

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 Residential Units			
Project	Total Residential Units	Market Rate Units	Reserved Housing 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

Attorneys for VICTORIA WARD, LIMITED

BEFORE THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY
OF THE STATE OF HAWAII

RECEIVED
2015 FEB 23 PM 3 28
HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

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

VICTORIA WARD, LIMITED

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

PD 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 not 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 not seeking to introduce different land uses, and VWL is not 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. PETITIONER

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. BACKGROUND

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 for sale or rental.

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.

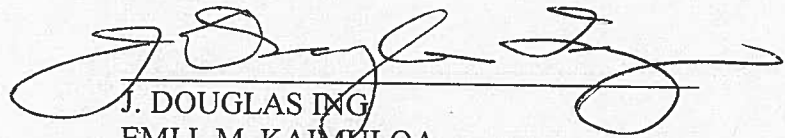
V. HEARING

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. CONCLUSION

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

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.

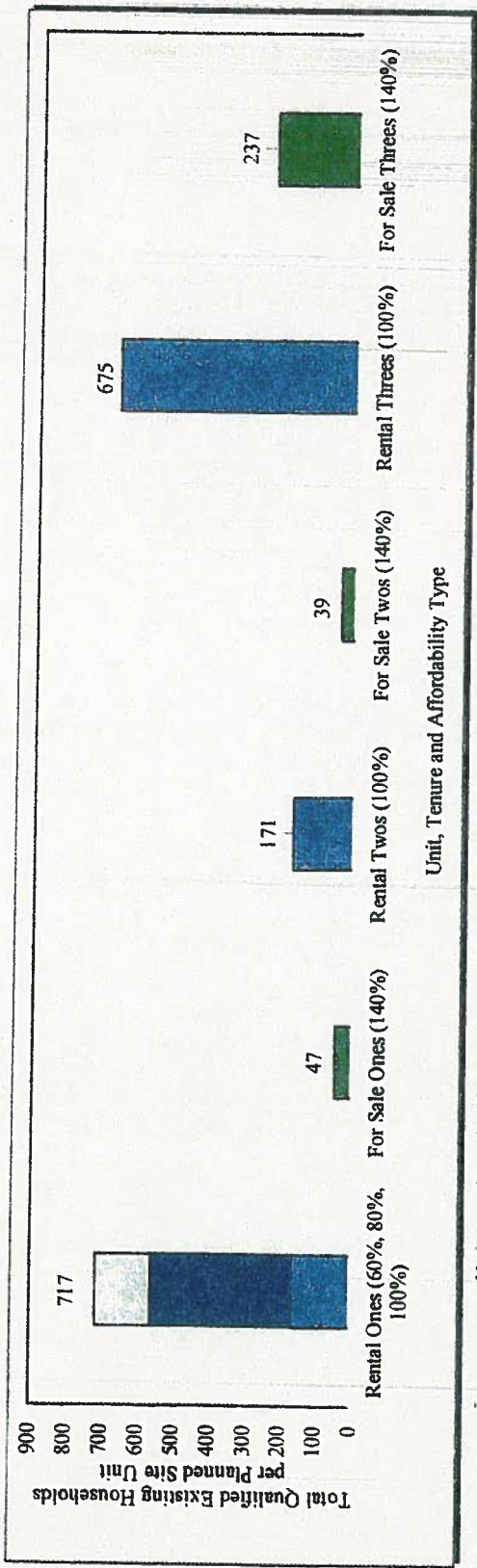
I DECLARE UNDER PENALTY OF LAW THAT THE FOREGOING IS TRUE
AND CORRECT.

DATED: Honolulu, Hawaii, 2-23-15.



DAVID STRIPH

EXHIBIT 1



THE CONCORD GROUP

RECEIVED

2015 MAR 23 PM 3 43

WATANABE ING LLP
A Limited Liability Partnership

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

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

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

VICTORIA WARD, LIMITED

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

PD 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

498533

**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**

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

1. 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

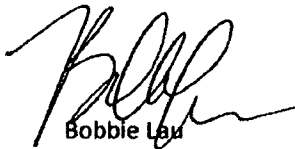
RE: RE: Ward Village Land Block 5 Project 1, Land Block 2 Project 1, and Land Block 3 Project 1

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



Bobbie Lau
Senior General Manager

The Howard Hughes Corporation
Victoria Ward, Limited
1240 Ala Moana Blvd.
Suite 200
Honolulu, HI 96814

T 808.591.8411
F 808.598.4919
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

By: 

Race Randle

Its Representative

Enclosure: Notice of Public Hearing

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 its 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

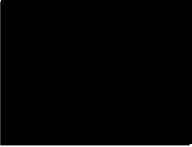
TMKs	Owner/Lessee	C/O	Address	City	State	Zip Code
210490010000	Brodco Ltd. Partnership	C/O Pacific Century Trust		Honolulu	HI	96802-3170
	Aloha Petroleum LTD			Honolulu	HI	96814
210490030000	Katherine Y. Taniguchi Trust	C/O CBI Inc.		Honolulu	HI	96807
	Yoshie Feaster			Honolulu	HI	96813
210490080000	William J. Delano III Trust			Saint James	MO	65559-1430
210490780000	Mai Thi Frascarelli Trust			Honolulu	HI	96813
210500130000	Hawaii Housing Finance and Dev. Corp.			Honolulu	HI	96813
210500140000	Hawaii Housing Finance and Dev. Corp.			Honolulu	HI	96813
210500150000	Hawaii Housing Finance and Dev. Corp.			Honolulu	HI	96813
210500160000	Brian T. Takata	C/O Van Takemoto		Honolulu	HI	96813
	Van H. Takemoto			Honolulu	HI	96813
210500170000	Wayne K. Takane			Honolulu	HI	96822
210500180000	Henry C. H. Dang Trust			Honolulu	HI	96813
	Pauletta D. Trust			Honolulu	HI	96814
	Christopher H. Ewan			Honolulu	HI	96815
	Scott F. Ewan			Honolulu	HI	96816
	Papa Ola Lokahi			Honolulu	HI	96813-5204
210500190000	Clara H. Takeuchi Trust 2012			Honolulu	HI	96813
210500200000	George Monzen Trust			Honolulu	HI	96813
	Sachiko Monzen			Honolulu	HI	96813
210500390000	Ernest Kimura Trust			Honolulu	HI	96807
	Shizue Kimura Trust			Honolulu	HI	96813
210500400000	H. Hamada Store Inc.			Honolulu	HI	96816-1804
210500410000	ESJB LLC			Honolulu	HI	96816
210500420000	ESJB LLC			Honolulu	HI	96816
210500430000	Harry Y. Takemoto Trust			Honolulu	HI	96814
	Sandra Y. Amakawa			Honolulu	HI	96814
	Craig S. Takemoto			Honolulu	HI	96814
	Voes Partnership			Honolulu	HI	96813
210500450000	T & T Investments Inc.			Honolulu	HI	96813
210500460000	Sandra Y. Amakawa			Honolulu	HI	96814
	Craig S. Takemoto			Honolulu	HI	96814
	Voes Partnership			Honolulu	HI	96813
210500470000	Diamond Parking Inc.			Seattle	WA	98104
210500480000	Diamond Parking Inc.			Seattle	WA	98104
210500490000	Meivin T. H. Ching Trust			Aiea	HI	96701
	Ella L. Ching Trust			Honolulu	HI	96814
210500500000	American Savings Bank			Honolulu	HI	96804
210500520000	American Savings Bank			Honolulu	HI	96804
210500560000	T & T Investments Inc.			Honolulu	HI	96813
210500630000	Hawaii Housing Finance and Dev. Corp.			Honolulu	HI	96813
210500650000	Hawaii Housing Finance and Dev. Corp.			Honolulu	HI	96813
210500680000	City and County of Honolulu			Honolulu	HI	96813
210500700000	Hawaii Housing Finance and Dev. Corp.			Honolulu	HI	96813
	Kauhale Kaka'ako Management Office			Honolulu	HI	96813
210581310000	Hawaii Comm. Dev. Authority (HCDA)			Honolulu	HI	96813
230020570000	Hawaiian Hardwood Co. Ltd.	C/O C.S. Wo & Sons, Ltd.		Honolulu	HI	96813
230020580000	945Q LLC			Honolulu	HI	96825
230030180000	Kamakee Vista			Honolulu	HI	96814
230040250000	1133 Waimanu AOA			Honolulu	HI	96814
230040290000	Ka'a Limited Partnership	C/O Ideal Properties		Honolulu	HI	96814
	Richard Wasnich Trust			Honolulu	HI	96814
230040790000	Ka'a Limited Partnership	C/O Ideal Properties		Honolulu	HI	96814
230040800000	Hawaii Comm. Dev. Authority (HCDA)			Honolulu	HI	96814
230370010000	City and County of Honolulu			Honolulu	HI	96814

