DEVELOPER:
OLIVERMCMILLAN PACIFIC RIM,
a Division of OliverMcMillan Management Services, Inc.,
1019 Waimanu Street, Suite 215
Honolulu, Hawaii 96814

DEVELOPMENT PERMIT SUBMISSION TO HAWAII COMMUNITY DEVELOPMENT AUTHORITY FOR "OM KAPIOLANI"

850 Kapiolani Blvd
(Mauka-Ewa corner of Kapiolani Blvd. and Ward Ave.)

November 18, 2011
(rev.1 December 9th, 2011)

Application No. DP 1-11

Hawaii Community Development Authority
Planning Office
461 Cooke Street
Honolulu, Hawaii 96813
(808) 594-0300 FAX (808) 594-0299

PERMIT APPLICATION

APPLICANT INFORMATION

Applicant: Oliver McMillan Pacific Rim
Mailing Address: 1019 Waimanu St, #215
Honolulu, HI 96814
Telephone No.: 808-388-3836
Project Site Address: 850 Kapiolani Blvd. Hon., HI
Land Owner: JN Group, Inc. and Casti Family Limited Partnership
Address: 2999 N. Nimitz, Hon. HI 96819
Description of Work to be Done: new mixed use residential and commercial project

TYPE OF REQUEST

- ☐ Rules Clearance
- ☐ Improvement Permit
- ☒ Development Permit
- ☐ Conditional Use Permit
- ☐ Conditional Use of Vacant Land
- ☐ Temporary Use
- ☐ Development (Makai)
- ☐ Other

PARCEL INFORMATION

Tax Map Key: 2-1-044: 001, 032, 047, 04
Neighborhood Zone: Kapiolani

PROJECT INFORMATION

Existing Use and Floor Area (s.f.)

- ☐ Commercial
- ☐ Industrial
- ☐ Residential
- ☒ Other: vacant
- TOTAL: 0

Proposed Use and Floor Area (s.f.)

- ☒ Commercial: 80,000
- ☐ Industrial
- ☒ Residential: 401,400
- ☐ Other
- TOTAL: 481,400

Nature of Work

- ☒ New Building *
- ☐ Addition *
- ☐ Demolition
- ☐ Alteration
- ☐ Other
- ☐ Repair
- ☐ Electrical
- ☐ Plumbing

Notes:

NOTE TO APPLICANT

1. Please refer to Subchapter 5 of the Mauka Area Rules, Chapter 217, Hawaii Administrative Rules for detailed information on procedures, permit requirements and fee schedule.
2. Final approval by HCDA is required prior to issuance of a building permit for any development within the Kakaako District.

   For approval of building permits, submit the building permit application form and the following sets of plans:
   - **Building Department copy**
   - **Job site copy**
   - **HCDA copy (if applicable)**
3. For any project where construction drawings are not available, submit two (2) sets of project information as listed in "Filing Procedures".

I hereby acknowledge that I have read this application and attached information for the above-referenced project site and state that the information is correct. I hereby agree to comply with all City and County of Honolulu ordinances and state laws regulating development and building construction and authorize HCDA to inspect the property or construction upon notification of the undersigned for compliance with the respective Permit.

Signature (applicant or agent): [signature] Date: 11-18-11

Print name: DAN NISHIKAWA Telephone No.:

FOR HCDA USE ONLY:

Permit Fee: _____ **Paid by:** _____

Landowner's Consent (if applicable): _____

Section 206E-5.6 (if applicable): _____

Reviewed By HCDA: Chandrick **Date:** 11/18/11 _____ **Date:** _____
HCDA Approved

November 2011

Exhibit A-1

OLIVERMcMILLAN PACIFIC RIM, LLC

1019 Waimanu Street, Suite 215
Honolulu, Hawaii 96814

November 18, 2011
(Rev. December 9, 2011)

HAND DELIVER

Mr. Anthony J. H. Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

Re: Request of OliverMcMillan Pacific Rim, LLC for Development Permit, including Joint Development for Proposed Project Kakaako, Honolulu, Hawaii / PE 1-11

Dear Mr. Ching:

On behalf of OliverMcMillan Pacific Rim, LLC ("***Developer***") and with the authorization of JN Group, Inc. and Casti Family Limited Partnership (collectively the "***Fee Owners of the OMPR Site***") , we hereby submit to the Hawaii Community Development Authority ("***HCDA***") the Developer's application (the "***Application***") for issuance of Development Permit for its proposed mixed use high-rise condominium project (the "***Project***") to be located on certain parcels situated at the corner of Ward Avenue and Kapiolani Boulevard (TMK Nos. 2-1-044: 023 being the Fletcher-Jones Site, and TMK Nos. 2-1-044: 001, 032, 047 & 048 being the "***OMPR Site***"). This application for a Development Permit also includes (a) a transfer of floor area from the Fletcher-Jones Site to the OMPR Site pursuant to a private agreement between the landowners as set forth in that certain Declaration of Development Covenants for Symphony Park Project dated February 16, 1995, between Myers and TheoDavies, filed as Land Court Document No. 2219244, and (b) a joint development between the owners of the OMPR Site and the Fletcher-Jones Site so that the combined sites may be treated as a single development parcel. A copy of the authorization letter from the Fee Owners of the OMPR Site is attached hereto and we have also submitted one (1) additional set and one (1) CD containing electronic (pdf) copies of the Development Permit Plans prepared for the Developer by Architect's Hawaii Ltd.

A. PROJECT SITE OVERVIEW

Location. The OMPR Site and Fletcher-Jones Site are directly adjacent to each other and are centrally located in the Mauka Area of the Kakaako Community Development District. See Exhibit D-2 for the overall Project Site Plan.

Development Permit. The attached application for a Development Permit covers the overall Project Site. The requested Development Permit will allow for a mixture of residential and commercial/industrial uses totaling approximately 537,160 square feet of floor area. The Project will consist of two (2) components or phases, (1) the Mercedes Dealership Facility located on the Fletcher-Jones Site which is completed and contains not more than 55,760 square feet of commercial/industrial floor area, and (2) the Residential Tower on the OMPR Site which is contemplated to be when completed a 43-story residential, commercial/industrial mixed use project intended to contain approximately 96 reserved residential units, 311 market residential units, and several commercial/industrial units of approximately 80,000 square feet, which will contain automobile sales showrooms and service facilities for several car dealerships owned by JN Group, Inc.

Overall Project Site. The Fletcher-Jones Site is an already constructed 4-story Mercedes Dealership Facility containing approximately 55,760 square feet of commercial/industrial floor area for use as a Mercedes dealership showroom, service facility and offices. The Fletcher-Jones Site has a street address at 806 Kapiolani Boulevard, Honolulu, Hawaii.

The OMPR Site is a planned high rise market and reserved housing residential tower with ground floor commercial uses in the form of a sales showroom and services facilities for several car dealerships owned by JN Group, Inc. The OMPR Site comprises approximately 104,447 square feet (2.4 acres) in size and is located along the mauka side of Kapiolani Boulevard and the ewa side of Ward Avenue. The OMPR Site has a street address at 850 Kapiolani Boulevard, Honolulu, Hawaii. Subject to HCDA approval of the Development Permit and the concurrent request for a variance the Developer currently estimates commencement of construction on the Project Site in third quarter of 2012, and completion of construction by end of fourth quarter of 2014.

Development Highlights of Developer's Proposal for the OMPR Site:

- Provide new for sale Reserved Residential Housing Units in Kakaako totaling approximately 96 units in total comprising approximately 100,000 square feet (20% of the residential floor area in the Building) – across from the Neal Blaisdell Center
- Provide for approximately 311 market residential units to include two, and three-bedroom units in the planned Residential Tower.
- Provide new Commercial/Industrial space along Kapiolani Boulevard bringing jobs and service facilities to Kakaako residents and those that work in the area but live outside the area.
- Provide a financial contribution of approximately $900,000.00 (based on $34.84 per square foot) to public improvements in Kakaako in exchange for the acquisition of approximately 26,013 square feet of supplemental floor area from HCDA.

B. DESCRIPTION OF OMPR SITE

OMPR Site General Design Requirements. The OMPR Site will be allowed to develop approximately 481,400 square feet of floor area. According to the proposed design, the OMPR Site will include these general design parameters:

- Approximately 34,529 square feet of open space at the recreational deck level.
- Commercial/Industrial Space of approximately 80,000 square feet with frontage along Kapiolani Boulevard
- A tower with a maximum height of 400 feet plus rooftop elements of approximately 18-feet
- The provision of approximately 96 reserved housing residential units – for sale
- A Unit mix of 311 market residential units which will include approximately 263 two-bedroom units, and 48 three-bedroom units.

C. DESCRIPTION OF OMPR SITE URBAN DESIGN

Urban Design Criteria for the OMPR Site. The design of the Residential Tower on the OMPR Site will comply with the requirements of the new Mauka Area Rules. The tower location, footprint and height, and the tower's distance from any adjoining buildings will be consistent with the new Mauka Area Rules. The Developer will be filing shortly with HCDA a concurrent Request Letter for a variance with respect to the orientation of the Residential Tower on the OMPR Site which the Developer believes will satisfy the variance requirements under the new Mauka Area Rules and will shown no substantial or adverse impact on the preferred mauka-makai view plane. Other general design elements summarized above will be consistent with the new Mauka Area Rules.

