 21, 2013 Page 7 of 10

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
\$15-22-64 Open Space	The lower of: 10% of the lot area; or 25% of the lot area less required yard areas.	At least 10% of the lot area shall be provided as open space.	19.2% of the development lot area, or 68,158 sf. Project 1 will provide 13,667 sf or 16.8% of its own lot area.	
§15-22-65 Recreation Space	55 sf per dwelling unit	Nearly 250,000 square feet is to be provided as recreational space within Ward Neighborhood.	Approximately 88.44 sf/dwelling unit, or 15,653 sf provided onsite for the 177 dwelling units.	

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
			Requirements:	
	Multi-family		Multi-family dwellings: $1.35 \times 177 = 239$ spaces	
	dwellings: 600 sf or less:	All parking areas shall	Standard space required: 120 spaces	
§15-22-67	600 sf to 800 sf:	comply with local codes and regulations, ratio requirements,	Commercial Use: 8,255/444 = 19 spaces	
Off-Street Parking	1.13 per unit	general parking dimensions and any other amplicable	Standard spaces required: 19 spaces	
	1.35 per unit	policies regarding	Total for all Uses:	
- AND COLOR		parking.	Required: 258 spaces	
	1 per 444 sf		Standard Sized: 139 spaces	
			Provided: 317 spaces	

Ward Village Land Block 2, Project 1 Development Permit No.: KAK 13-036 August 21, 2013 Page 9 of 10

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
	Commercial Use: 2,000 sf to 10,000 sf:	All parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any other amplicable		
§15-22-68 Off-Street	Residential Use: 519,526 sf: 5 spaces After adjustment of up	policies regarding parking. Based on the proposed Project programming, this totals:	Total: 3 spaces 2 - 12' x 35' x 14' spaces	
Loading	more uses, 3 stalls are required.	Multi-Family Dwellings: 5 stalls required	1 - 8.5' x 19' x 10' spaces	
	At least 2 stalls shall be 12'W x 35'L x 14'H. The balance may be 8.5'W x 19'L	Commercial: 1 stall Required 50% of		
	x 10'H.	required number of loading spaces may be allowed when assigned to serve two		
		or more uses.		

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
·			Required Public Facilities:	
	3% of commercial		Commercial: $3\% \times 8,255 \text{ sf} = 248 \text{ sf};$	
\$15-22-73	floor areas		Residential: 4% x 497,832 sf = 20,781 sf	
Dedication of Public Facilities	areas		Total: 20,781 sf.	
	Exempt for reserved housing		Public facilities for Land Block 2 will be provided through a perpetual public easement for public right-of-way and sidewalk extensions as well as land dedication.	
§15-22-80 Joint Development	Required two or more adjacent lots developed together.		Pursuant to the Master Plan, all of the parcels in Land Block 2 are included and will be made part of a larger Joint Development Agreement.	
§15-22-82 Flood Hazard District	Follow Honolulu Land Use Ordinance Article 7.		The Project ground elevation is being raised in order to comply.	

DEVELOPMENT PERMIT

for

Ward Village Land Block 3, Project 1 (Master Plan Permit No.: PL MASP 13.1.3)

Approved by the

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
461 Cooke Street
Honolulu, Hawaii 96813

on

August 21, 2013

Pursuant to Chapter 206E, Hawaii Revised Statutes

PLANNED DEVELOPMENT PERMIT NO.: KAK 13-037

I. PROJECT SUMMARY AND ENTITLEMENTS

Refer to the attached Table 1 as Exhibit A.

II. PUBLIC FACILITIES DEDICATION: Based on the information provided on the Development Permit Application, land requirement for public facilities dedication is determined to be 25,803 square feet. The Applicant's request to fulfill the public facilities dedication requirement for this Project through its facilities dedication credit is approved. The table below is a summary of public facilities dedication proposed by the Applicant creating a public facilities dedication credit in favor of the Applicant.