Tenant	Entity	Address	Attn:	City	State	Zipcode
T&C Surf Designs	Town & Country Recreation, Inc.			Aiea	HI	96701 Ward Centre
Little Sheep Mongolian Restaur	Little Sheep International, Inc.			City Of Industry	CA	91745 Ward Centre
Mimiko Atelier & C. Nakanishi	Mimiko Atelier & Carriann Nakanishi			Ewa Beach	HI	96706 Ward Centre
Downtown Giftings	Cindy Kouchi			Honolulu	HI	96814 Ward Centre
Gallery At Ward Centre, The	Art A L A Carte Inc			Honolulu	HI	96814 Ward Centre
Bean & Vanilla, L.L.C.	Bean & Vanilla, L.L.C.			Honolulu	HI	96814 Ward Centre
Red Pineapple	Condor LLC			Honolulu	HI	96814 Ward Centre
Dolce LLC	Dolce LLC			Honolulu	HI	96814 Ward Centre
Hopscotch	Hopscotch LLC			Honolulu	HI	96814 Ward Centre
Genki Sushi	Genki Sushi USA, Inc.			Honolulu	HI	96813 Ward Centre
Goma Tei Ramen	Goma Inc.			Honolulu	HI	96814 Ward Centre
Honolulu Chocolate Co	Honolulu Chocolate Co			Honolulu	HI	96814 Ward Centre
Taj Clubhouse	Taj Clubhouse Inc.			Honolulu	HI	96816 Ward Centre
Kua 'Aina Sandwich	Kua'Aina Sandwich			Honolulu	HI	96814 Ward Centre
Bellini Bistro And Bar	Lalo Investment LLC		Sandwich Isle Restaurants	Honolulu	HI	96825 Ward Centre
Ninja Sushi	M.L.K. Usa Inc.		Attn: Maile Sayarath	Honolulu	HI	96814 Ward Centre
Paina Café	Zero Bubble Venture Group LLC		Attn: Blaine Kumura	Honolulu	HI	96813 Ward Centre
Mocha Java Cafe	Mala Jube			Honolulu	HI	96814 Ward Centre
Sedona	Maimar Inc.			Honolulu	HI	96814 Ward Centre
Martin & Macarthur	Martin & Macarthur Enterprises			Honolulu	HI	96819 Ward Centre
Misfortune Hawaii	Misfortune, Ward, Inc.			Honolulu	HI	96823 Ward Centre
Moana Hawaii Bourdque	Moana Hawaii Boutique, Inc.			Honolulu	HI	96823 Ward Centre
The Watch & Jewelry Company	Mp Collections Inc.			Honolulu	HI	96814 Ward Centre
Pearl's Korean Bbg	Mphl, LLC			Honolulu	HI	96814 Ward Centre
Island Olive Oil Company	Ohana Holdings Group, LLC			Honolulu	HI	96814 Ward Centre
Crazy Shirts	Only The Best, Inc.			Honolulu	HI	96701 Ward Centre
Paul Brown Salon	Paul Brown Salon Inc			Honolulu	HI	96814 Ward Centre
Kakaako Kitchen	RBL LLC			Honolulu	HI	96814 Ward Centre
New York Lux/Sol Fashion Brasil	Steven S. Jahng			Honolulu	HI	96814 Ward Centre
Jams World	Surf Line Hawaii, Ltd.			Honolulu	HI	96817 Ward Centre
H-Zone	University Of Hawaii		UH Manoa Athletics Business Ofc	Honolulu	HI	96822 Ward Centre
Mexico Cantina	Cardenas Group Corporation			Kailua	HI	96731 Ward Centre
Zpizza	Gourmet Pizzas Of Hawaii LLC		Attn: Cesar Llanenas And Karen Llanenas	Kaneohe	HI	96744 Ward Centre
Brookstone #369	Brookstone Stores, Inc.			Merrimack	NH	03054 Ward Centre
Ryan's Grill #17	Restaurants Unlimited, Inc.			Seattle	WA	98104 Ward Centre
Famous Footwear #3115	Brown Group Retail, Inc.		Attn: Leanne Audit Dept Store 3115	St. Louis	MO	63105 Ward Centre
Bed Bath & Beyond #1370	Bed Bath & Beyond, Inc		Attention: Leanne Administration	Union	NI	07003 Ward Centre
Noa Noa	Noa Noa		C/O Valerie Shore	Walpole	HI	96791 Ward Centre
Consolidated Entertainment, LLC	Consolidated Entertainment, LLC			Los Angeles	CA	90045 Ward Entertainment
Dave & Buster's	Dave & Buster's of Hawaii, Inc.		Attn: Jeff Ricci	Dallas	TX	75220 Ward Entertainment
Buca Di Beppo	Buca Restaurants 2 Inc.			Orlando	FL	32838 Ward Entertainment
Boee	Boee Corporation		Corporate Real Estate	Framingham	MA	01701 Ward Entertainment
Rafe	Excuse USA, Inc.			Honolulu	HI	96814 Ward Entertainment
Big City Diner Ward	Big City Diner Inc.		Attn: Administrative Office	Wabasha	WI	96797 Ward Entertainment
Panda Express #1634	Panda Restaurant Group Inc.		Attn: Leanne Accounting	Rosemead	CA	91770 Ward Entertainment
Starbucks Coffee #21026-HI	Starbucks Corporation			Seattle	WA	98124 Ward Entertainment
Men's Warehouse #2950	The Men's Warehouse, Inc.			Fremont	CA	94538 Ward Entertainment
Ben and Jerry's	Metrolinks Hawaii LLC		Attn: Han Chong	Honolulu	HI	96815 Ward Entertainment
L & L Drive-In	Ward Centre L & L Drive-WEC		Attn: Chykhia Kim	Honolulu	HI	96814 Ward Entertainment
Mercedes Benz	J/R Motors 818 Kapolei, LLC			Honolulu	HI	96813 Ward Entertainment
Innovative Foto BXP1056	Foto Fantasy, Inc.		Attn: Carl Anness	Salem	NH	03079 Ward Entertainment
Ad Watta	Ad Watta, LLC			Honolulu	HI	96813 Ward Entertainment
Central Pacific Bank	Central Pacific Bank		Attn: Derek Kamehaha	Honolulu	HI	96813 Ward Entertainment
Office Depot, Inc.	Office Depot, Inc.		Attn: Vice President-Real Estate	Boca Raton	FL	33495 Ward Village
Office Depot, Inc.	Office Depot, Inc.		Attn: Office of the General Counsel-Real Estate	Boca Raton	FL	33496 Ward Village
Pier 1 Imports #1613	Pier 1 Imports (U.S.), Inc.		Lease Accounting Department	Fort Worth	TX	76161 Ward Village Shops
Nordstrom Rack #48	Nordstrom, Inc.		Lease Administration	Seattle	WA	98111 Ward Village Shops
TJ Maxx #1263	The TJX Companies, Inc.		Lease Administration Department	Minneapolis	MI	01701 Ward Village Shops
Conspower Yoga	Conspower Yoga LLC		Attn: Real Estate Dept.	Denver	CO	80211 Ward Village Shops
Na Mea Hawaii	Honolulu, LLC			Honolulu	HI	96802 Ward Warehouse
Tibet India Imports	Dragon Collections, Inc.			Honolulu	HI	96826 Ward Warehouse
The Pet Corner	The Pet Corner, LLC		Attn: Liberty Belback	Honolulu	HI	96814 Ward Warehouse
Clay Café	The Clay Cafe LLC			Honolulu	HI	96814 Ward Warehouse
Salon Bobbi & Guy	Salon Bobbi & Guy			Honolulu	HI	96814 Ward Warehouse
Taj Clubhouse	Taj Clubhouse			Honolulu	HI	96814 Ward Warehouse
Island Skipper	Thongs 'N Things, LLC			Honolulu	HI	96782 Ward Warehouse
Merle Norman Cosmetics	Lowery/Merle Norman			Honolulu	HI	96814 Ward Warehouse
The Ultimate Foot Store, Inc.	The Ultimate Foot Store, Inc.		Attn: David Griffith	Honolulu	HI	96814 Ward Warehouse
Eden In Love	Bamboo River LLC			Honolulu	HI	96826 Ward Warehouse
Subway	Subway			Honolulu	HI	96814 Ward Warehouse
Sushi At Ward	C & Y Food Service, Inc.		Attn: Yoo Suk Kang	Honolulu	HI	96814 Ward Warehouse
Brian's Hawaiian Kitchen	Gyoung Hwee Chu			Honolulu	HI	96814 Ward Warehouse
Mr. Egg Roll	Kyoung Lum Shok			Honolulu	HI	96822 Ward Warehouse
Korean BBQ Express	Lawrence Park			Honolulu	HI	96814 Ward Warehouse
The Liquor Collection	Owning Enterprises Inc			Honolulu	HI	96814 Ward Warehouse
Local Fever	Jean Warehouse, Inc.			Honolulu	HI	98894 Ward Warehouse
All Things Tahiti	Tare Tei Tahiti, LLC			Honolulu	HI	96825 Ward Warehouse
Crafts Way	Crafts Way, LLC			Aiea	HI	96701 Ward Warehouse
Happy Halewa	Eco Enterprise, LLC			Honolulu	HI	96819 Ward Warehouse
Downtown Giftings	Cindy Kouchi			Honolulu	HI	96814 Ward Warehouse
Ocean Queen	Lobsang Dhonyoz			Mililani	HI	96789 Ward Warehouse
Hakubundo, Inc	Hakubundo, Inc			Honolulu	HI	96814 Ward Warehouse
Kaypeesh	So Mace Design LLC			Honolulu	HI	96814 Ward Warehouse
Gold Guys Holdings, LLC	Gold Guys Holdings, LLC			Woodbury	MI	55125 Ward Warehouse
Loco Boutique	Michael Jay's, Ltd			Honolulu	HI	96814 Ward Warehouse
Heaven On Earth	Heaven On Earth Inc			Honolulu	HI	96813 Ward Warehouse
T&C Surf Designs	Town & Country Recreation, Inc.		Attn: Jeff Takamine	Aiea	HI	96701 Ward Warehouse
Big Island Delights	Jewelry Plus Hawaii, Inc			Hilo	HI	96720 Ward Warehouse
Jewelry Plus Hawaii	Ris Island Wear, Inc.			Honolulu	HI	96813 Ward Warehouse
Ris Island Wear	Hung Vo Company, Inc.			Honolulu	HI	96814 Ward Warehouse
Nat Tek	Novelty World, Inc.		Attn: Darrell L. Ching	Mililani	HI	96789 Ward Warehouse
Novel-T World	Novelty World, Inc.			Honolulu	HI	96814 Ward Warehouse
The Wedding Cafe / Brue Coffee Bar	Cobblestone LLC / Honblue Inc			Honolulu	HI	96826 Ward Warehouse
SGH Sunglass Hut #5311	Sunglass Hut Trading LLC		Attn: Leanne Administration	Mason	OH	45040 Ward Warehouse
Cinnamon Girl	Rtjo Corporation			Honolulu	HI	96813 Ward Warehouse
Nohea Gallery-Two	Gallery Baron Inc			Honolulu	HI	96814 Ward Warehouse
Incoco	Laser Sculpture Of Hawaii, LLC			Honolulu	HI	96821 Ward Warehouse
Hula Dog	Hula Dog Hawaiian Style Hot Dogs Inc.			Honolulu	HI	96822 Ward Warehouse
Pa'ina Cafe	Zero Bubble Venture Group LLC			Honolulu	HI	96817 Ward Warehouse
Happy Wahine	Tivoli Investments LLC			Aiea	HI	96701 Ward Warehouse
Flags Flying	Bishert Hawaii, Inc.			Honolulu	HI	96814 Ward Warehouse
Dairy Queen	HQD, Inc.			Honolulu	HI	96821 Ward Warehouse
Waioli Shave Ice	Formosa, Inc.			Honolulu	HI	96826 Ward Warehouse
In-Specs	Dr. Michael Vanlangeweld & Associates			Honolulu	HI	96814 Ward Warehouse
Diem Cafe	Ngon Kim Trinh			Honolulu	HI	96814 Ward Warehouse
Sumo Ramen	Enjoy Life Together LLC			Honolulu	HI	96815 Ward Warehouse
Volcano Eggs	Jacor Enterprises LLC			Honolulu	HI	96819 Ward Warehouse
Cookie's Clothing Co.	Cookie's Inc.			Honolulu	HI	96825 Ward Warehouse
Island Soap & Candleworks	Island Soap & Candleworks			Honolulu	HI	96813 Ward Warehouse