The Residential Tower footprint is approximately 14,600 square feet and the building height would be 418 feet. The Residential Tower is intended to comprise 43 levels, 6 levels in the podium and 37 levels in the tower rising above the podium. Amenities would include a fitness center, swimming pool,

cabanas, barbeque areas, and theater room.

D. **PROPOSED TRANSFER OF FLOOR AREA TO OMPR SITE**

Pursuant to the terms of that certain Declaration of Development Covenants for Symphony Park Project dated February 16, 1995, between Myers and TheoDavies, filed as Land Court Document No. 2219244, a private agreement has been made to allow for the transfer of any floor area attributable to the Fletcher-Jones Site over and above the 55,760 square feet to be retained by the Fletcher-Jones Site to be used on the OMPR Site. Pursuant to Section 15-217-85 of the new Mauka Area Rules, the Developer requests recognition of this private agreement to transfer floor area from the Fletcher-Jones Site to the OMPR Site.

E. **PROPOSED ACQUISITION OF SUPPLEMENTAL FLOOR AREA**

Availability of Supplemental Floor Area. During discussions with HCDA staff, the Developer has advised that approximately 26,013 square feet of supplemental floor area may be available for acquisition from HCDA for the Commercial/Industrial uses and Residential Tower on the OMPR Site.

Developer's Proposal. Developer has proposed an "in-kind" monetary contribution based on $34.84 per square foot, in exchange for HCDA approval to utilize not less than 16,000 square feet and not more than 46,000 square feet of supplemental floor area for use in connection with the Commercial and Residential Tower. The in-kind monetary contribution from the Developer will also satisfy the public facilities dedication fees that otherwise would be required for the supplemental floor area in the Residential Tower. Developer will also agree to provide additional reserved residential housing floor area in the Residential Tower on the OMPR Site consistent with the current design concepts and criteria already described above and so as to maintain the required ratio of not less than 20% of the total residential floor area in the Residential Tower on the OMPR Site being used for reserved residential housing units.

The supplemental floor area will not adversely affect the required urban design for the OMPR Site as described above, as the additional floor area would be added into the Commercial/Industrial uses and Residential Tower by adding additional useable area within the design of the building envelope, and/or increasing the size of the Residential Tower's footprint as allowed consistent with the new Mauka Area Rules.

F. **ALL OTHER DESIGN ELEMENTS AS DESCRIBED IN EXHIBITS ATTACHED TO APPLICATION FOR DEVELOPMENT PERMIT**

Other Design Elements. All other pertinent design elements are more particularly described in the exhibits submitted along with this letter.

Please find enclosed the Developer's payment in the amount of $6,400 to cover the application fee for the Development Permit, including joint development, contained in this letter. Also we hereby confirm on behalf of the Developer that the Developer will reimburse HCDA for all reasonable costs and expenses incurred in connection with the publication of any required hearing notice by HCDA.

We hereby request that HCDA (a) review the proposed application for Development Permit, including joint development, as more particularly set forth and summarized above and in the application and its supporting documentation, and advise us as soon as possible if the application is complete, (b) then proceed with the necessary and required HCDA staff review of the application for Development Permit, and (c) thereafter schedule any necessary public hearing and Authority meeting(s) on the matter

set forth herein in order to obtain a final determination and approval by HCDA on the proposed Development Permit, including joint development.

If you have any questions or require further information or documentation regarding any of the issues raised by this letter, please do not hesitate to contact the undersigned and/or our Hawaii Development Director, Francisco Gutierrez..

Very truly yours,

OLIVERMcMILLAN PACIFIC RIM, LLC

By:

Dan Nishikawa, Vice President

Enclosures

cc:

Francisco Gutierrez, OliverMcMillan Pacific Rim, LLC
Brad M. Nicolai, JN Group, Inc.
Will Crowley, MidPacific asset advisors, LLC
Fletcher Jones III, Fletcher Jones Management Group
D. Scott MacKinnon, Esq

OM KAPIOLANI
Development Permit submission

List of Exhibits

Exhibit A-1 Application *(revised 11.18.11)*
Exhibit A-2 Cover letter signed by Agent *(revised 12.9.11)*
Exhibit A-3 List of Exhibits - *(revised 12.9.11)*
Exhibit A-4 Requirements for Development Permit Submission - *(revised 12.9.11)*

Exhibit B-1 Agent Authorization Letter - *(new 12.9.11)*
Exhibit B-2 FAR Transfer from TheoDavies Parcel / HCDA Approved MUZ 13-95 (Selected Pages)
Exhibit B-3 FAR Transfer from TheoDavies Parcel / Declaration of Dev. Covenants (Selected Pages)

Exhibit C-1 Development Timetable and Project Narrative
Exhibit C-2 Project Summary – Floor Area Allowed & Floor Area Used
Exhibit C-3 Project Summary – Floor Area Provided - *(revised 12.9.11)*
Exhibit C-4 Project Summary – Parking - *(revised 12.9.11)*
Exhibit C-5 Conformance to Mauka Area Plan & Rules - *(new 12.9.11)*
Exhibit C-6 Site Setback Plan - *(new 12.9.11)*

Exhibit D-1 Aerial Photo of Surrounding Land Area - *(revised 12.9.11)*
Exhibit D-1.1 Plot Plan - Tower Location, Footprint and Spacing - *(new 12.9.11)*
Exhibit D-2 Site Plan showing all lots included in Joint Development - *(new 12.9.11)*
Exhibit D-2.1 Site Plan showing OMPR lots included in Development - *(new 12.9.11)*
Exhibit D-3 Ground Floor Plan – Commercial & Residential - *(revised 12.9.11)*
Exhibit D-4 Floor Plan Levels 2 – Commercial Use & Parking - *(revised 12.9.11)*
Exhibit D-5 Floor Plan Levels 3 – Commercial Use & Parking - *(revised 12.9.11)*
Exhibit D-6 Floor Plan Levels 4 – Residential Parking - *(revised 12.9.11)*
Exhibit D-7 Floor Plan Levels 5 – Residential Parking - *(revised 12.9.11)*
Exhibit D-8 Floor Plan Levels 6 – Residential Parking - *(revised 12.9.11)*
Exhibit D-9 Floor Plan Levels 7 – Rec. Deck & Residential Parking (Open Space Plan) - *(revised 12.9.11)*
Exhibit D-10 Typical Floor Plan - (8 – 19) Residential Reserved Units - *(revised 12.9.11)*
Exhibit D-11 Typical Floor Plan - (20 – 43) Residential Market Rate Units - *(revised 12.9.11)*
Exhibit D-12 Building Cross-Section - *(revised 12.9.11)*
Exhibit D-13 Detailed Sections with façade treatment #1- *(revised 12.9.11)*
Exhibit D-14 Detailed Sections with façade treatment #2- *(revised 12.9.11)*
Exhibit D-14.1 Detailed Sections with façade treatment #3- *(new 12.9.11)*
Exhibit D-15 Building Elevation – Kapiolani Boulevard - *(revised 12.9.11)*
Exhibit D-16 Building Elevation – Ward Avenue - *(revised 12.9.11)*
Exhibit D-17 Building Elevation – Mauka Side - *(revised 12.9.11)*
Exhibit D-18 Perspective - *(revised 12.9.11)*
Exhibit D-19 Perspective - *(new 12.9.11)*

Exhibit E-1 Area City Water System
Exhibit E-2 Area City Sewer System
Exhibit E-3 Area City Drainage System
Exhibit E-4 Property Line-Tax Map
Exhibit E-5 Topographic Map
Exhibit E-6 Flood Hazard Evaluation
Exhibit E-7 Traffic Study - *(under separate cover)*
Exhibit E-8 Noise Impact Study - *(new 12.9.11)*
Exhibit E-9 Response to Project Eligibility Comments – DPP Subdivision Branch
Exhibit E-10 Green Building Criteria - *(new 12.9.11)*

Requirements for Development Permit Submission:

#	Requirements	Exhibits	Comments
	Development Permit Application Form	A-1	
A	Cover Letter – Indicating the project name and description. Project description should describe the manner in which the development conforms to the Mauka Area Plan.	A-2; C-5	
B	Authorization from the landowner.	B-1; B-2; B-3	Includes copy of agreements, and signed letter of authorization from the landowner
C	Project Plans drawn to scale.	See all "C" exhibits below	
C.1	Location Map, including the project site in relation to the surrounding land uses.	D-1	See Variance for Additional Exhibits
C.2	Site Plan including:		
•	Site Plan: Topographic information identifying existing utilities and improvements to the site, and adjacent development parcels	E-5; E-1; E-2;E-3	
•	Site Plan: Property lines and easements with dimensions and area.	E-5; E-4; D-2	
•	Site Plan: Adjacent streets.	D-1; D-3; E-4 ; E-5	
•	Site Plan: Location, size, and dimensions of all proposed and existing buildings, improvements and utilities.	D-3 thru D-11	
•	Site Plan: All setbacks, including build to line, side, rear and view corridor setbacks.	C-6; D-3	
•	Site Plan: Parking and loading stall layout. Provide information on total number of stalls required and provided.	D-3 thru D-9; C-4	
•	Site Plan: An analysis of the pedestrian, bicycles and vehicular circulation, access, and accommodations.	D-3; E-7	