V	VNMP Public I	Facilities I	Dedication	
	Credit fro	m Pre-Wi	NMP Projects	39,581 (SF)
Proposed Public F	acilities Dedica	tion		
Location				Area (SF)
Land Block 2_Proje Boulevard	ct 1: Sidewalk	along Ala	Moana	519
Land Block 2_Proje	ct 1: Sidewalk	along Kam	akee Street	499
Land Block 5_Proje Street	ct 1: Road/Side	walk along	g Ilaniwai	2,483
Halekauwila Street				37,261
Total	Proposed Pub	lic Faciliti	es Dedication	40,762
To	tal Public Faci	lities Dedi	cation Credit	80,343
			•	
Re	quired Public	Facilities l	Dedication	· · · · · · · · · · · · · · · · · · ·
		Floor		
Project	Use	Area	Dedication %	Area (SF)
LB2_Project 1	Commercial	8,255	3%	248
LB2_Project 1	Residential	519,526	4%	20,781
	LB2	Project 1	l, Project Tota	1 21,029
LB3_Project 1	Commercial	17,137	3%	514
LB3_Project 1	Residential	632,223	4%	25,289
	LB3	Project 1	l, Project Total	25,803
LB5_Project 1	Commercial	25,110	3%	753
LB5_Project 1	Residential	56,108	4%	2,244
	LB5	Project 1.	, Project Total	2,997
Total Red	uired Public F	'acilities D	edication (SF)	49,829
		Tota	l Balance (SF)	30,514

Regarding the public facilities credits generated from dedication of additional sidewalk along Ala Moana Boulevard, Kamakee Street, and Ilaniwai Street, the Applicant shall

prior to the approval of the foundation permit by the HCDA, prepare perpetual public easement and public facilities dedication documents acceptable to the HCDA Executive Director which shall be recorded with Bureau of Conveyances or the Assistant Registrar of the Land Court as a covenant running with the land. With regard to the portion of Halekauwila Street proposed for fulfillment of public facilities dedication, the Applicant shall convey the said land to the HCDA in fee simple before the HCDA approval of the building permit for the Project.

III. RESERVED HOUSING: The Applicant shall comply with the provisions of the Reserved Housing subsection in the Chapter 22, Kakaako Mauka Area Rules ("Vested Rules"). The Project consists of 318 residential units. Twenty percent (20%) of the total residential units, which translates to a total of eighty (80) units, shall be required to meet the reserved housing provisions the Vested Rules. The Applicant shall provide eighty (80) units as reserved housing for sale. The Applicant is proposing to provide all the reserved housing units required for this Project in a separate project that has already received a Planned Development Permit and is proposed to be located on Land Block 5 of the Ward MP area.

Reserved housing shall be designated for residents in the low-income or moderate-income ranges who meet eligibility requirements. The regulated term for reserved housing units for sale shall be established based on unit affordability as set forth in §15-22-186(b) of the Vested Rules and shall begin on the date of issuance of Certificate of Occupancy.

In accordance with the provisions of §15-22-183 of the Vested Rules, the Applicant or its designated representative is permitted to be responsible for advertising, qualifying, and selecting prospective reserved housing buyers subject to Subchapter 7 of the Vested Rules.

Within ninety (90) days from the date of this Development Permit, the Applicant shall prepare and submit to the HCDA Executive Director a program for sale of reserved housing for approval. Such sale of reserved housing shall be consistent with the provisions of §15-22-183 of the Vested Rules.

Delivery of reserved housing shall be required prior to the issuance of the initial Certificate of Occupancy for the Project and shall be secured by the Applicant with a financial guaranty bond from a surety company authorized to do business in Hawaii, an acceptable construction set-aside letter, or other financial instruments acceptable to the HCDA prior to approval of the initial Building Permit by the HCDA.

IV. INFRASTRUCTURE IMPROVEMENTS: Infrastructure improvements can be divided into two categories: (1) infrastructure improvements or requirements which are immediately necessary to proceed with the Project; and (2) improvements which are

necessary to improve and upgrade the vicinity in total through the HCDA District-Wide Improvement Program.

- A. Improvements Necessary to Proceed with the Project: With regard to infrastructure improvements or requirements which are necessary to proceed with the Project, the Applicant shall be responsible for providing necessary developer improvements.
- B. Improvements Proposed for the HCDA District-Wide Infrastructure Improvement Program: As part of the HCDA District-Wide Improvement Program, road and utility improvements are being undertaken in increments throughout the Kakaako Community Development District, financed in part through an Improvement District Program.

In this regard, the Project shall be subject to assessments for its pro rata share of the cost of improvements which may, in the future, be necessarily undertaken in the vicinity of the respective projects under the HCDA or other government agencies' improvement programs. The Project will be assessed under the same methods and in the same manner as other properties in the area.