Chai Studio	Red Circle LLC				Honolulu	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	K & S Hawaiian Creations, Incorporated				Honolulu	HI	96819 Ward Warehouse
MORI by Art & Flea	AI Media LLC				Honolulu	HI	96813 Ward Warehouse
Executive Chef/Bath And Butler	Hawaii Equipment				Honolulu	HI	96814 Ward Warehouse
Menchie's	Menchie's Hawaii LLC			Attn: Randal M. Hiraiki	Honolulu	HI	96814 Ward Warehouse
Innovative Foto Exc100	Foto Fantasy, Inc			Attn: Carl Annese	Honolulu	HI	96814 Ward Warehouse
Coca Cola	Coca-Cola Refreshments USA, Inc				Salem	NH	03079 Ward Warehouse
Old Spaghetti Factory	OSF International, Inc				Atlanta	GA	30339 Ward Warehouse
Kincaid's 806	Restaurants Unlimited Inc				Portland	OR	97239 Ward Warehouse
Wee Play & Learn-Advert.	Bestsellers Hawaii, Ltd.			Wee Play & Learn	Honolulu	HI	96814 Ward Warehouse
Wee Play & Learn-Preschool	Bestsellers Hawaii, Ltd.			Wee Play & Learn	Honolulu	HI	96814 Ward Warehouse
Wee Play & Learn	Bestsellers Hawaii, Ltd.				Honolulu	HI	96814 Ward Warehouse
Island Guitars	James W Danz				Honolulu	HI	96814 Ward Warehouse
Cookspace Hawaii, LLC	Cookspace Hawaii, LLC				Honolulu	HI	96814 Ward Warehouse
Hawaii Fashion Incubator	Hawaii Fashion Incubator, LLC				Honolulu	HI	96816 Ward Warehouse
Oahu Photo Booths Corp.	Oahu Photo Booths				Honolulu	HI	96814 Ward Warehouse
Idcard	Isle Ofcount Corporation				Honolulu	HI	96814 Ward Warehouse
Epilepsy Foundation Of HI, Inc	Epilepsy Foundation Of Hawaii, Inc.				Honolulu	HI	96814 Ward Warehouse
Alzheimer's Association-Aloha	Alzheimer's Association-Aloha Chapter			Attn: William P. Allen	Honolulu	HI	96814 Ward Warehouse
Hawaii Care & Cleaning	Hawaii Care & Cleaning, Inc				Uluie	HI	96766 Ward Warehouse
Elite Massage Academy, LLC	Elite Massage Academy, LLC				Honolulu	HI	96819 Ward Warehouse
Honolulu Classical Ballet	Honolulu Classical Ballet				Honolulu	HI	96814 Ward Warehouse
JFK Enterprises	JFK Enterprises				Honolulu	HI	96814 Ward Warehouse
Master Pilates & Wellness, Inc	Master Pilates & Wellness, Inc				Honolulu	HI	96825 Ward Warehouse
Albert C. Kobayashi, Inc	Albert C. Kobayashi, Inc				Honolulu	HI	96814 Ward Warehouse
Cavalier's Jiu-Jitsu	Cavalier's Jiu-Jitsu Family Association				Waipahu	HI	96797 Ward Warehouse
Automotive Emporium LLC	Auto Emporium LLC				Waukena	HI	96792 Ward Warehouse
Pol Pounder Designs	Pol Pounder Designs				Kapolei	HI	96707 Ward Warehouse
East-West Associates	East-West Associates, Inc.				Honolulu	HI	96814 Ward Warehouse
Hawaiian Energy Systems, Inc.	Hawaiian Energy Systems, Inc.				Honolulu	HI	96826 Ward Warehouse
DKQY Architecture Studio Inc.	DKQY Architecture				Honolulu	HI	96814 Ward Warehouse
Koko Crater Coffee Roasters	Sheryl Nelson				Honolulu	HI	96814 Ward Warehouse
Patagonia Storage	Great Pacific Iron Works			Attn: Jenny Fernandez	Van Nuys	CA	93001 Ward Warehouse
Nautica Retail	Nautica Retail USA, Inc.				Jersey City	NJ	07310 Ward Warehouse
Xtermco	Xtermco				Waipahu	HI	96707 Ward Warehouse
The Pacific Place Tea Garden	The Pacific Place, Inc.				Honolulu	HI	96814 Ward Warehouse
Pacific Waterfeatures, Inc.	Pacific Waterfeatures, Inc.				Honolulu	HI	96825 Ward Warehouse
Bright Space	Bright Space LLC				Honolulu	HI	96822 Ward Warehouse
Pacific Hi-TAK	Pacific Hi-TAK, Inc.				Honolulu	HI	96809 Ward Warehouse
Coech	Coech, Inc.			Attn: Leese Analyst	New York	NY	10001 Ward Warehouse
SAH Inc.	SAH Inc.			Attn: Shelton Higa	Honolulu	HI	96823 Ward Warehouse
Bradley McCague	Bradley McCague				Honolulu	HI	96816 Ward Warehouse
Florist Grand Inc.	Florist Grand Inc.				Honolulu	HI	96814 Ward Warehouse
Cool-Zone, Inc.	Cool-Zone, Inc.				Honolulu	HI	96814 Ward Warehouse
Sanjo Corporation-Storage	Sanjo International Marketing Inc.				Honolulu	HI	96814 Ward Warehouse
Kalmene Divers	Kalmene Divers LLC				Honolulu	HI	96825 Ward Warehouse
RT Hawaii Restaurants Inc.	RT Hawaii Restaurants Inc.				Honolulu	HI	96814 Ward Warehouse
Tai, Inc.	Tai, Inc.				Honolulu	HI	96814 Ward Warehouse
Onie Who Surf	Onie Who Surf, LLC				Honolulu	HI	96814 Ward Warehouse
Gary Nelson	Gary Nelson				Honolulu	HI	96814 Ward Warehouse
Hawaii Candlelight	Hawaii Candle			Attn: Masashi Endo	Hendersonville	TN	37075 Ward Warehouse
Lupika Pacific, Inc.	Lupika Pacific, Inc.				Honolulu	HI	96814 Ward Warehouse
Fine Art Associates	Fine Art Associates				Honolulu	HI	96814 Ward Warehouse
Takano Nakamura Landscaping	Takano Nakamura Landscaping, Inc.				Honolulu	HI	96814 Ward Warehouse
Pacific Products Company	Pacific Products Company			Attn: Travis K. Ebeau	Honolulu	HI	96814 Ward Warehouse
Discount Mutual	Albert K. Michioka				Honolulu	HI	96814 Ward Warehouse
Midnight Timing LLC	Midnight Timing LLC				Kapolei	HI	96707 Ward Warehouse
Ala Moana Produce	Ala Moana Produce				Honolulu	HI	96814 Ward Warehouse
Marshall Corporation	Marshall Corporation				Honolulu	HI	96819 Ward Warehouse
Ben & Jerry	Metrofoods Hawaii LLC			Attn: Han-Lee Choong	Honolulu	HI	96815 Ward Warehouse
Cultural Surveys of HI, Inc.	dba Art & Flea				Waimanalo	HI	96795 Ward Warehouse
AI Media, LLC	OS Retail, Inc.			Attn: Alyson Ishikuni	Honolulu	HI	96813 Ward Warehouse
OS Retail, Inc.	OS Retail, Inc.				Huntington Beach	CA	92649 Ward Warehouse
Merical Marketplace	Merical Corporation				Honolulu	HI	96819 Ward Warehouse
Road A Gastropub	Bear HI, LLC				Honolulu	HI	96814 Ward Warehouse
Ross Dress For Less #381	Ross Dress For Less, Inc.			Attn: Property Management Dept.	Dublin	CA	94568 Ward Gateway Center
Sports Authority #771	TSJ Stores, Inc.				Englewood	CO	80110 Ward Gateway Center
McDonalds Express #050-0114	McDonald's Corporation			Attn: Danilo Vidado, Mgr.	Honolulu	HI	96814 Ward Gateway Center
Ba-Le Sandwich & Bakery	Thanh Quoc Lam				Honolulu	HI	96814 Ward Gateway Center
Patagonia	Great Pacific Iron Works				Ventura	CA	93001 Ward Gateway Center
Wahoo's Fish Tacos	SMN Company, LLC				Honolulu	HI	96814 Ward Gateway Center
Jamba Juice #16765	JJC Hawaii LLC				Honolulu	HI	96818 Ward Gateway Center
Starbucks Coffee #21054-HI	Starbucks Corporation				Seattle	WA	98124 Ward Gateway Center
Oceanic Time Warner Cable LLC	Oceanic Time Warner Cable LLC				Milliani	HI	96789 Ward Gateway Center
Summer's Love Dog	Leslimalia LLC			Attn: Leslie Okamura	Honolulu	HI	96814 Ward Gateway Center
Discover Hawaii Tours	Discovering Hidden Hawaii Tours, Inc.				Honolulu	HI	96804 Ground Leases
Gary O'Gallher, A Law Corp	Gary O'Gallher, A Law Corp				Honolulu	HI	96814 Ground Leases
Jack In The Box #9208	Jack In The Box Inc				Honolulu	HI	96814 Ground Leases
MNS Inc-Prig.	MNS Inc				San Diego	CA	92123 Ground Leases
Ward Court Dev. CO.-320 Ward	Ward Court Development Co			Nelson Jones	Honolulu	HI	96813 Ground Leases
Ward Court Dev.CO.-350 Ward	Ward Court Development Co			Nelson Jones	Honolulu	HI	96814 Ground Leases
Ward Court Dev.CO.-250 Ward	Ward Court Development Co			Nelson Jones	Honolulu	HI	96814 Ground Leases
Ward Court Dev-Parking	Ward Court Development Co			Nelson Jones	Honolulu	HI	96814 Ground Leases
Pacific Elec Sales Agency	Pac Electrical Sales Agency				Honolulu	HI	96813 Halekaunila, Kawaiahaeo, Queen
Action Rehab	Action Rehab				Honolulu	HI	96828 Halekaunila, Kawaiahaeo, Queen
Bose	Bose Corporation			Corporate Real Estate	Frammingham	MA	01701 Halekaunila, Kawaiahaeo, Queen
Cinnamon Girl	Rfjo Corp.				Honolulu	HI	96813 Halekaunila, Kawaiahaeo, Queen
Otis Hawaii-Parking	Otis Hawaii				Honolulu	HI	96813 Halekaunila, Kawaiahaeo, Queen
Pacific Store Fixtures	Pacific Store Fixtures				Honolulu	HI	96814 Halekaunila, Kawaiahaeo, Queen
Interior Showplace-956	Interior Showplace				Honolulu	HI	96814 Halekaunila, Kawaiahaeo, Queen
Otis Elevator	Otis Elevator Company			C/O United Technologies Realty	Farmington	CT	06032 Auh Street
Otis Hawaii-Parking	Otis Hawaii				Honolulu	HI	96813 Auh Street
J. Kadowaki, Inc.	J. Kadowaki, Inc.				Honolulu	HI	96813 Auh Street
Honolulu Baking Company	Honolulu Baking Company, Ltd.			Attn: Janice Kim	Honolulu	HI	96819 Auh Street
Honolulu Coffee Co.	HC Retail, LLC			Attn: Tim Burton	Honolulu	HI	96814 Auh Street
Coral Pacific Construction	Coral Pacific Construction, LLC			Attn: Christopher Knitter	Honolulu	HI	96825 Auh Street
Oahu Metal & Glazing, LP	Oahu Metal & Glazing, LP				Honolulu	HI	96813 Auh Street
Kieselbach & Emery, LLC	Kieselbach & Emery, LLC				Honolulu	HI	96814 Ward Avenue
California Beach Rock N' Sushi	California Beach Rock N' Sushi				Honolulu	HI	96814 Ward Avenue
Suginno Dance Academy	Suginno Dance Academy				Honolulu	HI	96814 Ward Avenue
Premo's Piano Shop	Steven H. Premo				Honolulu	HI	96822 Ward Avenue
Sterling Photography	Sterling C Praddy				Honolulu	HI	96814 Ward Avenue
RIFT Enterprise	Roy H Wtom				Honolulu	HI	96814 Ward Avenue
Aloha Cleaning Systems	Lucas Noll				Honolulu	HI	96815 Ward Avenue
American Cabinetry, Inc	American Cabinetry, Inc				Honolulu	HI	96814 Ward Avenue
The Dolphin Institute	The Dolphin Institute				Hilo	HI	96720 Ward Avenue
Frame Design	Alison Roscoe				Honolulu	HI	96813 Ward Avenue
Hawaiiana Management Company	Hawaiiana Management Company, Ltd.			Attn Corporate Accounting Dept	Honolulu	HI	96813 Ward Avenue
Oahu Power Washing Services LLC	Oahu Power Washing Services LLC			Attn: Mr. Shaun J. Downham	Honolulu	HI	96814 Ward Avenue
Pacific Home	Elysium House LLC				Honolulu	HI	96814 Ward Avenue
Sumshine Lady	Teruyo Muccia				Kailua	HI	96734 Ward Avenue