C.3	Information on building type, frontage type and building massing.	C-5; A-2; C-1	
C.4	Floor plans and floor area calculations, including any proposed floor area transfers.	D-3 thru D-9; C-2; C-3; A-2; B-2; B-3	Includes transfer of floor area from Fletcher Jones
C.5	Exterior elevations and sections, including: building height, dimensions, and exterior finishes.	D-12 thru D-18	
C.6	Plot plan which identifies tower location and compliance with tower footprint and spacing between towers.	D-1.1; C-5	
C.7	Street furniture and pedestrian zone plan.	D-14; D-14.1; D-3	
C.8	Information on landscape, recreational space, and street trees.	D-3; D-9	
C.9	Location and size of required open space.	D-9; C-5	
C.10	Documentation of the Project's compliance with Green Building standards.	E-12; C-5	
C.11	Information on the fulfillment of the public facilities dedication requirements.	C-5; A-2	Dedication through Cash in Lieu requires further discussion with HCDA
C.12	Information on the fulfillment of the reserved housing requirements.	C-5; A-2	
C.13	Relocation analysis. Number of people and businesses to be displaced and the relocation assistance to be provided	n/a	Site is vacant. No relocation is required
C.14	Information on development schedule and phasing	C-1; A-2	Includes project narrative
C.15	Three-dimensional digital model of the project.	D-18	See Variance for Additional Exhibits
C.16	Digital site plan for all new buildings in CAD format	CAD file on CD	CD Submitted under separate cover
C.17	Electronic copy of the development permit application and drawings in PDF format.	PDF file on CD	CD Submitted under separate cover
C.18	Any other pertinent information that shows compliance with the Mauka Area Rules	E-9; E-6; E-8	Response to comments from Project Eligibility; Flood Hazard Evaluation ; and Noise impact study

JN Group, Inc.

fka WHOLESALE MOTORS, INC. ESTABLISHED IN 1961
2999 N. Nimitz Highway Honolulu, Hawaii 96819-1903
Phone: 808.831.2500 Fax: 808.831.2594 www.jnautomotive.com

JN Automotive Group

JN Chevrolet

JN Mazda

Audi of Hawaii

Ferrari of Hawaii

Maserati of Hawaii

Lamborghini Hawaii

Bentley Honolulu

JN Lotus

La Collezione Nicolai

JN Car and Truck Rentals

JN Leasing

JN Advertising

JN Development

November 17, 2011

Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

Attention: Mr. Anthony J. H. Ching
Executive Director

Re: Authorization Letter – HCDA Development Permit and Variance Applications – Kakaako Development District
Property Situated at Kapiolani Boulevard and Ward Avenue, Honolulu, Hawaii
TMK Nos. (1) 2-1-044: 001, 032, 047 & 048 (the "***Property***")

Dear Mr. Ching:

JN Group, Inc., a Hawaii corporation ("***JN***") owns in fee simple that certain property identified by Tax Map Key Nos. (1) 2-1-044: 001 and 032. The Casti Family Limited Partnership, a Hawaii limited partnership ("***Casti FLP***") owns in fee simple that certain property identified by Tax Map Key No. (1) 2-1-044-048. JN and Casti FLP own as tenants in common that certain property identified by Tax Map Key No. (1) 2-1-044-047.

This letter shall confirm that JN and Casti FLP have jointly appointed OliverMcMillan Pacific Rim, a division of OliverMcMillan Management Services, Inc. ("***OMPR***") as the authorized agent for JN and Casti FLP to submit a request for and process a Development Permit and Variance request through the Hawaii Community Development Authority with respect to a contemplated development of a high rise mixed use project on the Property.

Until such time as HCDA receives written notice from JN and/or Casti FLP of the modification, revocation, or termination of the appointment and authority granted hereunder to OMPR, HCDA shall be entitled to rely upon the authority jointly granted hereby.

If you have any questions or require anything further, please contact Mr. Brad Nicolai of JN at 808-831-2543.

Sincerely yours,

JN GROUP, INC.
a Hawaii corporation

By _____
Name: Brad M. Nicolai
Title: Vice President

CASTI FAMILY LIMITED PARTNERSHIP
a Hawaii limited partnership

BY: CASA, LLC
a Hawaii limited liability company
Its General Partner

By _____
Joseph P. Nicolai
Its Sole Member

cc: Francisco Gutierrez
Daniel Nishikawa
D. Scott MacKinnon, Esq.
Danton S. Wong, Esq.

7595

HAWAII COMMUNITY
DEVELOPMENT AUTHORITY

KAKAAKO
Where Honolulu Greets The Sea.

Benjamin J. Cayetano
Governor

Jan S. Yokota
Executive Director

Lori Ann C. Lum
Chair

77 Ala Moana Boulevard
Suite 1001
Honolulu, Hawaii
96813

Telephone
(808) 587-2870

Facsimile
(808) 599-2613

e-Mail
hcda@gte.net

Web site
www.hawaii.gov/hcda

Ref. No.: MUZ 13-95

December 2, 1999

Mr. Gary A. Wassel, President
TheoDavies Euromotors
818 Kapiolani Boulevard
Honolulu, Hawaii 96813

Dear Mr. Wassel:

Re: TheoDavies Euromotors (MUZ 13-95)

The Hawaii Community Development Authority has received your request dated December 1, 1999 to reallocate relocated commercial floor areas and relocate two loading spaces on the first floor of the project. We hereby approve the proposal and will maintain the information in the project file for future reference.

Should you have any questions, please contact Arnold Imaoka at 587-2865.

Sincerely,

Teney K. Takahashi
Director of Planning

TKT/AI:gst
c: Ms. Cindy Thompson (Thompson Matheny Corporation)

EXHIBIT B-2

17513

RECEIVED

'99 DEC 6 AM 7 31

HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY

THOMPSON MATHENY

Thompson
Matheny
Corporation

312 Kealahou Street
Honolulu, Hawaii
96825 USA

Telephone
808 395 6532

Facsimile
808 394 0543

tmct@aloha.com

1 December 1999

Mr. Arnold Imaoka
Planner
Hawaii Community Development Authority
677 Ala Moana Boulevard
Suite 1001
Honolulu, Hawaii 96813

Re: Update of TheoDavies Euromotors Permit Documents

Dear Mr. Imaoka:

Enclosed please find the revised documentation of the square footage by use for the Permit MUZ 13-95 dated October 3, 1995, previously revised on March 15, 1999. The revisions to use are limited to a small area of the ground floor and to the loading area. The exterior loading docks would be relocated parallel to the building and the area they currently occupy would be enclosed for a used car showroom. An equal area currently used to display used cars would be converted to parking so that the square footage totals reflected in the original permit have remained the same and the numbers of parking stalls, which already exceeded those required, have increased slightly.

I am enclosing the only revised permit documents which are as follows:

Document	Name	Description of Revision
Drawing T-2	Site Plan	Updated.
Drawing A-1	Partial 1st Floor	Added additional enclosed area as Relocated Commercial; converting former Relocated Commercial area to six parking stalls.
Chart	Distribution of Floor Area	Updated all floor area allocation and parking numbers

For your use in examining these revisions, I am attaching a chart showing only the square footage reallocations. In addition, I am including existing and proposed sketches for the loading configuration. Please note the extent to which the originally-approved loading configuration intruded into the easement area (at least 18 feet for the larger space and over 2' for the smaller one). The new configuration will allow a truck to pull up parallel to the building, impeding only 12 feet and allowing easier circulation in the easement.

EXHIBIT B-2

Please don't hesitate to contact me if you have any questions about this material..

Thank you for your help.

Sincerely,

THOMPSON MATHENY CORPORATION

Cyntha D. Thompson
President

enc.