In order to ensure the participation of the Project, the Applicant, and its successors and assigns, shall agree to participate in the HCDA District-Wide Improvement Program at the time said program is implemented. The terms specified in the agreement shall be made a part of all condominium and conveyance documents for the Project and said documents shall be reviewed and approved by the HCDA prior to submission to the Real Estate Commission and to execution.

- V. DECISION: Staff Report, Findings, and Recommendations for the Development Permit Application dated August 21, 2013, including the conditions set forth in the Staff Report, Findings, and Recommendations and adopted by the Authority is hereby incorporated into this Development Permit and made part of this Permit. The Development Permit for the Project is hereby approved, subject to the following provisions:
 - A. Provide a Development Agreement and a Joint Development Agreement with the HCDA that binds the Applicant, and its successors and assigns, individually and collectively, to develop and to maintain the Project site in conformity with the provisions of this Development Permit and with the Vested Rules. This Agreement shall be recorded with the Bureau of Conveyances or

the Assistant Registrar of the Land Court as a covenant running with the land. Proof of such filing in the form of copies of the covenants certified by the appropriate agency shall be submitted to the HCDA.

- B. Comply with all the conditions set forth in the Staff Report, Findings, and Recommendations dated August 21, 2013 and adopted by the Authority.
- C. Comply with all applicable requirements of Subchapter 3 (General Development Requirements) of the Vested Rules.
- D. Comply with all applicable requirements of Subchapter 4 (Planned Developments) of the Vested Rules.
- E. Comply with all applicable requirements of Subchapter 5 (Special Urban Design Rules) of the Vested Rules.
- F. Comply with all applicable requirements of Subchapter 7 (Sale and Rental of Reserved Housing Units) of the Vested Rules.
- G. Comply with all requirements as specified under Parts I., II., and III. of this Permit.
- H. Comply with all requirements as specified under Part IV. (Infrastructure Improvements) of this Permit.
- Comply with any other terms and conditions as required by the HCDA Executive Director to implement the purpose and intent of the Rules.

All conditions shall be met prior to the issuance of the initial Building Permit for the Project.

Dated at Honolulu, Hawaii, this 21st day of August 2013.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY, State of Hawaii

Brian Lee, Chairperson

Attachment: Exhibit A – Table 1

Table 1

PROJECT SUMMARY AND ENTITLEMENTS

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
		'	Ward Village, Land Block 3 Total: 270,159 sf	
Lot Area			Land Block 3, Project 1 Total: 89,882 sf	
		٠	4 parcels TMK: 2-3-005: 019 TMK: 2-3-005: 022	
			TMK: 2-3-005: 013 por. TMK: 2-3-005: 017 por.	
Street Widening	none		none	
§15-22-30; §15-22-33 Land Use Zone	Mixed-Use Zone - Residential Emphasis	Single Mixed-Use Zone	Residential and commercial uses	
§15-22-9 Method of Development	Base Zone Development or Planned Development		Planned Development	
§15-22-113 Floor Area for Commercial Use	No more than 1.2 FAR, or 746,245 sf	100% of the total FAR allowed	17,137 sf	
Floor Area for Residential Use	100% of the total FAR allowed	100% of the total FAR allowed	632,223 sf	

Exhibit A

Ward Village Land Block 3, Project 1 Development Permit No.: KAK 13-037 August 21, 2013 Page 2 of 10

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
Total Dwelling Units			418 units	
§15-22-115 Reserved Housing Units	At least 20% of the total number of dwelling units		80 units	To be provided on Land Block 5 – Project 1
§15-22-116 Building Height	400 ft	400 ft	400 ft, plus additional 18 ft for allowable protrusion such as mechanical equipment and screens.	
§15-22-116 Land Block FAR	3.8 (3.5 + 0.3 bonus + 25% transferred FAR) is the maximum allowed for Land Block 3.	Development Lot 2.88 FAR Discretionary review	For Land Block 3 a total of 2.884, or 779,138 sf	
\$15-22-116 Ward MP FAR	3.8 (including 0.3 bonus) for the entire Ward Master Plan.	of floor area from a sending site to a receiving site.	Upon completion of this Project, there is no remaining floor area for this Land Block	

Ward Village Land Block 3, Project 1 Development Permit No.: KAK 13-037 August 21, 2013 Page 3 of 10