Ball Ago
Fishcake
Anne Namba Designs
Hiddle's
Bekaert Specialty Films
Graphic Pictures Hawaii
Lanai Things
One Stop Kitchen Cabinets

Ball Ago, LLC
Fishcake, LLC
Anne Namba Designs
W H Fiddler Co, Ltd
Bekaert Specialty Films
Graphic Pictures
Kiele Corporation
Pudong International Trading Co., Inc.



C/O Solar Gard

Attn: Henry S.Y.Lee

Honolulu	HI	96813	Kamahi Street
Honolulu	HI	96813	Kamahi Street
Honolulu	HI	96813	Kamahi Street
Honolulu	HI	96813	Kamahi Street
Hudson	OH	44136	Kamahi Street
Honolulu	HI	96813	Kamahi Street
Honolulu	HI	96813	Kamahi Street
Honolulu	HI	96813	Kamahi Street

First Name	Last Name	Other/Company	Street Address	City	State	Zipcode
Juliette	Watanabe	Or Current Resident/Tenant		Honolulu	HI	96814
Oliver	Kinney	Or Current Resident/Tenant		Honolulu	HI	96814
Sammy	Kim	Or Current Resident/Tenant		Honolulu	HI	96814
Robert	Greene	Or Current Resident/Tenant		Honolulu	HI	96814
Ryan	Takao	Or Current Resident/Tenant		Honolulu	HI	96814
Teresa	Han	Or Current Resident/Tenant		Honolulu	HI	96814
Kevin	Richardson	Or Current Resident/Tenant		Honolulu	HI	96814
Robert	Hope	Or Current Resident/Tenant		Honolulu	HI	96814
Kye Hee	Yi	Or Current Resident/Tenant		Honolulu	HI	96814
Keahi	Salvador	Or Current Resident/Tenant		Honolulu	HI	96814
Diana	Medina	Or Current Resident/Tenant		Honolulu	HI	96814
Duo Hui	Su	Or Current Resident/Tenant		Honolulu	HI	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	HI	96814
Caroline	Lee	Or Current Resident/Tenant		Honolulu	HI	96814
So	Le	Or Current Resident/Tenant		Honolulu	HI	96814
Jane	Kim	Or Current Resident/Tenant		Honolulu	HI	96814
John	Moses	Or Current Resident/Tenant		Honolulu	HI	96814
Faalupega	Sele	Or Current Resident/Tenant		Honolulu	HI	96814
Jacqueline	Nguyen	Or Current Resident/Tenant		Honolulu	HI	96814
Suranji	Malcom	Or Current Resident/Tenant		Honolulu	HI	96814
Gug Sang	Lim	Or Current Resident/Tenant		Honolulu	HI	96814
Annabelle	Daguio	Or Current Resident/Tenant		Honolulu	HI	96814
Lonnie	Trimarche	Or Current Resident/Tenant		Honolulu	HI	96814
Eric	Yamashita	Or Current Resident/Tenant		Honolulu	HI	96814
Tomomi	Franzen	Or Current Resident/Tenant		Honolulu	HI	96814
Jenny	Lee	Or Current Resident/Tenant		Honolulu	HI	96814
Lynn	Kekoa	Or Current Resident/Tenant		Honolulu	HI	96814
Marine	Anien	Or Current Resident/Tenant		Honolulu	HI	96814
Kelly	Yip	Or Current Resident/Tenant		Honolulu	HI	96814
Westin	Lee	Or Current Resident/Tenant		Honolulu	HI	96814
Song Won	Pak	Or Current Resident/Tenant		Honolulu	HI	96814
John	Watson	Or Current Resident/Tenant		Honolulu	HI	96814
Jessica	Su	Or Current Resident/Tenant		Honolulu	HI	96814
Michelle	Miguel	Or Current Resident/Tenant		Honolulu	HI	96814
Yumiko	Arikura	Or Current Resident/Tenant		Honolulu	HI	96814
Buddy	Davidson	Or Current Resident/Tenant		Honolulu	HI	96814
Tracy	Fung	Or Current Resident/Tenant		Honolulu	HI	96814
Tina	Allison	Or Current Resident/Tenant		Honolulu	HI	96814
Ahyin	Puou	Or Current Resident/Tenant		Honolulu	HI	96814
Calvin	Chan	Or Current Resident/Tenant		Honolulu	HI	96814
		Current Resident/Tenant		Honolulu	HI	96814
Simon	Kim	Or Current Resident/Tenant		Honolulu	HI	96814
Zephara	Naehu	Or Current Resident/Tenant		Honolulu	HI	96814
Pyong	Yu	Or Current Resident/Tenant		Honolulu	HI	96814
		Current Resident/Tenant		Honolulu	HI	96814
Reva	Berrios	Or Current Resident/Tenant		Honolulu	HI	96814
Hanae	Matsunaga	Or Current Resident/Tenant		Honolulu	HI	96814
Chae Pil	Pak	Or Current Resident/Tenant		Honolulu	HI	96814
Chang	Hwang	Or Current Resident/Tenant		Honolulu	HI	96814
Darrellyn	Garcia	Or Current Resident/Tenant		Honolulu	HI	96814
Jessie	Dedrick	Or Current Resident/Tenant		Honolulu	HI	96814
Pil Kung	Lee	Or Current Resident/Tenant		Honolulu	HI	96814
Gallie	Leung	Or Current Resident/Tenant		Honolulu	HI	96814
Sonny	Le	Or Current Resident/Tenant		Honolulu	HI	96814
Hermiona	Rodrigues	Or Current Resident/Tenant		Honolulu	HI	96814
Gwyenth	Pong	Or Current Resident/Tenant		Honolulu	HI	96814
Takeshi	Okada	Or Current Resident/Tenant		Honolulu	HI	96814
Kathleen	Dela Calzada	Or Current Resident/Tenant		Honolulu	HI	96814