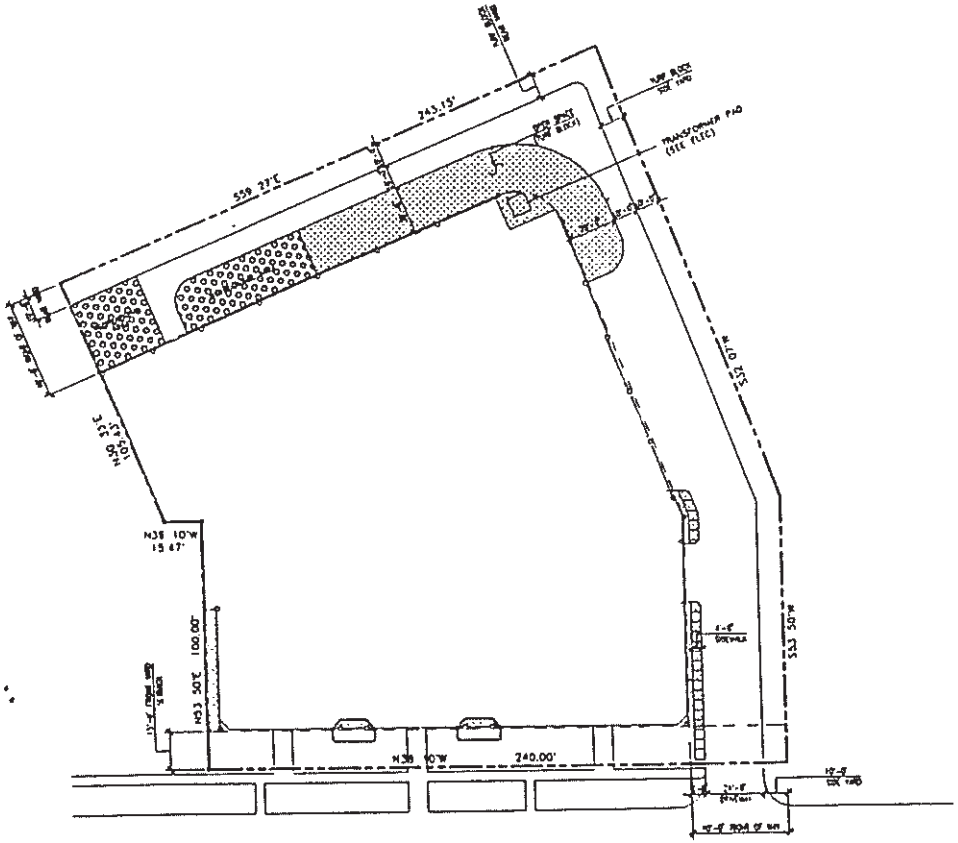
Cc: Gary Wassell, TheoDavies Euromotors

OPEN SPACE REQUIRED
10% OF LOT AREA = 6,174 S.F.

OPEN SPACE PROVIDED 6,220 S.F.

RECREATIONAL REQUIRED 1606 S.F.
25 S.F./1,000 S.F. OF INDUSTRIAL FLOOR AREA = 969 SF
37.5 S.F./1,000 S.F. OF COMMERCIAL AREA = 637 SF

RECREATIONAL PROVIDED 2078 S.F.



LEGEND

OPEN SPACE
(6,220 SQ FT)

RECREATIONAL SPACE
(2,078 SQ FT)

INDUSTRIAL
(COMBINED TOTAL FOR ALL FLOORS = 38,776 SQ FT)

COMMERCIAL
(COMBINED TOTAL FOR ALL FLOORS = 6,248 SQ FT)

RELOCATED COMMERCIAL
(COMBINED TOTAL FOR ALL FLOORS = 10,736 SQ FT)

SHARED COMMERCIAL/INDUSTRIAL
(SQUARE FOOTAGE ACCOUNTED FOR IN INDIVIDUAL CATEGORY)

SITE PLAN

EXHIBIT B-2

AVANESSIAN ASSOCIATES

THEO DAVIES EUROMOTORS
806 KAPIOLANI BOULEVARD
HONOLULU, HAWAII
TMK: 2-1-44:23

JOB NO 1749
DATE AUGUST 17, 1993
SITE PLAN
SHEET T-2

THEODAVIES EUROMOTORS DISTRIBUTION OF FLOOR AREA		REVISED FLOOR AREAS ALLOCATION (March 15, 1999)						REVISED FLOOR AREAS ALLOCATION (December 1, 1999)					
		FLOOR AREA ALLOCATION				PARKING STALLS		FLOOR AREA ALLOCATION				PARKING STALLS	
FLOOR	DESCRIPTION	INDUSTRIAL	RELOCATED COMMERCIAL	COMMERCIAL	REVISED TOTAL FLOOR AREA	REQUIRED	PROVIDED	INDUSTRIAL	RELOCATED COMMERCIAL	COMMERCIAL	REVISED TOTAL FLOOR AREA	REQUIRED	PROVIDED
1ST FLOOR	SHOWROOM/SALES OFFICES #1			2,900 SF	2,900 SF	7				2,900 SF	2,900 SF	7	
	SHOWROOM/SALES OFFICES #2		1,949 SF		1,949 SF	4			1,949 SF		1,949 SF	4	
	SHOWROOM/SALES OFFICES #3		4,185 SF		4,185 SF	9			4,185 SF		4,185 SF	9	
	USED CARS		4,602 SF		4,602 SF	10			3,526 SF		3,526 SF	8	
	RESTROOMS	118 SF		117 SF	235 SF	0		118 SF		117 SF	235 SF	0	
	SERVICE SUPPORT	2,660 SF			2,660 SF	3		2,660 SF			2,660 SF	3	
	COMMERCIAL SUB-TENANT/USED CAR SHOWROOM			1,270 SF	1,270 SF	3				1,270 SF	1,270 SF	3	
	LOADING AREA				- SF				1,076 SF		1,076 SF	2	
	NEW/OLD OIL STORAGE	752 SF			752 SF	1		752 SF			752 SF	1	
	MISC/CIRCULATION	721 SF			721 SF	1		721 SF			721 SF	1	
	PRKING/CIRCULATION						20						21
	SUB-TOTAL	4,251 SF	10,736 SF	4,287 SF	19,274 SF	39	20	4,251 SF	10,736 SF	4,287 SF	19,274 SF	39	21
2ND FLOOR	SERVICE/SERVICE EXPANSION	3,338 SF			3,338 SF	4		3,338 SF			3,338 SF	4	
	ADMIN.OFFICES (TDE)	5,380 SF			5,380 SF	6		5,380 SF			5,380 SF	6	
	EXEC. OFFICES (THD)			1,652 SF	1,652 SF	4				1,652 SF	1,652 SF	4	
	COMMERCIAL SUB-TENANT			286 SF	286 SF	1				286 SF	286 SF	1	
	MISC/CIRCULATION	761 SF			761 SF	1		761 SF			761 SF	1	
	PARKING/CIRCULATION						68						68
	SUB-TOTAL	9,479 SF	0	1,938 SF	11,417 SF	15	68	9,479 SF	0	1,938 SF	11,417 SF	15	68
3RD FLOOR	LUNCHROOMS/LOCKERS	729 SF			729 SF	1		729 SF			729 SF	1	
	RESTROOMS	217 SF			217 SF	0		217 SF			217 SF	0	
	PARTS/STORAGE	4,913 SF			4,913 SF	6		4,913 SF			4,913 SF	6	
	SERVICE	18,310 SF			18,310 SF	21		18,310 SF			18,310 SF	21	
	MISC/CIRCULATION	450 SF			450 SF	1		450 SF			450 SF	1	
	PARKING/CIRCULATION												
	SUB-TOTAL	24,619 SF			24,619 SF	29	0	24,619 SF			24,619 SF	29	0
ROOF	MISC/CIRCULATION	450 SF			450 SF	1		450 SF			450 SF	1	
	EMP.PARKING/CAR STOR/CIRCULATION						68						68
	SUB-TOTAL	450 SF	0	0	450 SF	1	68	450 SF	0	0	450 SF	1	68
	TOTAL	38,799 SF	10,736 SF	6,225 SF	55,760 SF	84	156	38,799 SF	10,736 SF	6,225 SF	55,760 SF	84	157

Revised by Thompson Matheny Corporation

EXHIBIT B-2

L-188 STATE OF HAWAII
OFFICE OF ASSISTANT REGISTRAR
RECORDED

FEB 16, 1995 08:01 AM

Doc No(s) 2219244

on Cert(s) 387,078 & 452,762

/s/ CARL T. WATANABE
ASSISTANT REGISTRAR

REGULAR SYSTEM

Return by Mail ( ) Pickup (X) To:

CARLSMITH BALL WICHMAN
MURRAY CASE & ICHIKI
1001 Bishop Street
Pacific Tower, Suite 2200
Honolulu, Hawaii 96813

Attention: Patricia Devlin, Esq.
Telephone: 523-2522

FILE NO. 360940 S
95-101-0101
ANN OGINO

DECLARATION OF DEVELOPMENT COVENANTS FOR SYMPHONY PARK PROJECT

THIS DECLARATION OF DEVELOPMENT COVENANTS dated as of February 16, 1995 (this "Declaration") is made by **MYERS/DAIICHI MIDTOWN PARTNERS**, a Hawaii joint venture ("M/DMP"), and **THEODAVIES EUROMOTORS, LTD.**, a Hawaii corporation ("TheoDavies").

R E C I T A L S:

A. Pursuant to the terms of that certain unrecorded Agreement for Purchase and Sale of Real Estate dated February 14, 1995 (the "Purchase Agreement") executed by the parties, TheoDavies has acquired from M/DMP the real property which is more particularly described in Exhibit "A" attached hereto (the "TheoDavies Property").

X9428849

SYMPHONY PARK
THEODAVIES
February 13, 1995

EXHIBIT B-3

B. M/DMP owns the real property adjacent to the TheoDavies Property which is more particularly described in Exhibit "B" attached hereto (the "M/DMP Property").