	No more than 25% of the allowable FAR, or 0.95 (3.8 x 0.25)
	16,000 sf
hood s a cation ne 75 ent Ala	Ward Neighborhood Master Plan Acknowledges a line fronting Kamakee potential modification Street and Queen of eliminating the 75 ft tower element setback along Ala Moana Boulevard

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-117 View Corridor Setback - Platform	15 ft from property line fronting Kamakee Street and Queen Street; 1:1 slope from 20 ft high	The Ward Neighborhood Master Plan contemplates the sloping setback on the platform allows for the development of a continuous building facade that better defines the edge of street.	15 ft from property line fronting Kamakee Street at ground level. Modification request to eliminate 1:1 sloped setback.	Modification approved by the Authority at its August 21, 2013 Public Hearing
§15-22-120 Platform Height	Platform height may be modified to exceed 45 ft.	The Ward Neighborhood Master Plan contemplates increasing the platform or street front element height to 75 ft for parcels not directly fronting Ala Moana Boulevard.	Modification requesting 75 ft for entire platform.	Modification approved by the Authority at its August 21, 2013 Public Hearing

Ward Village Land Block 3, Project 1 Development Permit No.: KAK 13-037 August 21, 2013 Page 5 of 10

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-63.1 Front Yard	15 ft	Eliminate side and rear yard setbacks in selected locations where the facades of new buildings will	15 ft with "front yard averaging" approach; canopy encroachment up to 10 ft.	Both modifications were approved by the Authority at its August 21, 2013 Public Hearing
§15-22-62 Front Yard Height Setback	Same as View Corridor Setbacks.	abut solid walls of existing or future neighboring structures.	Same as View Corridor Setbacks.	
§15-22-63.2 Side and Rear Yard	Not required for structure without openings. 10 ft for structure with openings.	Eliminating setbacks in these locations will allow connections between buildings and prevent new residual spaces from being created between buildings, thus helping to minimize narrow and unsafe areas.		

Ward Village Land Block 3, Project 1 Development Permit No.: KAK 13-037 August 21, 2013 Page 6 of 10

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-143 Tower Orientation	The long axis shall be between 35 degrees and 65 degrees west of south.	Coincides with the Vested Plan and promotes Mauka-Makai building orientation.	The long edge of the tower element of the project is oriented parallel to the Mauka-Makai View Corridor	
§15-22-143 Tower Spacing	300 ft between the long parallel sides of neighboring towers to the extent practicable.	Separation of 300 feet between long sides and 200 feet between short sides where practicable	The distance between the proposed tower and neighboring existing towers is a minimum of 445 ft. Another proposed tower on Land Block 2 will be a distance of 387 ft.	
§15-22-143 Tower Spacing	200 ft between the short sides of towers.		No existing towers are within 200 ft from the short side of the tower.	
§15-22-144 Landscaping	Along Ward Avenue, Rainbow shower shall be provided at 45 ft on center.	Planting designs will comply with the HCDA Mauka Area Rules currently in effect.	Street tree landscaping to be provided consistent with the Vested Rules, based on draft landscape plans included and subject to further design and approval.	

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-64 Open Space	The lower of: 10% of the lot area; or 25% of the lot area less required yard areas.	At least 10% of the lot area shall be provided as open space.	Ground level open space of the proposed project totals approximately 11,260 square feet or 12.5% of the 2-acre site. In addition, the Ward Village Shops Phases 1A, 1B and 2A have incorporated open space requirements exceeding 10% of their land area, resulting in the overall land block fulfilling its open space requirement.	
§15-22-65 Recreation Space	55 sf per dwelling unit	Nearly 250,000 square feet is to be provided as recreational space within Ward Neighborhood.	318 units x 55 square feet of recreation space per unit Required = 17,490 SF Provided = 55,085 SF	

Ward Village Land Block 3, Project 1 Development Permit No.: KAK 13-037 August 21, 2013 Page 8 of 10

Description	Vested Rules	Ward Neighborhood	Dronogod Davolonmont	d d
	Requirements	Master Plan	Toposed Development	Kemarks
	Multi-family dwellings:			
	600 sf or less: 0.9 per unit	All parking areas shall comply with local codes and regulations,	A total of 411 stalls are	
§15-22-67 Off-Street Parking	600 sf to 800 sf: 1.13 per unit	ratio requirements, general parking dimensions and any	residential component and 39 stalls for the commercial.	
	800 sf and over: 1.35 per unit	other applicable policies regarding parking	An approximate total of 579 stalls will be provided.	
	Commercial uses: 1 per 444 sf			