Summer	Noland	Or Current Resident/Tenant	Honolulu	HI	96814
Qui Chan	Xie	Or Current Resident/Tenant	Honolulu	HI	96814
Phuc Thi	Dao	Or Current Resident/Tenant	Honolulu	HI	96814
Hye Chong	Yim	Or Current Resident/Tenant	Honolulu	HI	96814
Kevin	Ahn	Or Current Resident/Tenant	Honolulu	HI	96814
Li	Zhang	Or Current Resident/Tenant	Honolulu	HI	96814
Aileen	Mokuau	Or Current Resident/Tenant	Honolulu	HI	96814
Johhny May	Cambra	Or Current Resident/Tenant	Honolulu	HI	96814
Dominic	Vo	Or Current Resident/Tenant	Honolulu	HI	96814
Sun Hee	Woo	Or Current Resident/Tenant	Honolulu	HI	96814
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
Benjamin	Rapozo	Or Current Resident/Tenant	Honolulu	HI	96814
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
Minh	Tran	Or Current Resident/Tenant	Honolulu	HI	96814
Tran	Khiem	Or Current Resident/Tenant	Honolulu	HI	96814
Phuong My	Tran	Or Current Resident/Tenant	Honolulu	HI	96814
Quincy	Solano	Or Current Resident/Tenant	Honolulu	HI	96814
Surapee	Sartapai	Or Current Resident/Tenant	Honolulu	HI	96814
Eileen	Choe	Or Current Resident/Tenant	Honolulu	HI	96814
Vernon	Ching	Or Current Resident/Tenant	Honolulu	HI	96814
Amarjeet	Singh	Or Current Resident/Tenant	Honolulu	HI	96814
Joslyn	Ching	Or Current Resident/Tenant	Honolulu	HI	96814
Siu Kit	Wong	Or Current Resident/Tenant	Honolulu	HI	96814
Mathew	Stern	Or Current Resident/Tenant	Honolulu	HI	96814
Lisa	Lagmay	Or Current Resident/Tenant	Honolulu	HI	96814
Sonny	DeGuzman	Or Current Resident/Tenant	Honolulu	HI	96814
Tong Hui	Gang	Or Current Resident/Tenant	Honolulu	HI	96814
Cong	Vo	Or Current Resident/Tenant	Honolulu	HI	96814
Myrah	Kim	Or Current Resident/Tenant	Honolulu	HI	96814
Kay	Cho	Or Current Resident/Tenant	Honolulu	HI	96814
Mark	Hata	Or Current Resident/Tenant	Honolulu	HI	96814
Keiko	Gauthreaux	Or Current Resident/Tenant	Honolulu	HI	96814
Steve	Medeiros	Or Current Resident/Tenant	Honolulu	HI	96814
Yayoi	Shimabukuro	Or Current Resident/Tenant	Honolulu	HI	96814
Gregory	Ah Yat	Or Current Resident/Tenant	Honolulu	HI	96814
Maxine	Mills	Or Current Resident/Tenant	Honolulu	HI	96814
Larry	Fujii	Or Current Resident/Tenant	Honolulu	HI	96814
Wen Hua	Wu	Or Current Resident/Tenant	Honolulu	HI	96814

Yeon Jin	Kim	Or Current Resident/Tenant	Honolulu	HI	96814
Gregory	Reis	Or Current Resident/Tenant	Honolulu	HI	96814
Juddson	Winchester	Or Current Resident/Tenant	Honolulu	HI	96814
Tu	Tran	Or Current Resident/Tenant	Honolulu	HI	96814
Adly	Mirza	Or Current Resident/Tenant	Honolulu	HI	96814
Christine	Ablog	Or Current Resident/Tenant	Honolulu	HI	96814
Donna	Kim	Or Current Resident/Tenant	Honolulu	HI	96814
William	Millan	Or Current Resident/Tenant	Honolulu	HI	96814
Janyyn	Michaud	Or Current Resident/Tenant	Honolulu	HI	96814
Sherry	Baclaan	Or Current Resident/Tenant	Honolulu	HI	96814
Moses	Cheng	Or Current Resident/Tenant	Honolulu	HI	96814
Margaret	Kim	Or Current Resident/Tenant	Honolulu	HI	96814
Jung Soo	Kim	Or Current Resident/Tenant	Honolulu	HI	96814
Mathew	Huber	Or Current Resident/Tenant	Honolulu	HI	96814
Sun Hum	Paik	Or Current Resident/Tenant	Honolulu	HI	96814
David	Fouse, Yang	Or Current Resident/Tenant	Honolulu	HI	96814
Sun Joo	Park	Or Current Resident/Tenant	Honolulu	HI	96814
David	Kim	Or Current Resident/Tenant	Honolulu	HI	96814
Donald	Faller	Or Current Resident/Tenant	Honolulu	HI	96814
Carol	Kellogg	Or Current Resident/Tenant	Honolulu	HI	96814
Sanjev	Pieris	Or Current Resident/Tenant	Honolulu	HI	96814
Sung Hee	Lee	Or Current Resident/Tenant	Honolulu	HI	96814
Carmelita	Meyer	Or Current Resident/Tenant	Honolulu	HI	96814
Robin	Burrell	Or Current Resident/Tenant	Honolulu	HI	96814
Gregory	Pearson	Or Current Resident/Tenant	Honolulu	HI	96814
Tomonori	Murakami	Or Current Resident/Tenant	Honolulu	HI	96814
June	Oh	Or Current Resident/Tenant	Honolulu	HI	96814
Veronica	Simao	Or Current Resident/Tenant	Honolulu	HI	96814
Diane	Rosa	Or Current Resident/Tenant	Honolulu	HI	96814
Zina	Parks	Or Current Resident/Tenant	Honolulu	HI	96814
Eiji	Tachibana	Or Current Resident/Tenant	Honolulu	HI	96814
Kimberly	Pak	Or Current Resident/Tenant	Honolulu	HI	96814
Adnan	Mohamed	Or Current Resident/Tenant	Honolulu	HI	96814
Hoi Ming	Wu	Or Current Resident/Tenant	Honolulu	HI	96814
Thanh	Dang	Or Current Resident/Tenant	Honolulu	HI	96814
Hetevessey	Danford	Or Current Resident/Tenant	Honolulu	HI	96814
William	DeVerse	Or Current Resident/Tenant	Honolulu	HI	96814
Abigail	Balubar	Or Current Resident/Tenant	Honolulu	HI	96814
Kassandra	Alvarez	Or Current Resident/Tenant	Honolulu	HI	96814
Charles	Thenot	Or Current Resident/Tenant	Honolulu	HI	96814
Michael	Garcia	Or Current Resident/Tenant	Honolulu	HI	96814
Paul	Bae	Or Current Resident/Tenant	Honolulu	HI	96814
Yam King	Chun	Or Current Resident/Tenant	Honolulu	HI	96814
Joseph	Tease	Or Current Resident/Tenant	Honolulu	HI	96814
Catharine	Kent	Or Current Resident/Tenant	Honolulu	HI	96814
Hon Kai	Chu	Or Current Resident/Tenant	Honolulu	HI	96814
Dorothy	Lee	Or Current Resident/Tenant	Honolulu	HI	96814
Yew Kia	Chu	Or Current Resident/Tenant	Honolulu	HI	96814
Raymond	Pong	Or Current Resident/Tenant	Honolulu	HI	96814
		Current Resident/Tenant	Honolulu	HI	96814
Michael	Ogan	Or Current Resident/Tenant	Honolulu	HI	96814
Mung Shan	Chu	Or Current Resident/Tenant	Honolulu	HI	96814
Inhee	Lee	Or Current Resident/Tenant	Honolulu	HI	96814
Ahn	Ann	Or Current Resident/Tenant	Honolulu	HI	96814
Takahiro	Endo	Or Current Resident/Tenant	Honolulu	HI	96814
Amy	Swanson	Or Current Resident/Tenant	Honolulu	HI	96814
Anthony	Berrios	Or Current Resident/Tenant	Honolulu	HI	96814
Preston	Auwae	Or Current Resident/Tenant	Honolulu	HI	96814
Kyong Soo	Lee	Or Current Resident/Tenant	Honolulu	HI	96814
Shirley	Nitullama	Or Current Resident/Tenant	Honolulu	HI	96814
Yong Ho	Lee	Or Current Resident/Tenant	Honolulu	HI	96814