C. TheoDavies intends to develop on the TheoDavies Property a car dealership facility (which will include office facilities) (the "Car Dealership"), and M/DMP intends to develop on the M/DMP Property and on adjacent parcels also owned by M/DMP, a residential condominium development known as "Symphony Park" (the "Residential Development"). The Car Dealership and the Residential Development are together called the "Project." Based on the parties' development timetable, the Car Dealership will comprise Phase I of the Project and the Residential Development will comprise Phase II of the Project.

D. M/DMP desires to use the Car Dealership to satisfy the industrial component requirement of the Hawaii Community Development Authority ("HCDA") for the Project and to utilize any excess density (i.e., any density achievable through the joint and planned development of the Project but not used by TheoDavies for the Car Dealership) to increase the density of the Residential Development.

E. Pursuant to the Purchase Agreement, TheoDavies has agreed for the benefit of M/DMP to certain restrictions on the TheoDavies Property with respect to the development of the Car Dealership. These restrictions include, without limitation, (a) TheoDavies' agreement to develop the Car Dealership as Phase I of the Project which satisfies the classification of a permitted "industrial and/or relocated commercial use" under the HCDA rules applicable to base zone development; (b) TheoDavies' agreement to limit the floor area of the Car Dealership building to 57,000 square feet or such lesser amount as shown in the permit issued by HCDA for the Car Dealership, and to include at least 43,813 square feet of "industrial and/or relocated commercial use" and less than 6,000 square feet of office space; (c) TheoDavies' agreement to provide M/DMP with certain approval rights relating to the external features and finishes of the Car Dealership improvements; and (d) TheoDavies' agreement to join M/DMP in filing an application to HCDA for a planned development permit covering the TheoDavies Property, the M/DMP Property and adjacent parcels also owned by M/DMP as soon as M/DMP has completed its plans for the Residential Development.

F. M/DMP has executed this Declaration to document certain obligations relating to the development of the Car Dealership as covenants running with the title to the M/DMP Property.

EXHIBIT B-3

title and interest in and to the TheoDavies Property and the M/DMP Property as the case may be.

f. No Third-Party Beneficiaries. This Declaration is not intended, and shall not be deemed or construed, to confer any rights, power or privileges on any person, firm, partnership, corporation or other entity not a party hereto, except as otherwise provided in this Declaration.

g. No Partnership or Joint Venture. This Declaration evidences no intention on the part of M/DMP and TheoDavies to form a partnership or joint venture between the parties with respect to the development of the Car Dealership or the Residential Development.

h. Time is of the Essence. Time is specifically declared to be of the essence in this Declaration, and of acts required to be done and performed by the parties hereto.

i. Governing Law. This Declaration shall be governed by and construed in accordance with the laws of the State of Hawaii.

j. Additional Documents. M/DMP and TheoDavies hereby agree to execute such additional documents as are reasonably required to accomplish the intents of this Declaration and the Purchase Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Declaration as of the date written above.

THEODAVIES EUROMOTORS, LTD.

By _____
Name: Martin Jaskot
Its: V. P.
Vice President

By _____
Name:
Its:

"THEODAVIES"

MYERS/DAIICHI MIDTOWN PARTNERS

By MYERS MIDTOWN CORPORATION
Its Managing General Partner

By _____
Jack E. Myers
Its President

By DAIICHI MIDTOWN CORPORATION
Its General partner

By _____
Name: NOBUO KUNIYUKI
Its: PRESIDENT
President

"M/DMP"

SYMPHONY PARK
THEODAVIES
February 13, 1995

EXHIBIT B-3

EXHIBIT C.1

Development Timetable

The development is comprised of a residential tower on top of a parking structure, and an auto dealership within the podium structure. Project sales are expected to start the second quarter of 2012. The building permit is planned to be approved by summer 2013. Construction could start the third quarter of 2012, and completion is expected to take twenty-four (24) months.

Project Narrative

The proposed mixed-use development includes a residential condominium tower and an auto dealership. The parking is located within the podium and it is concealed from view. The building façades are wrapped with commercial space at street level on Kapiolani Boulevard and Ward Avenue.

The project consist of 104,447 square feet of land over four (4) TMK parcels. The parcels include TMK Nos. (1) 2-1-044: 001, 032, 047 and 048; and are situated at the Mauka-Ewa corner of Kapiolani Blvd. and Ward Ave, at a corner address of “850 Kapiolani Boulevard”. All parcels are currently vacant and being used as a temporary parking lot. The project will transfer an additional 89,823 sf of FAR from the adjacent Mercedes parcel under a joint development agreement.

The OM KAPIOLANI development will be located on all four parcels. The condominium project will have approximately 500,000 sf of floor area, and the primary residential access will be from Ward Avenue. The auto dealership will have approximately 75,000 square feet of floor area, and access for the auto dealership and service will be from Kapiolani Blvd. An additional 5,000 square feet of commercial space will be located at street level on Ward Avenue.

The surrounding area includes other auto dealerships, industrial HECO yard, the Blaisdell Performance Center across Ward Avenue, and other high-rise residential towers. These towers, including One Archer Lane, Imperial Plaza, 909 Kapiolani and Pacifica, are located more than 300 feet from the project site. All other existing structures in the immediate area are low-rise buildings.

The residential tower will contain approximately 407 units over 37 floors. The project will provide parking in excess of HCDA requirements. The project will fully comply with the Reserve Housing requirements of HCDA with twenty per cent (20%) of the total residential floor area developed as reserved housing, and designated for qualified buyers under the HCDA reserve housing requirements. In addition, the reserved housing units will be combined with a sufficient number of the market residential units so that 50% of the total number of residential units in the Project are initially offered to owner-occupants in accordance with the requirements of the Hawaii Condominium Property Act.

OM KAPIOLANI
Development Permit submission

EXHIBIT C.2
Project Summary

	Land AREA		3.5 FAR		Reserve Housing (Excluded from FA)		Total Available FA	
TOTAL FLOOR AREA ALLOWED								
(Per new HCDA Mauka Area Rules)								
OM - JN Development Parcels								
Parcel TMK Nos.								
(1) 2-1-044 : 001	18,455		64,593					
(1) 2-1-044 : 032	32,599		114,097					
(1) 2-1-044 : 047	33,248		116,368					
(1) 2-1-044 : 048	20,145		70,508					
Sub-Total	**104,447**	**sf**	**365,565**	**sf**				
Theodavies, Mercedes Dealership (Exhibits B2,B3)								
Parcel TMK Nos.								
(1) 2-1-044 : 023	41,595		145,583					
FAR used by current Mercedes Dealership			(55,760)					
Sub-Total	**41,595**	**sf**	**89,823**	**sf**				
Total	**146,042**	**sf**	**455,387**	**sf**	**n/a**		**455,387**	**sf**

TOTAL FLOOR AREA USED								
FA used by "OM KAPIOLANI" Development								
Condominium Floor Area							**(401,400)**	sf
Market Rate Floor Area			(401,400)				(401,400)	
Reserved Housing Floor Area					**(100,350)**		n/a	
Commercial Floor Area							**(80,000)**	sf
Auto Dealer / Service			(74,096)				(74,096)	
Restaurant and/or retail			(5,904)				(5,904)	
Total FA Used			**(481,400)**	**sf**	**(100,350)**	**sf**	**(481,400)**	**sf**
FA Balance (Requires supplemental Floor Area)							**-26,013**	**sf**

RESERVED HOUSING FLOOR AREA CALCULATION

Market Rate Floor Area	**401,400**	**sf**
Market Rate Units	348,648	
Market Rate Common Area	52,752	
Reserved Floor Area (20% of TOTAL)	**100,350**	**sf**
Market Rate Units	86,472	
Market Rate Common Area	13,878	
TOTAL Residential (Market+Reserved)	**501,750**	**sf**

OM Kapiolani
HCDA - Planned Development Permit
EXHIBIT C-3
FLOOR AREA PROVIDED
11/17/2011
12/09/2011 (Revised)

