



WARD VILLAGE®

H O N O L U L U , H I

May 23, 2022

Mr. Craig Nakamoto
Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813

RE: Victoria Ward, Limited Public Facilities Agreement for Land Block 2, Project 4
Kalae (KAK 22-024)

Dear Mr. Nakamoto:

This Public Facilities Agreement for Land Block 2, Project 4 is being submitted by Victoria Ward, Limited ("VWL") in conjunction with the planned development permit application to the Hawaii Community Development Authority ("HCDA") for Land Block 2, Project 4 ("Kalae"), consisting of approximately 536,031 square feet of new floor area, including approximately 533,887 square feet of residential floor area and 2,144 square feet of commercial floor area. This Public Facilities Agreement is made pursuant to the Ward Neighborhood Master Plan ("Ward MP") approved by HCDA on January 14, 2009 under Hawaii Administrative Rules ("HAR") Title 15, Chapter 22 ("Vested Rules"), and pursuant to the Master Plan Development Agreement for the Ward Neighborhood Master Plan ("Development Agreement") executed on December 30, 2010.

Including the following public facilities dedication for Land Block 2, Project 4, as well as other public facilities credits and dedications in Ward Village to date, VWL will generate public facilities credits in conjunction with the Ward MP, which will be sufficient to meet the public facilities requirement for Land Block 2, Project 4, and will leave a remaining balance (after pending public facilities dedications) of 173,311 square feet.

Pursuant to the Vested Rules, HAR § 15-22-73(d)(1), the public facilities dedication requirement for the development's commercial floor area is three percent (3%) of the total proposed commercial floor area; therefore, the development's proposed commercial floor area of approximately 2,144 square feet triggers a public facilities dedication requirement of 64 square feet (2,144 square feet x .03). Pursuant to the Vested Rules, HAR § 15-22-73(d)(2), the public facilities dedication requirement for the development's residential floor area is four percent (4%) of the total proposed residential floor area; therefore, the development's proposed residential floor area of approximately 533,887 square feet triggers a public facilities dedication requirement of 21,356 square feet (533,887 square feet x .04). Accordingly, the total public facilities dedication requirement for the development, or a cash-in-lieu payment, is as follows:

Public Facilities Requirement: 21,420 square feet

The following table summarizes the foregoing and the calculation of the public facilities dedication balance to date:

EXHIBIT 3

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WARD VILLAGE PUBLIC FACILITIES DEDICATION		
	Credit from Pre-Ward Village MP Projects [a]	39,581 sf
Public Facilities Dedications (To Date)		
<i>Projects</i>		<i>Area</i>
KAK 13-036 [LB2-P1] Waiea [Doc A-52480775] - Sidewalk along Ala Moana Blvd		521 sf
KAK 13-037 [LB3-P1] Anaha [Doc A-52480776] - Sidewalk along Queen St.		353 sf
KAK 13-037 [LB3-P1] Anaha [Doc A-52480777] - Sidewalk along Auahi St.		496 sf
KAK 13-037 [LB3-P1] Anaha [Doc A-52480777] - Sidewalk along Auahi St.		431 sf
KAK 13-037 [LB3-P1] Anaha [Doc A-52480779] - Sidewalk along Queen Ln.		902 sf
KAK 13-038 [LB5-P1] Ke Kilohana [Doc A-52480780] - R.O.W. along Ilaniwai St.		1,785 sf
Halekauwila Street Dedication to HCDA [Doc A-55070352]		37,261 sf
LB1: 2017/SUB-40 Lot D, Esmt A-7 [Doc A-68720531] - Roadway Easement		53,062 sf
KAK 16-075 [LB1-P3] 'A'ali'i [Doc A-69270954] - Sidewalk Easement P-3A		6,034 sf
LB1: 2017/SUB-40 Lot B [Doc A-68720628] - Sidewalk Easement P-4		5,773 sf
KAK 18-038 [LB1-P4] Kō'ula [Doc A-74390207] - Sidewalk Easement P-5		2,186 sf
KAK 14-074 [LB1-P2] Ae'o [Doc A-75230480] - Sidewalk Easement A-1		6,387 sf
KAK 14-074 [LB1-P2] Ae'o [Doc A-75230480] - Sidewalk Easement P-1		5,992 sf
KAK 14-074 [LB1-P2] Ae'o [Doc A-75230480] - Sidewalk Easement P-2		312 sf
	Subtotal of Public Facilities Dedication Provided to Date [b]	121,495 sf
Total Credits & Dedications Provided to Date [a + b]		161,076 sf
Proposed (Pending) Public Facilities Dedications (To Date)		
KAK 18-038 [LB1-P4] Kō'ula Doc A-75800492 - Sidewalk Easement P-5 cancellation		(2,186 sf)
KAK 18-038 [LB1-P4] Kō'ula Doc A-75800492 - Sidewalk Easement P-5-A		2,146 sf
KAK 18-038 [LB1-P4] Kō'ula unrecorded - Sidewalk Easement P-11-A		384 sf
KAK 19-069 [LB2-P3] Victoria Place Doc A-7890271 - VW Park makai area, Lot 39-F-1		59,052 sf
KAK 19-069 [LB2-P3] Victoria Place Doc A-80560369 - Sidewalk Easements P-4		3,300 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-75650263 - Auahi St Realignment Lot G		12,306 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-75650263 - Roadway Easement A-8		10,241 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-75650263 - Sidewalk Easement P-10		2,433 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-75650263 - VW Park mauka area, Esmt B		92,429 sf
KAK 21-002 [LB1-P5] The Park Ward Village Doc A-77760254 - Sewer Easement S-3		9,502 sf
LB1: 2020/SUB-207, Lot F Doc A-77760254 - N-West Sewer Easement S-1		11,476 sf
LB1: 2019/SUB-109, Lot F Doc A-75650263 - N-West Sidewalk Easement P-9		2,368 sf
	Subtotal of Pending Public Facilities Dedication [c]	203,451 sf
Total Dedications Provided / Pending [a + b + c]		364,527 sf
Required Public Facilities Dedication (To Date)		
<i>Project</i>		<i>Dedication Area</i>
KAK 13-036 [LB2-P1] Waiea		20,831 sf
KAK 13-037 [LB3-P1] Anaha		25,796 sf
KAK 13-038 [LB5-P1] Ke Kilohana		3,092 sf
KAK 14-074 [LB1-P2] Ae'o		24,107 sf
KAK 16-075 [LB1-P3] 'A'ali'i		20,163 sf
KAK 18-038 [LB1-P4] Kō'ula		26,796 sf
KAK 19-069 [LB2-P3] Victoria Place [Note 1]		21,821 sf
KAK 21-001 [LB5-P2] Ulana Ward Village		207 sf
KAK 21-002 [LB1-P5] The Park Ward Village		26,983 sf
	Subtotal	169,796 sf
Block B [LB2-P4] Kalae		21,420 sf
	Subtotal of Required Public Facilities Dedication to Date	191,216 sf
	Remaining Balance Not Including Pending Public Facilities Dedications	(30,140 sf)
	Remaining Balance after Pending Public Facilities Dedications	173,311 sf

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The numbers noted herein are based upon approximations of square footage and may change once development plans are further defined. VWL reserves the right to revise any of the approximations utilized above, which shall be reflected in a written amendment to this unilateral public facilities agreement.

Very Truly Yours,
VICTORIA WARD, LIMITED

A handwritten signature in blue ink, appearing to read "H. Ward", is written over a horizontal line.

Authorized Signatory