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

TMK	Owner	OR	Attn:	Address	City	State	Zipcode	Unit
230040250001	CJK Limited Partnership				Honolulu	HI	96821	104
230040250002	Michael M. Kimura Trust				Honolulu	HI	96802-3170	106
230040250003	Nan Y. Sakaguchi Trust		C/O Bank of HI, Trust		Lihua	HI	96786-3604	107
230040250004	Sean K. Ah Yen				Honolulu	HI	96814	108
230040250005	Michael M. Kimura Trust		C/O Bank of HI, Trust		Honolulu	HI	96802-3170	109
230040250006	Nathan J. Yamauchi				Honolulu	HI	96814	110
230040250007	Richard & Charlene K. Fernandez Trust				Honolulu	HI	96821-1910	111
230040250008	Sherrie K. L. L. Funuya				Honolulu	HI	96814	201
230040250009	Gordon T. Yamaguchi & Mai Trang Thi Nguyen				Honolulu	HI	96814	202
230040250010	Philip D. Kim				Honolulu	HI	96814	203
230040250011	Frank M. Shimogawa Trust				Aiea	HI	96701-2718	204
230040250011	Betty K. Shimogawa Trust	Or Current Resident/Tenant/Occupant			Honolulu	HI	96814	204
230040250012	Amelia K. Y. Chang				Honolulu	HI	96817	205
230040250013	Danielle C. Soto				Honolulu	HI	96814	205
230040250014	Wade S. & Jeimie R. A. Hayakawa				Honolulu	HI	96814	207
230040250015	Gregory J. Mizono Trust				Honolulu	HI	96817-3563	208
230040250016	Waynette S. H. Wong-Chu Trust		C/O Norwin H. G. Wong, Trs		Honolulu	HI	96822	209
230040250017	Russell S. & Sheri L. K. Sunabe				Honolulu	HI	96814	210
230040250018	Hlap D. Phillips				Honolulu	HI	96814	211
230040250019	Chang Ho & Young Ae Han				Honolulu	HI	96814	301
230040250020	Tin Gee & Qi Li Lu				Honolulu	HI	96814	302
230040250021	Jeanette K. Tanaka Trust				Honolulu	HI	96814	303
230040250022	Evelyn C. Pajardo				Honolulu	HI	96814	304
230040250022	Jerry Centore				Honolulu	HI	96814	304
230040250023	Nancy Y. Nakasone				Honolulu	HI	96814	304
230040250023	Pablo Tolentino Jr.				Honolulu	HI	96814	305
230040250024	Ivan R. Arakaki				Honolulu	HI	96814	306
230040250025	Lynne H. Kazama Trust				Honolulu	HI	96814	307
230040250026	Gary H. Yamashita Trust				Honolulu	HI	96814	308
230040250027	Lenice C. & Lisa J. Poncdeleon-Toral				Honolulu	HI	96814	309
230040250028	Northko & Mikako Owada				Honolulu	HI	96814	311
230040250029	Kefed K. C. Chang Trust				Honolulu	HI	96814	311
230040250029	Hwee L. Y. Chang Trust	Or Current Resident/Tenant/Occupant			Honolulu	HI	96814	311
230040250030	Chikeko N. Vanostrand				Honolulu	HI	96814	402
230040250031	Blaine M. & Reelene M. Tafari				Honolulu	HI	96814-2106	403
230040250032	Renae M. L. Otao-Kawasaki		C/O Ideal Properties Inc. (CW15)		Honolulu	HI	96814	405
230040250033	Alton A. Maeshiro & Susan Y. Zane-Maeshiro				Honolulu	HI	96814	405
230040250034	Thea L. Fernandez	Or Current Resident/Tenant/Occupant			Clarkmasa	OR	97015	405
230040250034	Teodorico D. Fernandez Jr.				Honolulu	HI	96814	405
230040250034	Lyanette P. Fernandez	Or Current Resident/Tenant/Occupant			Honolulu	HI	96825-1123	407
230040250035	Mildred K. Shimabukuro				Honolulu	HI	96814	407
230040250036	Robert O. Fritakei & Julie S. Yoshida-Fritakei				Honolulu	HI	96814	410
230040250037	Gary M. Nakayama Trust				Bellevue	WA	98006	411
230040250038	Scott K. Hiramoto				Honolulu	HI	96814	411
230040250039	Eric K. Cha				Honolulu	HI	96814	411
230040250040	William S. Lin	C/O HI Resource Realty: K NII			Honolulu	HI	96821	506
230040250040	Ay-Ling Lin	Or Current Resident/Tenant/Occupant			Honolulu	HI	96814	506
230040250041	Kimura Family Trust				Honolulu	HI	96814	602
230040250042	Stanchar Y. Mabellos				Honolulu	HI	96814	602
230040250042	Virginia Y. Mabellos				Honolulu	HI	96814	602
230040250043	Louise H. K. Lum				Honolulu	HI	96814	602
230040250044	Steve & Yuki M. Huynh				Honolulu	HI	96814	602
230040250045	Michael K. N. & Eva L. Guenero				Honolulu	HI	96821	602
230040250046	Candace J. Park				Honolulu	HI	96814	602
230040250047	Margaret Y. H. Leung				Honolulu	HI	96814	602
230040250047	Fernan M. Chiang				Honolulu	HI	96814	602
230040250048	Eileen K. Wetada				Honolulu	HI	96814	602
230040250049	Christopher M. Garguilo Trust				Honolulu	HI	96814	602
230040250049	Kathryn J. Egan Trust				Honolulu	HI	96814	602
230040250050	Irene Y. Chung Trust				Honolulu	HI	96814	602
230040250051	Andy K. P. & Mona T. M. Yeung				Honolulu	HI	96814	602
230040250052	We Cham K. Hol & Iao I. Leong				Honolulu	HI	96821	602
230040250053	Cheyel L. Wong Trust	Or Current Resident/Tenant/Occupant			Honolulu	HI	96814	602
230040250053	Allen M. G. Wong Trust				Honolulu	HI	96814	602
230040250054	Scott A. Oresham				Honolulu	HI	96814	602
230040250055	Cy M. & Hong Tran Khara				Honolulu	HI	96814	602
230040250056	Morris A. Oahro				Honolulu	HI	96814	602
230040250057	Ronald M. & Sherry Ann Nakel				Honolulu	HI	96825	608
230040250058	Jo Ann E. Goo				Honolulu	HI	96814	608
230040250059	Deen H. Suzuki	Or Current Resident/Tenant/Occupant			Honolulu	HI	96814	608
230040250059	Adela B. K. Suzuki				Honolulu	HI	96814	608
230040250060	Nelson S. & Charis M. Okano				Honolulu	HI	96814	608
230040250061	Sean A. & Ai Isano				Honolulu	HI	96814	608
230040250062	Johnny & Maggie Hua				Honolulu	HI	96814	608
230040250063	Geoffrey T. F. Lau				Honolulu	HI	96821-2117	701
230040250063	Wan Key Leu	Or Current Resident/Tenant/Occupant			Honolulu	HI	96814	701
230040250064	Sharon T. Nakashima Trust				Honolulu	HI	96814	704
230040250065	Sherry F. Heather				Honolulu	HI	96814	704
230040250066	Robyn L. Ota	Or Current Resident/Tenant/Occupant			Honolulu	HI	96813-5117	704
230040250066	Robert K. Ota				Honolulu	HI	96814	704
230040250067	Nelson G. H. Yamagata				Honolulu	HI	96818	705
230040250068	Patrick Hugh Ayers Trust	Or Current Resident/Tenant/Occupant			Kailua	HI	96734	706
230040250069	Carolyn Augusti Cadrino-Ayers Trust				Honolulu	HI	96814	706
230040250069	Sharon A. Okubo Trust				Honolulu	HI	96814	706
230040250070	Marie J. B. De Lima				Honolulu	HI	96814	706
230040250071	Selina H. K. Chiang Trust				Honolulu	HI	96814	706
230040250072	Cathi A. Duong Trust				Honolulu	HI	96814	706
230040250073	Janice H. Waketuki				Honolulu	HI	96814	706
230040250074	Tanaka Trust				Honolulu	HI	96823-2718	801
230040250075	Vincent Yip & Didi Lu				Honolulu	HI	96814	803
230040250076	Linda A. Uyeda				Honolulu	HI	96813	804
230040250077	Fujita Co. Ltd.				Honolulu	HI	96814	804
230040250078	Natalie Y. Nagai				Honolulu	HI	96814	804
230040250079	Shan & Kwok M. H. Wong				Honolulu	HI	96814	804
230040250080	Weber & Julie Wang Family Trust				Thousand Oaks	CA	91362-3349	807
230040250081	Bryce T. & Sevonn Min Tobara				Honolulu	HI	96814	807
230040250082	Hironaka Tamashiro				Honolulu	HI	96814	807
230040250082	Kaoni Larsen				Honolulu	HI	96814	807
230040250083	Yuki Shibasaki Cho				Honolulu	HI	96814	807
230040250083	Hiroko Shibasaki				Honolulu	HI	96814	807
230040250084	Shun Xing & Rul Ying Huang				Honolulu	HI	96814	807
230040250085	Connie Tran Trust				Honolulu	HI	96816-2216	901
230040250085	Lynn T. Ly	Or Current Resident/Tenant/Occupant			Honolulu	HI	96814	901
230040250086	A & J Investments		C/O Mr. Koji Morimoto		Honolulu	HI	96825	902
230040250087	Andrew C. T. Chun				Honolulu	HI	96814	902
230040250088	C & M Dang Family Ltd. Partnership				Honolulu	HI	96825	904
230040250089	Joanne P. Hayashi				Honolulu	HI	96815	905
230040250090	Kevin Y. Hanaoka				Honolulu	HI	96814	907
230040250091	Dale T. Funakoshi				Hillsboro	OR	97123	907
230040250092	Laura K. Mawahiro				Honolulu	HI	96821	908
230040250093	Boushko & Kelly K. Thongkham				Los Angeles	CA	90066	909
230040250094	Grant M. & Jan M. Takasaki				Honolulu	HI	96816-3616	910
230040250095	Raymond C. K. Chun Trust				Honolulu	HI	96814	910
230040250096	Michael R. & Megumi Kamei				Honolulu	HI	96814	910
230040250097	Larry G. Q. Wu & Xue Xia Cheng				Honolulu	HI	96814	910
230040250098	Nalinthone Sanankone & Erin I. Chen				Alamo	CA	94507	1003
230040250099	Harumi Kumagai				Honolulu	HI	96814	1003

C/O Tom Shinsato Realty Inc.

C/O Tom Shinsato Realty Inc.