Project Area Summary

Use	Floor	HCDA Floor Area (SF)					Non HCDA Floor Area (SF)							Total Gross
			Residential (Market)				Residential (Reserved)							
		Commercial	Units (Saleable)	Lanai's	Common	Total FA	Units (Saleable)	Lanai's	Common	Strs /Elev	Prkg/Circulation	Other / Storage	Total Non FA	
Residential / Commercial / Parking	1st													
	Lobby				756	756			189	110			299	1055
	Trash				502	502			125				125	627
	JN Auto	33032				33032				676			676	33708
	JN (Restaurant)	5904				5904							0	5904
	Parking					0				3348	36700		40048	40048
	1st Subtotal	38936	0	0	1258	40194	0	0	314	4134	36700	0	41148	81342
Commercial / Parking	2nd													
	JN Auto	34982				34982				676		4865	5541	40523
	Parking					0				2098	31765	14931	48794	48794
	2nd Subtotal	34982	0	0	0	34982	0	0		2774	31765	19796	54335	89317
	3rd													
	JN Auto	6082				6082				717			717	6799
	Parking					0				1178	67358	5025	73561	73561
	3rd Subtotal	6082	0	0	0	6082	0	0		1895	67358	5025	74278	80360
Residential Parking	4th					0				1178	68960	8043	78181	78181
	5th					0				1178	68960	8043	78181	78181
	6th					0				1178	68960	8043	78181	78181
Residential / Market Common Area (Mix)	7th (Plaza Earth)													
	Tower Footprint													
	Lobby				2088	2088			522				522	2610
	Mail				552	552			138				138	690
	Office/Security				740	740			185				185	925
	Fitness				1982	1982			496				496	2478
	Theater				652	652			163				163	815
	Circulation				1530	1530			383				383	1913
	Other				0	0			0				0	0
	Subtotal	0	0	0	7544	7544	0	0	1887	0	0	0	1887	9431
	Deck Footprint													
	BBQ Pavilions				1493	1493			373				373	1866
	Party Pavilion				558	558			140				140	698
	Open Space					0						34529	34529	34529
	Parking					0				1290	18939	574	20803	20803
	Subtotal	0	0	0	2051	2051	0	0	513	0	0	0	55845	57896
	7th Subtotal	0	0	0	9595	9595	0	0	2400	0	0	0	57732	67327
Market & Reserved Units (Mix)	8th (11 Units)		3134		425	3559	7231	0	990	742			8963	12522
	9th (12 Units)		4208		523	4731	7194	0	892	742			8828	13559
	10th (12 Units)		4208		523	4731	7194	0	892	742			8828	13559
	11th (12 Units)		4208		523	4731	7194	0	892	742			8828	13559
	12th (12 Units)		4208		523	4731	7194	0	892	742			8828	13559
	13th (12 Units)		4208		523	4731	7194	0	892	742			8828	13559
	14th (12 Units)		4208		523	4731	7194	0	892	742			8828	13559
	15th (12 Units)		4208	0	523	4731	7194	0	892	742			8828	13559
	16th (12 Units)		4208	0	523	4731	7194		892	742			8828	13559
	17th (12 Units)		4208	0	523	4731	7194		892	742			8828	13559
	18th (12 Units)		4208	0	523	4731	7194		892	742			8828	13559
	19th (12 Units)		4208	0	523	4731	7194		892	742			8828	13559
Market Units	20th (11 Units)		12454	0	1408	13862				742			742	14604
	21st (11 Units)		12454	0	1408	13862				742			742	14604
	22nd (11 Units)		12454	0	1408	13862				742			742	14604
	23rd (11 Units)		12454	0	1408	13862				742			742	14604
	24th (11 Units)		12454	0	1408	13862				742			742	14604
	25th (11 Units)		12454	0	1408	13862				742			742	14604
	26th (11 Units)		12454	0	1408	13862				742			742	14604
	27th (11 Units)		12454	0	1408	13862				742			742	14604
	28th (11 Units)		12454	0	1408	13862				742			742	14604
	29th (11 Units)		12454	0	1408	13862				742			742	14604
	30th (11 Units)		12454	0	1408	13862				742			742	14604
	31st (11 Units)		12454	0	1408	13862				742			742	14604
	32nd (11 Units)		12454	0	1408	13862				742			742	14604
	33rd (11 Units)		12454	0	1408	13862				742			742	14604
	34th (11 Units)		12454	0	1408	13862				742			742	14604
	35th (11 Units)		12454	0	1408	13862				742			742	14604
	36th (11 Units)		12454	0	1408	13862				742			742	14604
	37th (11 Units)		12454	0	1408	13862				742			742	14604
	38th (11 Units)		12454	0	1408	13862				742			742	14604
	39th (11 Units)		12454	0	1408	13862				742			742	14604
	40th (11 Units)		12454	0	1408	13862				742			742	14604
	41st (11 Units)		12454	0	1408	13862				742			742	14604
	42nd (11 Units)		12454	0	1408	13862				742			742	14604
	43rd (11 Units) PH		12454	0	1408	13862				742			742	14604
	(407 Residential Units)													
	Total Area	80000	348318	0	50823	479141	86365	0	13516	39049	342703	48950	585915	1065056

OM KAPIOLANI

HCDA - Planned Development Permit

EXHIBIT C-4

Parkinng Calaculations

17-Nov-11

12/09/2011 (REVISED)

RESIDENTIAL PARKING STALLS REQUIRED							
Unit	Area (SF)	Units / floor	# of Floors	Total Units	Total Area (SF)	REQ stalls/unit	Total Stalls
Floors 8 (RESERVED UNITS - A, B, C, D, E, H) ; (MARKET UNITS - F & G)							
A	689	1	1	1	689	1	1
B	670	1	1	1	670	1	1
C	874	1	1	1	874	1	1
D	981	1	1	1	981	1	1
E	939	1	1	1	939	1	1
F	1074	2	1	2	2148	1.25	2.5
G	1030	2	1	2	2060	1.25	2.5
H	1002	2	1	2	2004	1	2
Floors 9-19 (RESERVED UNITS - A, B, C, D, E, H, I) ; (MARKET UNITS - F & G)							
A	689	1	11	11	7579	1	11
B	670	1	11	11	7370	1	11
C	874	1	11	11	9614	1	11
D	981	1	11	11	10791	1	11
E	939	1	11	11	10329	1	11
F	1074	2	11	22	23628	1.25	27.5
G	1030	2	11	22	22660	1.25	27.5
H	1002	2	11	22	22044	1	22
I	1037	1	11	11	11407	1	11
Floors 20 - 43 (MARKET UNITS)							
C1	913	1	24	24	21912	1.25	30
E1	985	1	24	24	23640	1.25	30
F1	1132	2	24	48	54336	1.25	60
G1	1249	2	24	48	59952	1.25	60
J	1222	1	24	24	29328	1.25	30
K	1293	1	24	24	31032	1.25	30
L	1088	2	24	48	52224	1.25	60
M	1103	1	24	24	26472	1.25	30
2 Loading Stalls for 150,000 - 300,000 SF + 1 Loading Stall for each 200,000 SF over 300,000 SF. 50% Reduction if Shared with Two Uses					434683		2
TOTAL STALLS							487

COMMERCIAL PARKING STALLS REQUIRED			
COMMERCIAL	Area (SF)	1 Stall / 450 SF	Total Stalls
	80000	450	178
2 Loading Stalls for 40,000 - 60,000 SF + 1 Loading Stall for each 50,000 SF over 60,000 SF. 50% Reduction if Shared with Two Uses			2
TOTAL			180

PARKING STALLS PROVIDED								
COMMERCIAL PARKING STALLS PROVIDED								
Level	Accessible	Guests	Compact	Standard	Loading	Tandem	Double (Stacked)	Total Stalls
1	4	0	6	12	2	0	0	24
2	0	0	12	26	0	8	0	46
3	0	0	0	0	0	5	198	203
SUBTOTAL	4	0	18	38	2	13	198	273
RESIDENTIAL PARKING STALLS PROVIDED								
1	2	0	0	0	2	0	0	4
4	8	0	13	147	0	72	0	240
5	8	0	13	147	0	72	0	240
6	0	0	21	151	0	72	0	244
7	0	16	0	10	0	24	0	50
SUBTOTAL	18	16	47	455	2	240	0	778
TOTAL STALLS	22	16	65	493	4	253	198	1051