Ward Village Land Block 3, Project 1 Development Permit No.: KAK 13-037 August 21, 2013 Page 9 of 10

ent Remarks	ices
Proposed Development	Total: 3 spaces 2 - 12' x 35' x 14' spaces 1 - 8.5' x 19' x 10' spaces
Ward Neighborhood Master Plan	All parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any other applicable policies regarding parking. Based on the proposed Project programming, this totals: Multi-Family Dwellings: 3 stalls required Commercial: 2 stalls Required 50% of required number of loading spaces may be allowed when assigned to serve two or more uses.
Vested Rules Requirements	Commercial Use: 10,001 sf to 20,000 sf: 2 spaces Residential Use: 512,658 sf: 4 spaces After adjustment of up to 50% for two or more uses, 4 stalls are required. At least 2 stalls shall be 12'W x 35'L x 14'H. The balance may be 8.5'W x 19'L x 10'H.
Description	§15-22-68 Off-Street Loading

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-73 Dedication of Public Facilities	3% of commercial floor areas 4% of residential floor areas Exempt for reserved housing		Required Public Facilities: Commercial: 3% x 17,137 sf = 514 sf Residential: 4% x 632,223 sf = 25,289 sf. Total: 25,803 sf. Public facilities for Land Block 3 will be provided through a perpetual public easement for public right-of-way and sidewalk extensions as well as through land dedication.	
§15-22-80 Joint Development	Required two or more adjacent lots developed together.		Pursuant to the Master Plan, all of the parcels in Land Block 3 are included and will be made part of a larger Joint Development Agreement.	
\$15-22-82 Flood Hazard District	Follow Honolulu Land Use Ordinance Article 7.		Ground level is elevation 8'6" according to the current FEMA regulation.	

DEVELOPMENT PERMIT

for

Ward Village Land Block 5, Project 1 (Master Plan Permit No.: PL MASP 13.1.3)

Approved by the

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
461 Cooke Street
Honolulu, Hawaii 96813

on

July 17, 2013

Pursuant to Chapter 206E, Hawaii Revised Statutes

PLANNED DEVELOPMENT PERMIT NO.: KAK 13-038

I. PROJECT SUMMARY AND ENTITLEMENTS

Refer to the attached Table 1 as Exhibit A.

- II. PUBLIC FACILITIES DEDICATION: Based on the information provided on the Development Permit application, land requirement for public facilities dedication is determined to be 2,997.60 square feet. The Applicant's request has been approved to fulfill the public facilities dedication requirement for this Project through part of its existing public facilities dedication credit of 39,580.74 square feet as well as through a perpetual public easement for public right-of-way for the 2,483 square feet of land along Ilaniwai Street. Prior to the Hawaii Community Development Authority's ("HCDA") approval of the foundation permit, the Applicant shall prepare a perpetual public easement acceptable to the HCDA Executive Director and file with the Bureau of Conveyance.
- III. RESERVED HOUSING: The Applicant shall comply with the provisions of the Reserved Housing subsection in the Chapter 22, Kakaako Mauka Area Rules ("Vested Rules"). The Project consists of 424 residential units. Twenty percent (20%) of the total residential units, which translates to a total of 106 units, shall be required to meet the reserved housing provisions the Vested Rules. The Applicant shall provide 375 units as reserved housing for sale. A credit of 269 reserved housing units in excess of the required 106 reserved housing units for the Project is hereby acknowledged. The Applicant shall have the right to utilize excess reserved housing credit to fulfill reserved housing requirements for other planned development projects containing multi-family dwelling units.

Reserved housing shall be designated for residents in the low-income or moderate-income ranges who meet eligibility requirements. The regulated term for reserved housing units for sale shall be established based on unit affordability as set forth in §15-22-186(b) of the Vested Rules and shall begin on the date of issuance of Certificate of Occupancy.

In accordance with the provisions of §15-22-183 of the Vested Rules, the Applicant or its designated representative is permitted to be responsible for advertising, qualifying, and selecting prospective reserved housing buyers subject to Subchapter 7 of the Vested Rules.

Within ninety (90) days from the date of this Development Permit, the Applicant shall prepare and submit to the HCDA Executive Director a program for sale of reserved housing for approval. Such sale of reserved housing shall be consistent with the provisions of §15-22-183 of the Vested Rules.