230040250199	Yuk Kwai Fong Trust		Honolulu	HI	96814
230040250199	Michael K. H. Luta		Honolulu	HI	96817 2005
230040250199	Sylvia J. Chang	Or Current Resident/Tenant/Occupant	Honolulu	HI	96814 2005
230040250200	Edward K. Harada Trust		Honolulu	HI	96817 2006
230040250200	Jean Y. Harada Trust	Or Current Resident/Tenant/Occupant	Honolulu	HI	96814 2006
230040250201	Shawn T. Kodani Trust		Miliani	HI	96789-5599 2007
230040250202	Jeffrey & Hsi Kich Berman		Honolulu	HI	96814
230040250203	Eric M. Elkage		Honolulu	HI	96817 2009
230040250204	Kelth E. H. & Ellen C. Sakoda		Honolulu	HI	96814-373 2010
230040250205	Lisa Ann Ching		Honolulu	HI	96814
230040250206	Thomas B. & Mae-Sung Hippensteele		Honolulu	HI	96814
230040250207	Song Cho Kim & Ok Yonn Kim		Honolulu	HI	96814
230040250208	Chin Y. Lin		Honolulu	HI	96817 -4009 2103
230040250209	Myra H. K. Chang		Honolulu	HI	96814
230040250210	Shurt H. Ito		Honolulu	HI	96814
230040250210	Kevin K. Ito		Honolulu	HI	96814
230040250210	Anne L. Ito		Honolulu	HI	96814
230040250211	Mary A. Taheny		San Francisco	CA	94127 2106
230040250212	Pauline K. Harada		Honolulu	HI	96821 2107
230040250213	Hillary W. S. Chang		Honolulu	HI	96814
230040250214	Jason M. & Dolores K. Laskey		San Francisco	CA	94107-2216 2109
230040250215	Andy D. & June L. Yip		Honolulu	HI	96814
230040250216	Paul & Jean Helae Joint Trust		Miliani	HI	96789 2111
230040250217	Jason M. M. Murata		Alaie	HI	96701 2201
230040250218	John P. K. Nelson		Honolulu	HI	96814
230040250218	Angeline A. Nelson		Honolulu	HI	96814
230040250219	Jody K. Kubo Trust		Honolulu	HI	96814
230040250220	Lisa Ann Ching		Honolulu	HI	96822 2204
230040250221	Brandon T. & Ashley R. Ito		Honolulu	HI	96825-3500 2205
230040250222	Lynn S. Morimoto		Honolulu	HI	96814
230040250223	Michael T. & Candia Y. Le		Honolulu	HI	96822 2207
230040250224	Gregory J. T. Cheng		Honolulu	HI	96814
230040250225	Doris K. Maeda Trust		Honolulu	HI	96814
230040250226	Dick K. & Kimberly K. K. Chung		Honolulu	HI	96814
230040250227	Randal S. Goshl Trust		Honolulu	HI	96814
230040250228	Won & Yun Hae Lee		Honolulu	HI	96814
230040250229	Henry K. H. & Amanda S. H. Tee		Honolulu	HI	96814
230040250230	Thommas Saegeng		Honolulu	HI	96813-1857 2303
230040250231	Philip W. K. Salita H. F. Chan		Honolulu	HI	96814
230040250232	Vinod Kumar & Alka Mehla		Honolulu	HI	96821 2305
230040250233	Waihang & Ceila Lai Trust		Lihue	HI	96786-0363 2306
230040250234	Craig Y. & Deborah Lyn A. Y. Hirasaki		Honolulu	HI	96825 2307
230040250235	Tristina P. Doan		Honolulu	HI	96814
230040250236	Zhi E. Liang & Yan Ting Mar		Honolulu	HI	96814
230040250237	Naomi H. Hamamura		Honolulu	HI	96814
230040250238	Guoqiang Yao & Yongzhong Liang		Honolulu	HI	96814
230040250239	Howard C. Abe		Honolulu	HI	96814
230040250239	Violet S. Abe		Honolulu	HI	96814
230040250239	Allison M. Sugawara		Honolulu	HI	96814
230040250240	Hayato N. & Yasuyo Kobeta		Honolulu	HI	96814
230040250241	Leilani M. Masunaka Trust		Honolulu	HI	96814
230040250242	Francis L. & Kristen M. B. Monnet		Honolulu	HI	96814
230040250243	Jane S. Hiraki		Honolulu	HI	96814
230040250244	Eric A. Ching		Honolulu	HI	96814
230040250245	Kristen M. Y. Lee		Honolulu	HI	96816-0768 2407
230040250246	Shannon M. Hayes Trust		Honolulu	HI	96814
230040250246	Tanya L. Hayes Trust		Honolulu	HI	96814
230040250247	Henry K. H. Lum		Honolulu	HI	96814
230040250248	Masaru & Kayoko Fuse		Honolulu	HI	96814
230040250249	James A. Choo & Rie Shigehara-Choo		Honolulu	HI	96814
230040250250	Patrick W. C. & Valerie W. S. Lee		Honolulu	HI	96819 2501
230040250251	Misong K. Knudson		Honolulu	HI	96814
230040250252	Noa K. Ching		Honolulu	HI	96814
230040250253	Kazuko Miyashita		Honolulu	HI	96814
230040250254	Mafia Ana J. Rivera Trust		Honolulu	HI	96814 2604
230040250255	Franci N. Tarada		Honolulu	HI	96744-1709 2505
230040250256	Jon S. Yamana		Honolulu	HI	96815 2508
230040250257	Koichiro Togo & Anna T. Glunz-Togo		Honolulu	HI	96813-5163 2507
230040250258	Ruth E. Mabanglo		Honolulu	HI	96814
230040250259	Harry K. Yamaashiro Jr.		Kaneohe	HI	96744-3420 2510
230040250259	Shari H. Yamaashiro	Or Current Resident/Tenant/Occupant	Honolulu	HI	96814 2510
230040250260	Teresita V. Ramos Trust		Honolulu	HI	96814
230040250261	Verdugo Family Trust		Kaneohe	HI	96744 2601
230040250262	Randall S. & Karl F. Rivera		Kaneohe	HI	96744 2602
230040250263	NJK Properties LLC		Alaie	HI	96701 2603
230040250264	Debra A. Golden		Honolulu	HI	96814
230040250265	Aaron S. Okizuka		Miliani	HI	96789 2605
230040250266	Darin Fujimori		Honolulu	HI	96814
230040250267	Dexter K. Osato		Honolulu	HI	96814
230040250267	Elizabeth S. Makl		Honolulu	HI	96814
230040250268	Darryl T. & Darcy M. T. Yamamoto		Honolulu	HI	96814
230040250269	Robert T. Wannomae & Michiko Yoshihara		Honolulu	HI	96814
230040250270	Khanhaseath Thiphanavong		Honolulu	HI	96814
230040250271	Kent Takeshi Nishikawa		Honolulu	HI	96814
230040250272	Masamobu & Megumi Furuta		Honolulu	HI	96826-4906 2611
230040250273	Dan Van Le Trust		Honolulu	HI	96814
230040250273	Tuyenboe Thi Khau Trust	Or Current Resident/Tenant/Occupant	Honolulu	HI	96816-2857 2702
230040250274	Michael M. Kimura Trust		Honolulu	HI	96814 2702
230040250275	Toshiyuki Hirai Trust	C/O Bank of HI. Trust	Honolulu	HI	96802-3170 2703
230040250276	Richard A. Apene & Debbie A. H. Kato Family Trust		Alaie	HI	96701 2704
230040250277	Ken K. Kapoor		Kahului	HI	96733-0293 2705
230040250278	Karl A. Nakagawa		Honolulu	HI	96814
230040250279	Michael M. Kimura Trust	C/O Bank of HI. Trust	Honolulu	HI	96802-3170 2708
230040250280	Richard S. McGerrow Trust		Honolulu	HI	96814
230040250281	Michael M. Kimura Trust	C/O Bank of HI. Trust	Honolulu	HI	96802-3170 2710
230040250282	Tad T. Fujino Trust		Honolulu	HI	96814
230040250282	Jenny R. Fujino Trust		Honolulu	HI	96814

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

Exhibit C

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 Facilities Dedication				
Credit from Pre-WNMP Projects				39,581 (SF)
Proposed Public Facilities Dedication				
Location				Area (SF)
Land Block 2_Project 1: Sidewalk along Ala Moana Boulevard				519
Land Block 2_Project 1: Sidewalk along Kamakee Street				499
Land Block 5_Project 1: Road/Sidewalk along Ilaniwai Street				2,483
Halekauwila Street				37,261
Total Proposed Public Facilities Dedication				40,762
Total Public Facilities Dedication Credit				80,343
Required Public Facilities Dedication				
Project	Use	Floor Area	Dedication %	Area (SF)
LB2_Project 1	Commercial	8,255	3%	248
LB2_Project 1	Residential	519,526	4%	20,781
	LB2_Project 1, Project Total			21,029
LB3_Project 1	Commercial	17,137	3%	514
LB3_Project 1	Residential	632,223	4%	25,289
	LB3_Project 1, 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 Required Public Facilities Dedication (SF)				49,829
Total 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.

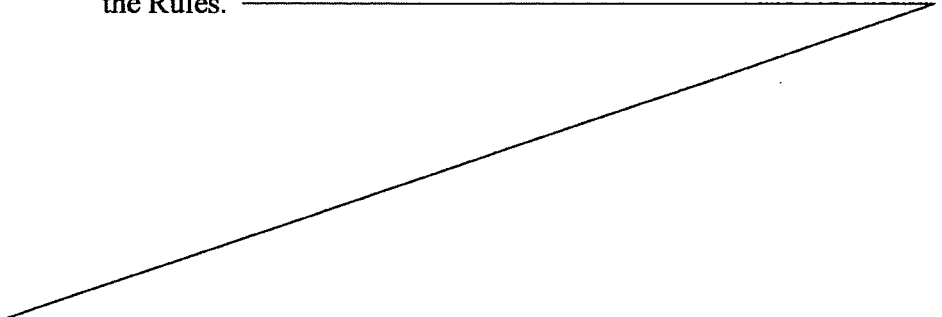
V. INFRASTRUCTURE IMPROVEMENTS: Infrastructure improvements can be divided into two categories: (1) infrastructure improvements or requirements which are immediately necessary to proceed with the Project; and (2) improvements which are necessary to improve and upgrade the vicinity in total through the 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.

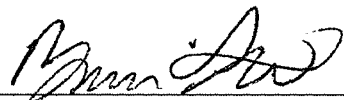
VI. DECISION: Staff Report, Findings, and Recommendations for the Development Permit Application dated August 21, 2013, including the conditions set forth in the Staff Report, Findings, and Recommendations and adopted by the Authority is hereby incorporated into this Development Permit and made part 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. _____
- 

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

By 
Brian Lee, Chairperson

Attachment: Exhibit A – Table 1

Table 1

I. PROJECT SUMMARY AND ENTITLEMENTS

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
Lot Area			<p>Ward Village, Land Block 2 Total: 355,130 sf</p> <p>Land Block 2, Project 1</p> <p>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</p>	
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	527,781 sf for Land 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.

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
<p>§15-22-120 Platform Height</p>	<p>Platform height may be modified to exceed 45 ft.</p>	<p>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.</p>	<p>Modification requesting 65 ft for entire platform, plus additional ancillary architectural components with height up to 77 ft for up to 15% of the Platform.</p>	<p>Modification approved by the Authority at its August 21, 2013 Public Hearing.</p>

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 about solid walls of existing or future neighboring structures. 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.	15 ft with "front yard averaging" approach; canopy encroachment up to 10 ft.	Both Modifications approved by the Authority at its August 21, 2013 Public Hearing.
§15-22-62 Front Yard Height Setback	Same as View Corridor Setbacks.		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.		No openings on rear yard, no setback on rear yard.	