Provided Stalls	1051
Required Stalls	667
Over Required	384

HCDA Planned Development Requirements
OM Kapiolani
December 9, 2011
Exhibit C-5

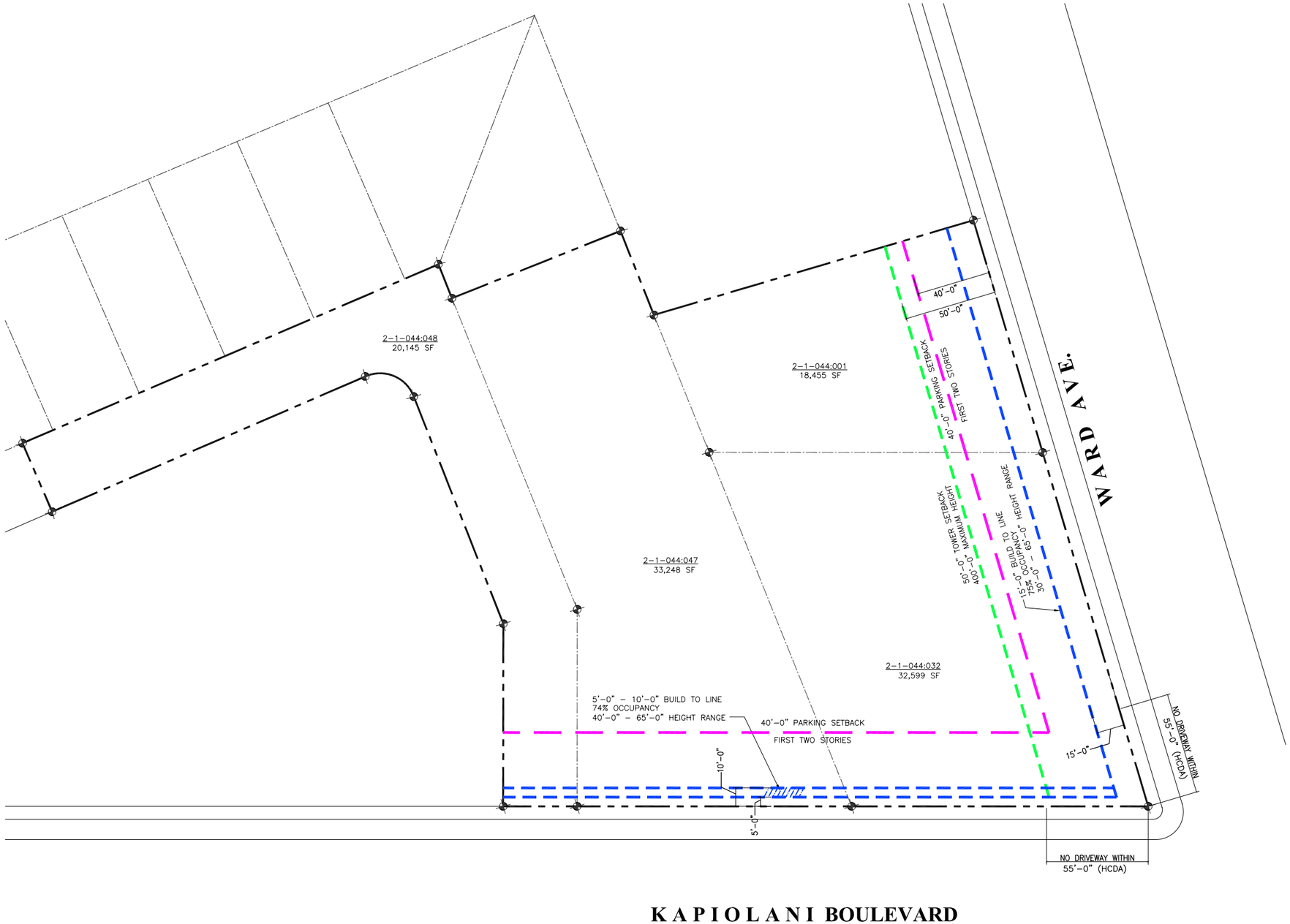
OM Kapiolani Conformance to Mauka Area Plan & Rules

CATEGORY	MAUKA AREA RULES CRITERIA	REQUIREMENTS (ALLOWABLE)	PROPOSED	COMMENTS
NEIGHBORHOOD ZONE	§15-217-23 Neighborhood Zones Figure 1.2 Regulating Plan	Kapiolani zone (KA) mixed-use, ground floor commercial, retail, and service, office and residential use on upper floors.	Kapiolani zone (KA) mixed-use, ground floor commercial, retail, and service, office and residential use on upper floors.	
SITE AREA			TMK Nos. 2-1-044: 001, 023, 032, 047, 048 = 146,042 SF	See Exhibits B2, B3, and C.2 Joint Development with adjacent TheoDavies parcel
DENSITY	Figure 1.3 & NZ.2 D. Building Form, Maximum Density	3.5 FAR	3.5 FAR + approximately 26,013 sq. ft. supplemental FA to be acquired from HCDA	Allowed Floor Area Transfer per §15-217-18(f)(1) & §15-217-18(g)(2)
ALLOWABLE FLOOR AREA	Figure 1.3 & NZ.2 §15-217-18(g)(1) and §15-217-18(g)(2) Floor Area Ratio Transfer	Site Area x 3.5 FAR = Total Allowed Floor Area Discretionary review process for the transfer of floor area from a sending site to a receiving site Reserved Housing Floor Area is excluded from the Allowed Floor Area per §15-218-18(a)(1)	OM-JN development Parcels = 104,447 SF x 3.5 FAR = 365,565 SF TheoDavies, Mercedes Dealership transfer = 89,823 SF HCDA transfer = 26,013 SF Total Site Area = 481,400 SF	See Exhibits B2, B3, and C.2 All parcels are to be developed jointly and as a single development parcel for zoning purposes In accordance with Declaration of Development Covenants for Symphony Park Project dated February 16, 1995, Ld. Ct. Doc. No. 2219244

MAXIMUM HEIGHT	Figure 1.3 & NZ.2 D. Building Form	400 Feet (Tower) Necessary utilitarian features not to exceed 18 Feet above height limit 30-65 Feet Street Front Element Height Range	400 Feet (Tower) with 18 Feet mechanical enclosure 65 Feet Street Front Element	Maximum height measured from highest elevation point of existing grade to structure of building.
BUILDING TYPE	Figure 1.3 & NZ.2 A. Building Types	Podium High Rise Urban Block "Lei" Building Courtyard	Podium High Rise	
FRONTAGE TYPES	Figure 1.3 & NZ.2 B. Frontage Types	Stoop Dooryard Forecourt Shop Front Terrace Front	Shop Front Terrace Front	
FRONTAGE OCCUPANCY	Figure 1.3 C. Building Placement Frontage Occupancy at Build to Line	75% Minimum Occupancy	Ward Avenue = 85% Occupied Kapiolani Boulevard = 88% Occupied	Commercial Retail, Restaurant, and Residential Occupancies
BUILDING PLACEMENT **Kapiolani Blvd** **Ward Avenue** **Clayton Street** **HECO Property Line**	Figure NZ.2 Front Yard Front Yard & View Corridor §15-217-55(l)(6) Side/Rear Yard Side/Rear Yard	Figure NZ.2 5-10 Feet (Podium) 15 Feet (Podium) 50 Feet (Tower) 0 Feet 0 Feet	 5-10 Feet (Podium) 15 Feet (Podium) 50 Feet (Tower) 0 Feet 0 Feet	
TOWER FLOOR PLATE	Figure BT.10 Table BT.10-1	Site Area of 120,000 SF – 160,000 SF = Floor Plate of 12,000 SF – 16,000 SF	Site Area of 146,402 SF = maximum Floor Plate of 14,604 SF	
OPEN SPACE	Figure BT.10 Podium High Rise D. Open Space	1. Site Area of 146,402 SF x 15% = 21,960 SF of Open Space Req. 2. Located at Grade, on podium, roof garden, or combination of. 3. Minimum 40 Feet in anyone side.	34,529 SF of open Space provided on Podium Roof garden	6,220 SF of open space from TheoDavies site TMK 2-1-044:023 is transferred to Podium Roof Garden