Delivery of reserved housing shall be required prior to the issuance of the initial Certificate of Occupancy for the Project and shall be secured by the Applicant with a financial guaranty bond from a surety company authorized to do business in Hawaii, an

Ward Village Land Block 5, Project 1
Development Permit No.: KAK 13-038
July 17, 2013

uly 17, 2013 Page 3 of 4

acceptable construction set-aside letter, or other financial instruments acceptable to the Authority prior to approval of the initial Building Permit by the Authority.

- IV. INFRASTRUCTURE IMPROVEMENTS: Infrastructure improvements can be divided into two categories: (1) infrastructure improvements or requirements which are immediately necessary to proceed with the Project; and (2) improvements which are necessary to improve and upgrade the vicinity in total through the HCDA District-Wide Improvement Program.
 - A. Improvements Necessary to Proceed with the Project: With regard to infrastructure improvements or requirements which are necessary to proceed with the Project, the Applicant shall be responsible for providing necessary developer improvements.
 - B. Improvements Proposed for the HCDA District-Wide Infrastructure Improvement Program: As part of the HCDA District-Wide Improvement Program, road and utility improvements are being undertaken in increments throughout the Kakaako Community Development District, financed in part through an Improvement District Program.

In this regard, the Project shall be subject to assessments for its pro rata share of the cost of improvements which may, in the future, be necessarily undertaken in the vicinity of the respective projects under the HCDA or other government agencies' improvement programs. The projects will be assessed under the same methods and in the same manner as other properties in the area.

In order to ensure the participation of the Project, the Applicant, and its successors and assigns, shall agree to participate in the HCDA District-Wide Improvement Program at the time said program is implemented. The terms specified in the agreement shall be made a part of all condominium and conveyance documents for the Project and said documents shall be reviewed and approved by the HCDA prior to submission to the Real Estate Commission and to execution.

- V. **DECISION:** Staff report, findings, and recommendations for the Development Permit application dated July 17, 2013, including the conditions set forth in the Staff Report, Findings, and Recommendations and adopted by the Authority is hereby incorporated into this Development Permit and made part of this Permit. The Development Permit for the Project is hereby approved, subject to the following provisions:
 - A. Provide a Development Agreement and a Joint Development Agreement with the HCDA that binds the Applicant, and its successors and assigns, individually and collectively, to develop and to maintain the Project site in

conformity with the provisions of this Development Permit and with the Vested Rules. This Agreement shall be filed as a covenant running with the land with the Bureau of Conveyances or the Assistant Registrar of the Land Court. Proof of such filing in the form of copies of the covenants certified by the appropriate agency shall be submitted to the HCDA.

- B. Comply with all the conditions set forth in the Staff Report, Findings, and Recommendations dated July 17, 2013 and adopted by the Authority.
- C. Comply with all applicable requirements of Subchapter 3 (General Development Requirements) of the Vested Rules.
- D. Comply with all applicable requirements of Subchapter 4 (Planned Developments) of the Vested Rules.
- E. Comply with all applicable requirements of Subchapter 5 (Special Urban Design Rules) of the Vested Rules.
- F. Comply with all applicable requirements of Subchapter 7 (Sale and Rental of Reserved Housing Units) of the Vested Rules.
- G. Comply with all requirements as specified under Parts I., II., and III. of this Permit.
- H. Comply with all requirements as specified under Part IV. (Infrastructure Improvements) of this Permit.
- I. Comply with any other terms and conditions as required by the HCDA Executive Director to implement the purpose and intent of the Rules.

All conditions shall be met prior to the issuance of the initial Building Permit for the Project.

Dated at Honolulu, Hawaii, this 17th day of July, 2013.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY, State of Hawaii

Brian Lee, Chairperson

Attachment: Exhibit A - Table 1

Table 1

PROJECT SUMMARY AND ENTITLEMENTS

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
			Ward Village, Land Block 5 Total: 621,871 sf	
			Land Block 5, Project 1 Total: 70,399 sf	Areas of existing
Lot Area			3 parcels TMK: 2-1-050: 001	streets (155,296 st) are deducted from 777,167 sf of total
			(15,000 st) TMK: 2-1-050: 061	falle alea.
			(27,124 sf) TMK: 2-1-050: 062 (9 644 sf)	
Street Widening	Ilaniwai Widening		Ilaniwai easement for potential widening	
§15-22-30; §15-22-33 Land Use Zone	Mixed-Use Zone - Residential Emphasis	Single Mixed-Use Zone	Residential and commercial uses	
§15-22-9 Method of Development	Base Zone Development or Planned Development		Planned Development	
§15-22-113 Floor Area for Commercial Use	No more than 1.2 FAR, or 746,245 sf	100% of the total FAR allowed	25,110 sf	
Floor Area for Residential Use	100% of the total FAR allowed	100% of the total FAR allowed	487,287 sf	