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
§15-22-143 Tower Orientation	The long axis shall be between 35 degrees west 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.	

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
<p>§15-22-64 Open Space</p>	<p>The lower of: 10% of the lot area; or 25% of the lot area less required yard areas.</p>	<p>At least 10% of the lot area shall be provided as open space.</p>	<p>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.</p>	
<p>§15-22-65 Recreation Space</p>	<p>55 sf per dwelling unit</p>	<p>Nearly 250,000 square feet is to be provided as recreational space within Ward Neighborhood.</p>	<p>Approximately 88.44 sf/dwelling unit, or 15,653 sf provided on-site for the 177 dwelling units.</p>	

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
<p>§15-22-67 Off-Street Parking</p>	<p>Multi-family dwellings: 600 sf or less: 0.9 per unit</p> <p>600 sf to 800 sf: 1.13 per unit</p> <p>800 sf and over: 1.35 per unit</p> <p>Commercial uses: 1 per 444 sf</p>	<p>All parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any other applicable policies regarding parking.</p>	<p>Requirements:</p> <p>Multi-family dwellings: 1.35 x 177 = 239 spaces</p> <p>Standard space required: 120 spaces</p> <p>Commercial Use: 8,255/444 = 19 spaces</p> <p>Standard spaces required: 19 spaces</p> <p>Total for all Uses: Required: 258 spaces Standard Sized: 139 spaces Provided: 317 spaces</p>	

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

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
<p>§15-22-73 Dedication of Public Facilities</p>	<p>3% of commercial floor areas</p> <p>4% of residential floor areas</p> <p>Exempt for reserved housing</p>		<p>Required Public Facilities:</p> <p>Commercial: 3% x 8,255 sf = 248 sf,</p> <p>Residential: 4% x 497,832 sf = 20,781 sf</p> <p>Total: 20,781 sf.</p> <p>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.</p>	
<p>§15-22-80 Joint Development</p>	<p>Required two or more adjacent lots developed together.</p>		<p>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.</p>	
<p>§15-22-82 Flood Hazard District</p>	<p>Follow Honolulu Land Use Ordinance Article 7.</p>		<p>The Project ground elevation is being raised in order to comply.</p>	

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.

WNMP Public Facilities Dedication				
Credit from Pre-WNMP Projects				39,581 (SF)
Proposed Public Facilities Dedication				
Location				Area (SF)
Land Block 2_Project 1: Sidewalk along Ala Moana Boulevard				519
Land Block 2_Project 1: Sidewalk along Kamakee Street				499
Land Block 5_Project 1: Road/Sidewalk along Ilaniwai Street				2,483
Halekauwila Street				37,261
Total Proposed Public Facilities Dedication				40,762
Total Public Facilities Dedication Credit				80,343
Required Public Facilities Dedication				
Project	Use	Floor Area	Dedication %	Area (SF)
LB2_Project 1	Commercial	8,255	3%	248
LB2_Project 1	Residential	519,526	4%	20,781
	LB2_Project 1, Project Total			21,029
LB3_Project 1	Commercial	17,137	3%	514
LB3_Project 1	Residential	632,223	4%	25,289
	LB3_Project 1, 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 Required Public Facilities Dedication (SF)				49,829
Total 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.
- 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 21st day of August 2013.

HAWAII COMMUNITY DEVELOPMENT
AUTHORITY, State of Hawaii


By 
Brian Lee, Chairperson

Table 1

I. PROJECT SUMMARY AND ENTITLEMENTS

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
Lot Area			<p>Ward Village, Land Block 3 Total: 270,159 sf</p> <p>Land Block 3, Project 1 Total: 89,882 sf</p> <p>4 parcels TMK: 2-3-005: 019 TMK: 2-3-005: 022 TMK: 2-3-005: 013 por. TMK: 2-3-005: 017 por.</p>	
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	

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 process for the transfer of floor area from a sending site to a receiving site.	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.		Upon completion of this Project, there is no remaining floor area for this Land Block	

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 3 currently plans to transfer 24.1% or 247,466 sf to other development lots in Ward Village per Master Plan.	
§15-22-116 Tower Footprint	16,000 sf	16,000 sf	Approximately 14,500 sf	
§15-22-117 View Corridor Setback - Tower	75 ft from property line fronting Kamakee Street and Queen 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 Kamakee Street and Queen Street	

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
<p>§15-22-117 View Corridor Setback - Platform</p>	<p>15 ft from property line fronting Kamakee Street and Queen Street; 1:1 slope from 20 ft high</p>	<p>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.</p>	<p>15 ft from property line fronting Kamakee Street at ground level. Modification request to eliminate 1:1 sloped setback.</p>	<p>Modification approved by the Authority at its August 21, 2013 Public Hearing</p>
<p>§15-22-120 Platform Height</p>	<p>Platform height may be modified to exceed 45 ft.</p>	<p>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.</p>	<p>Modification requesting 75 ft for entire platform.</p>	<p>Modification approved by the Authority at its August 21, 2013 Public Hearing</p>

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 abut solid walls of existing or future neighboring structures.	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.		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.		

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
<p>§15-22-64 Open Space</p>	<p>The lower of: 10% of the lot area; or 25% of the lot area less required yard areas.</p>	<p>At least 10% of the lot area shall be provided as open space.</p>	<p>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.</p>	
<p>§15-22-65 Recreation Space</p>	<p>55 sf per dwelling unit</p>	<p>Nearly 250,000 square feet is to be provided as recreational space within Ward Neighborhood.</p>	<p>318 units x 55 square feet of recreation space per unit Required = 17,490 SF Provided = 55,085 SF</p>	

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
<p>§15-22-67 Off-Street Parking</p>	<p>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</p>	<p>All parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any other applicable policies regarding parking</p>	<p>A total of 411 stalls are required for the residential component and 39 stalls for the commercial.</p> <p>An approximate total of 579 stalls will be provided.</p>	

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

Description	Vested Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
<p>§15-22-73 Dedication of Public Facilities</p>	<p>3% of commercial floor areas</p> <p>4% of residential floor areas</p> <p>Exempt for reserved housing</p>		<p>Required Public Facilities:</p> <p>Commercial: 3% x 17,137 sf = 514 sf</p> <p>Residential: 4% x 632,223 sf = 25,289 sf.</p> <p>Total: 25,803 sf.</p> <p>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.</p>	
<p>§15-22-80 Joint Development</p>	<p>Required two or more adjacent lots developed together.</p>		<p>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.</p>	
<p>§15-22-82 Flood Hazard District</p>	<p>Follow Honolulu Land Use Ordinance Article 7.</p>		<p>Ground level is elevation 8'6" according to the current FEMA regulation.</p>	

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

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

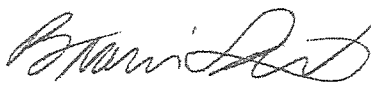
By 
Brian Lee, Chairperson

Table 1

I. PROJECT SUMMARY AND ENTITLEMENTS

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
Lot Area			<p>Ward Village, Land Block 5 Total: 621,871 sf</p> <p>Land Block 5, Project 1 Total: 70,399 sf</p> <p>3 parcels TMK: 2-1-050: 001 (15,000 sf)</p> <p>TMK: 2-1-050: 061 (27,124 sf)</p> <p>TMK: 2-1-050: 062 (9,644 sf)</p>	<p>Areas of existing streets (155,296 sf) are deducted from 777,167 sf of total land area.</p>
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 process for the transfer of floor area from a sending site to a receiving site.	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.		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.	

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.	

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 about solid walls of existing or future neighboring structures. 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.	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.		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.		No openings on rear yard, no setback on rear yard.	

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.	

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
<p>§15-22-64 Open Space</p>	<p>The lower of: 10% of the lot area; or 25% of the lot area less required yard areas.</p>	<p>At least 10% of the lot area shall be provided as open space.</p>	<p>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.</p> <p>57 sf of open space is being provided as a part of this project.</p> <p>The balance will be provided by the later phases of Block 5 development.</p>	
<p>§15-22-65 Recreation Space</p>	<p>55 sf per dwelling unit</p>	<p>Nearly 250,000 square feet is to be provided as recreational space within Ward Neighborhood.</p>	<p>83.3 sf per dwelling unit, or 35,329 sf provided.</p>	

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
<p>§15-22-67 Off-Street Parking</p>	<p>Multi-family dwellings: 600 sf or less: 0.9 per unit</p> <p>600 sf to 800 sf: 1.13 per unit</p> <p>800 sf and over: 1.35 per unit</p> <p>Commercial uses: 1 per 444 sf</p>	<p>All parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any other applicable policies regarding parking</p>	<p>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</p> <p>Commercial Use: 25,110/444 = 56.55 spaces Standard spaces required: 57 spaces</p> <p>Total for all Uses: Required: 566 spaces Standard: 312 spaces Compact: 254 spaces</p> <p>Provided: 589 spaces Standard: 319 spaces Compact: 270 spaces</p>	

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
<p>§15-22-68 Off-Street Loading</p>	<p>Commercial Use: 20,000 sf to 40,000 sf: 3 spaces</p> <p>Residential Use: 512,658 sf: 4 spaces</p> <p>After adjustment of up to 50% for two or more uses, 4 stalls are required.</p> <p>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.</p>	<p>All parking areas shall comply with local codes and regulations, ratio requirements, general parking dimensions and any other applicable policies regarding parking.</p> <p>Based on the proposed Project programming, this totals:</p> <p>Multi-Family Dwellings: 3 stalls required</p> <p>Commercial: 2 stalls</p> <p>Required 50% of required number of loading spaces may be allowed when assigned to serve two or more uses.</p>	<p>Total: 4 spaces 2 - 12' x 35' x 14' spaces 2 - 8.5' x 19' x 10' spaces</p>	

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

Description	Mauka Rules Requirements	Ward Neighborhood Master Plan	Proposed Development	Remarks
<p>§15-22-115 Reserved Housing</p>	<p>§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.</p>	<p>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 Kakaako, or elsewhere as permitted, within two years of the development of market rate housing in a given development phase.</p>	<p>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.</p>	