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
Total Dwelling Units			424 units	
§15-22-115 Reserved Housing Units	At least 20% of the total number of dwelling units		375 units	
§15-22-116 Building Height	400 ft	400 ft	400 ft, plus additional 18 ft for allowable protrusion such as mechanical equipment and screens.	
§15-22-116 Land Block FAR	4.75 (3.5 + 0.3 bonus + 25% transferred FAR) is the maximum allowed for Land Block 5.	Development Lot x up to 4.75 FAR = Total Allowed Floor Area Discretionary review	For Land Block 5 a total of 4.27, or 2,653,845 sf	·
\$15-22-116 Ward MP FAR	3.8 (including 0.3 bonus) for the entire Ward Master Plan.	process for the transfer of floor area from a sending site to a receiving site.	512,397 sf in this Project, with the remaining floor area to be developed on the rest of Land Block 5 and the other Land Blocks.	

Ward Village Land Block 5, Project 1 Development Permit No.: KAK 13-038 July 17, 2013 Page 3 of 11

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-203 Transferred FAR	No more than 25% of the allowable FAR, or 0.95 (3.8 x 0.25)		Land Block 5 currently plans to transfer 12.3% or 290,736 sf in from other development lots in Ward Village per Master Plan.	
§15-22-116 Tower Footprint	16,000 sf	16,000 sf	Approximately 13,023 sf	
§15-22-117 View Corridor Setback - Tower	75 ft from property line fronting Ward Avenue	Ward Neighborhood Master Plan acknowledges a potential modification of eliminating the 75' tower element setback along Ala Moana Boulevard	75 ft from property line fronting Ward Avenue.	

Ward Village Land Block 5, Project 1 Development Permit No.: KAK 13-038 July 17, 2013 Page 4 of 11

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-117 View Corridor Setback - Platform	15 ft from property line fronting Ward Avenue; 1:1 slope from 20 ft high	The Ward Neighborhood Master Plan contemplates the sloping setback on the platform allows for the development of a continuous building facade that better defines the edge of street.	15 ft from property line fronting Ward Avenue at ground level. Modification request to eliminate 1:1 sloped setback.	Modification approved by the Authority at its July 17, 2013 Public Hearing
§15-22-120 Platform Height	Platform height may be modified to exceed 45 ft.	The Ward Neighborhood Master Plan contemplates increasing the platform or street front element height to 75' for parcels not directly fronting Ala Moana Boulevard.	Modification requesting 75 ft for entire platform, plus additional ancillary architectural components with height up to 87 ft for up to 15% of the Platform.	Modification approved by the Authority at its July 17, 2013 Public Hearing

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-63.1 Front Yard	15 ft	Eliminate side and rear yard setbacks in selected locations where the facades of new buildings will	15 ft with "front yard averaging" approach; canopy encroachment up to 10 ft.	Both modifications approved by the Authority at its July 17, 2013 Public Hearing
§15-22-62 Front Yard Height Setback	Same as View Corridor Setbacks.	abut solid walls of existing or future neighboring structures.	Same as View Corridor Setbacks.	
§15-22-63.2 Side and Rear Yard	Not required for structure without openings. 10 ft for structure with openings.	Eliminating setbacks in these locations will allow connections between buildings and prevent new residual spaces from being created between buildings, thus helping to minimize narrow and unsafe areas.	No openings on rear yard, no setback on rear yard.	

Ward Village Land Block 5, Project 1 Development Permit No.: KAK 13-038 July 17, 2013 Page 6 of 11

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-143 Tower Orientation	The long axis shall be between 35 degrees and 65 degrees west of south.	Coincides with the Mauka Area Plan and promotes Mauka-Makai building orientation.	The long axis of tower is 38 degrees west of south.	
§15-22-143 Tower Spacing	300 ft between the long parallel sides of neighboring towers to the extent practicable.	Separation of 300 feet between long sides and 200 feet between short sides where practicable	120 ft from the neighboring tower. The property width is 250 ft; a setback of 75 ft from Ward Avenue is maintained. The 120 ft spacing provided is the practicable extent for this site.	
§15-22-143 Tower Spacing	200 ft between the short sides of towers.		No existing towers are within 200 ft from the short side of the tower.	
§15-22-144 Landscaping	Along Ward Avenue, Rainbow shower shall be provided at 45 ft on center.	Planting designs will comply with the HCDA Mauka Area Rules currently in effect.	Street tree landscaping to be provided consistent with Ward, based on draft landscape plans included and subject to further design and approval.	

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Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-64 Open Space	The lower of: 10% of the lot area; or 25% of the lot area less required yard areas.	At least 10% of the lot area shall be provided as open space.	Pursuant to the master plan, a total of 245,639 sf of open space will be provided throughout the Ward Neighborhood. In Land Block 5, the amount is estimated at 62,187 sf per the attached table. 57 sf of open space is being provided as a part of this project. The balance will be provided by the later phases of Block 5 development.	
	55 sf per dwelling unit	Nearly 250,000 square feet is to be provided as recreational space within Ward Neighborhood.	83.3 sf per dwelling unit, or 35,329 sf provided.	

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
\$15-22-67 Off-Street Parking	Multi-family dwellings: 600 sf or less: 0.9 per unit 600 sf to 800 sf: 1.13 per unit 800 sf and over: 1.35 per unit Commercial uses: 1 per 444 sf	All parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any other applicable policies regarding parking	Requirements: Multi-family dwellings: 0.90 x 141 = 126.90 spaces 1.35 x 283 = 382.05 spaces Subtotal: 509 spaces Standard space required: 255 spaces Commercial Use: 25,110/444 = 56.55 spaces Standard spaces required: 57 spaces Total for all Uses: Required: 566 spaces Standard: 312 spaces Compact: 254 spaces Standard: 312 spaces Compact: 254 spaces Standard: 319 spaces Compact: 270 spaces	

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Remarks	
Proposed Development	Total: 4 spaces 2 - 12' x 35' x 14' spaces 2 - 8.5' x 19' x 10' spaces
Ward Neighborhood Master Plan	All parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any other applicable policies regarding parking. Based on the proposed Project programming, this totals: Multi-Family Dwellings: 3 stalls required Commercial: 2 stalls Required number of loading spaces may be allowed when assigned to serve two or more uses.
Mauka Rules Requirements	Commercial Use: 3 spaces Residential Use: 512,658 sf: 4 spaces After adjustment of up to 50% for two or more uses, 4 stalls are required. At least 2 stalls shall be 12'W x 35'L x 14'H. The balance may be 8.5'W x 19'L x 10'H.
Description	§15-22-68 Off-Street Loading

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Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-73 Dedication of Public Facilities	3% of commercial floor areas 4% of residential floor areas Exempt for reserved housing		Required Public Facilities: Commercial: 3% x 25,110 sf = 753.3 sf; Residential: 4% x 56,108 sf (Market Units) = 2,244.3 sf. Total: 2,997.60 sf. Public facilities for Land Block 5 will be provided through a perpetual public easement for public right-of-way and sidewalk extensions.	
§15-22-80 Joint Development	Required two or more adjacent lots developed together.		Pursuant to the Master Plan, all of the parcels in Land Block 5 are included and will be made part of a larger Joint Development Agreement.	
§15-22-82 Flood Hazard District	Follow Honolulu Land Use Ordinance Article 7.		Will comply.	

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Remarks	
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Proposed Development	This Project will provide 375 reserved housing units to satisfy its own requirement of 106 units as well as provide excess credits to satisfy the requirements of other Ward MP projects.
Ward Neighborhood Master Plan	20% of total dwelling units to be provided for sale or rental to qualified persons. Under the Master Plan, as many as 860 units could be provided as reserved housing units. Reserved housing to be provided within Ward Neighborhood, off-site within two years of the development of market rate housing in a given development
Mauka Rules Requirements	\$15-22-115 Requirement of Providing Reserved housing Units) Every applicant for a planned development containing multi- family dwelling units on a development lot of at least 20,000 square feet shall provide at least 20% of the total number of dwelling units in the development for sale or rental to qualified persons as determined by the Authority. Also, subsections (b), (c), (d), and (e) of \$15-22-115.1 Waiver of Reserved Housing Cash in Lieu Payment.
Description	§15-22-115 Reserved Housing

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