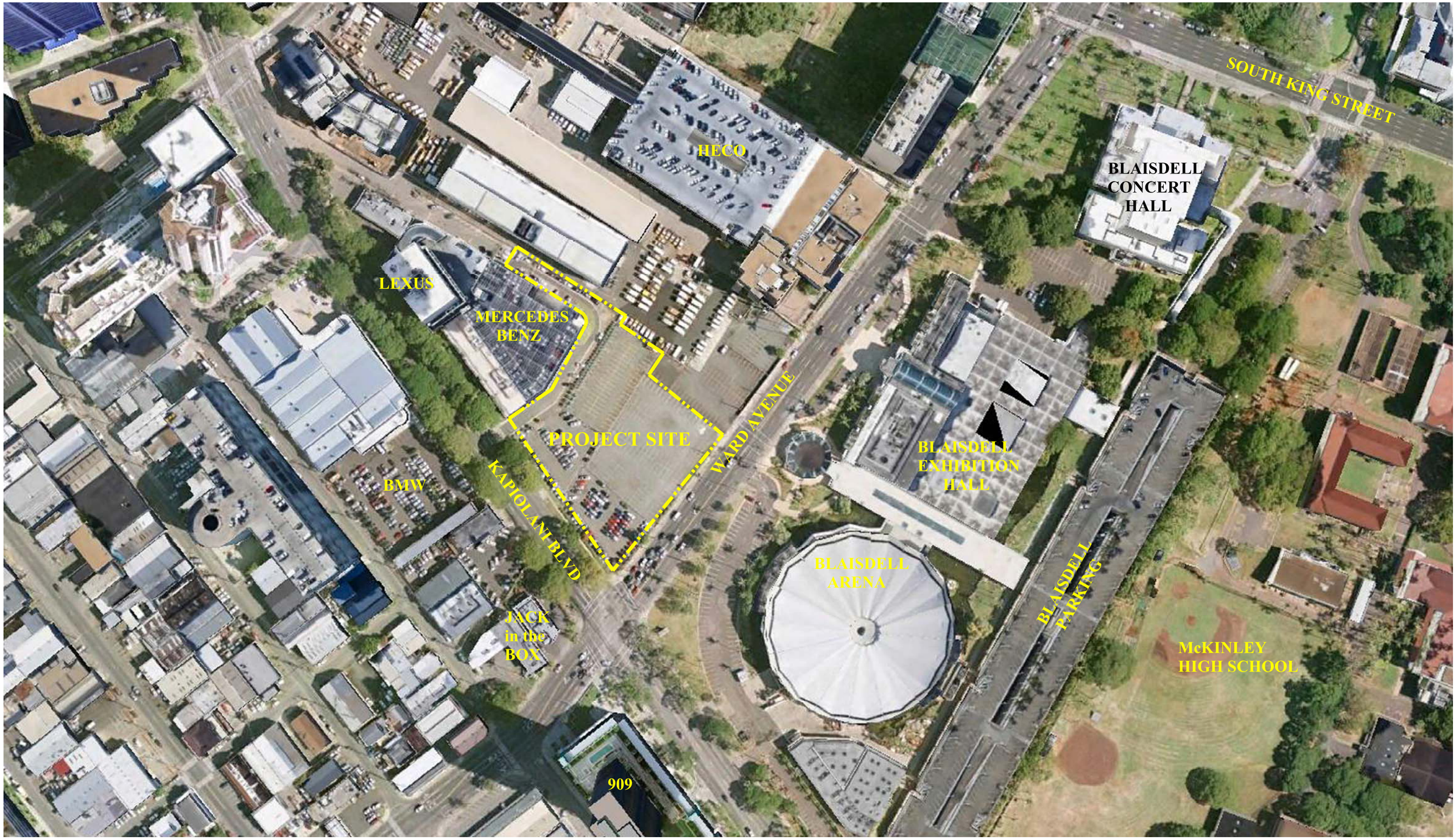
RECREATION SPACE	§15-217-23 Landscape and recreation space	55 SF of recreation space per dwelling unit. If provided outdoors may be used to satisfy open space requirements	55 SF x 407 units = 22,385 SF of recreation space included in 33,877 SF of open Space provided on Podium Roof garden	2,078 SF of recreation space from TheoDavies site TMK 2-1-044:023 is transferred to Podium Roof Garden
OFF-STREET PARKING **Market Units** **Reserved Housing Units** **Commercial**	Calculation based on unit size and quantity. §15-217-63(e)(1) 600 SF or more = 1.25 Stalls per Unit §15-218-18(a)(3) 1.0 Stall per Unit 1.0 Stalls for every 450 SF	311 Units x 1.25 Stalls = 389 Stalls 96 Units x 1.0 Stalls = 96 Stalls 80,000 SF / 450 SF = 178 Stalls Total Stalls Required = 662 Stalls	680 Stalls Provided 96 Stalls Provided 271 Stalls Provided Total Stalls Provided = 1047 Stalls	See Exhibit C-4 Use of Tandem Parking and Hydraulic lifts as permitted per §15-217-63(i)(2)
LOADING **Residential** **Commercial**	§15-217-63(l)(1) Loading Spaces 2 Stalls for 150,000 – 300,000 SF. 1 Stall for every 200,000 SF over 300,000 SF. 4 Stalls for 40,001 – 60,000 SF. 1 for every 50,000 SF over 60,000 SF. §15-217-63(i)(1) 50% of required number of loading spaces may be allowed when assigned to serve two or more uses	424,747 SF = 3 Loading Stalls. 80,000 SF = 5 Loading Stalls. Total Commercial and Residential 8 Stalls x 50% = 4 Loading Spaces Required	2 Stalls (1) 12 x 35 FT (1) 8.5 x 19 FT 2 Stalls (1) 12 x 35 FT (1) 8.5 x 19 FT Total 4 Loading Spaces	See Exhibit C-4 All 12 x 35 FT stalls to have 14 FT minimum height clearance. All 8.5 x 19 FT stalls to have 10 FT minimum height clearance.
BICYCLE PARKING	§15-217-63(m) Bicycle Parking	Short and long term Bicycle Parking to be provided within 400 feet of building entrance.	10 Bicycle Stalls provided on Ground Floor.	

ROAD WIDENING			2'-0" Road Widening on Ewa side of Ward Avenue at Kapiolani Boulevard intersection	Per City and County of Honolulu
TOWER ORIENTATION	Figure 1.6B View Preservation	Mauka Makai Axis. Deviation by a maximum of 20 degrees.	Larger deviation per Section §15-217-55(l)(2)	Variance Request
TOWER SPACING	Figure 1.6B View Preservation (Includes tower separation)	The Mauka Makai (separation) Zones for tower buildings extend 300 FT out from each tower along the tower's Mauka-Makai Axis	Existing towers are outside the 300 FT Mauka-Makai Zone	
LANDSCAPING	§15-217-56 Landscaping Figure 1.7 Street Tree Plan	Provide Automatic irrigation system with rain or moisture sensor. Street trees: Kapiolani -Monkeypod Ward – Rainbow Shower Tree	Automatic irrigation system with rain or moisture sensor provided. Street trees: Kapiolani -Monkeypod Ward – Rainbow Shower Tree	Substitutions are subject to approval from the executive director.
DEDICATION OF PUBLIC FACILITIES	§15-217-65 Public Facility Dedication	3% Commercial FA 4% Residential FA	Commercial 70,000 SF 3% = 2,100 SF Residential 385,387 SF 4% = 15,415 SF Total = 17,515 SF	In-lieu fee payment per section §15-217-65(c)
REQUIREMENT OF PROVIDING RESERVED HOUSING UNITS	§15-218-17 Requirement for Reserved Housing	20% of the Total Residential Floor Area as Reserved Housing	20% of the Total Residential Floor Area as Reserved Housing Approximately 100,000 SF	



1 SITE SETBACK PLAN

SCALE: 1" = 30'-0"



1 AERIAL PHOTO OF SORROUNDING LAND AREA
SCALE: 1" =30'-0"

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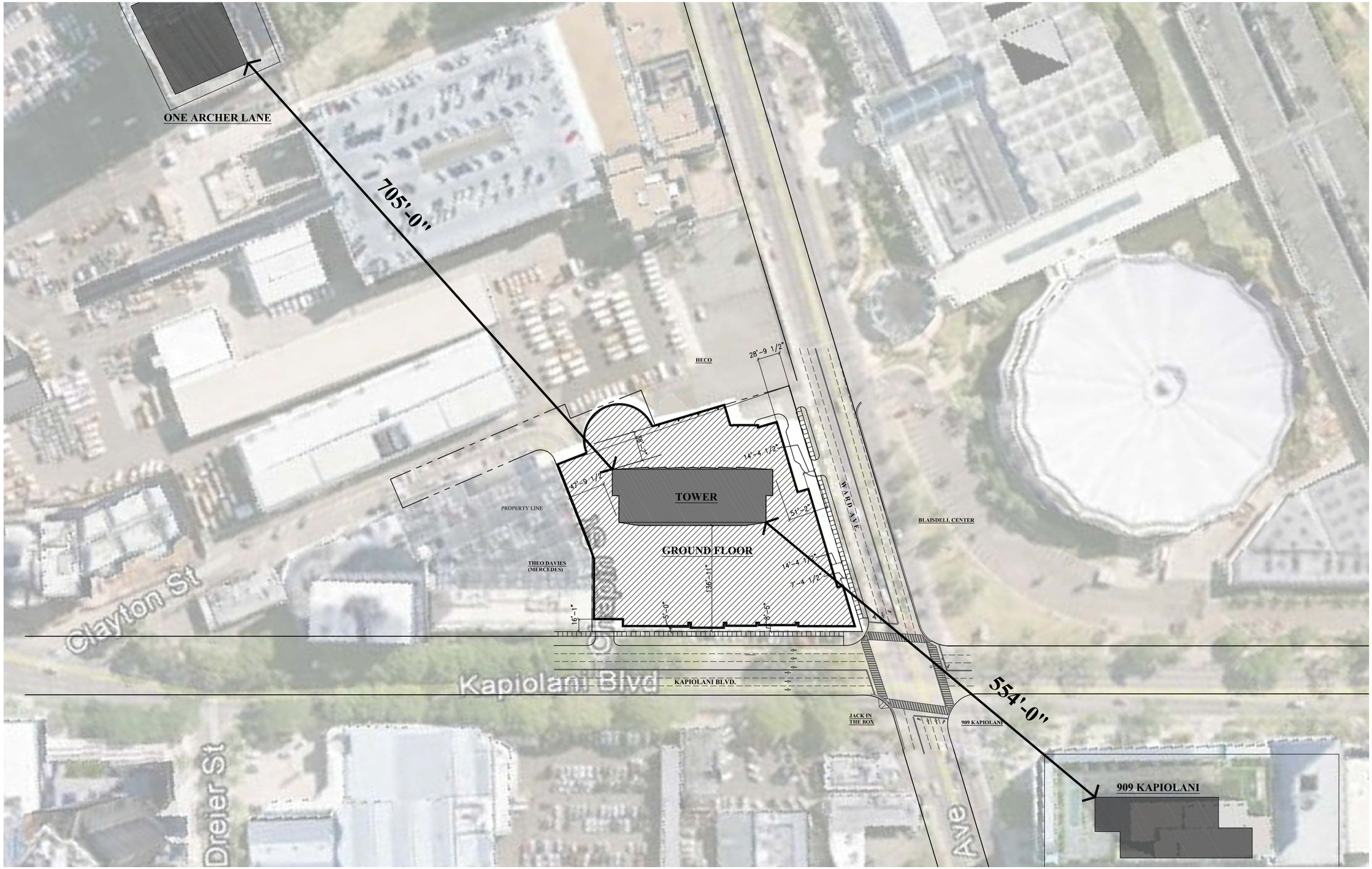
EXHIBIT D-1



1 PLOT PLAN - TOWER LOCATION, FOOTPRINT AND SPACING
SCALE: 1" =50'-0"

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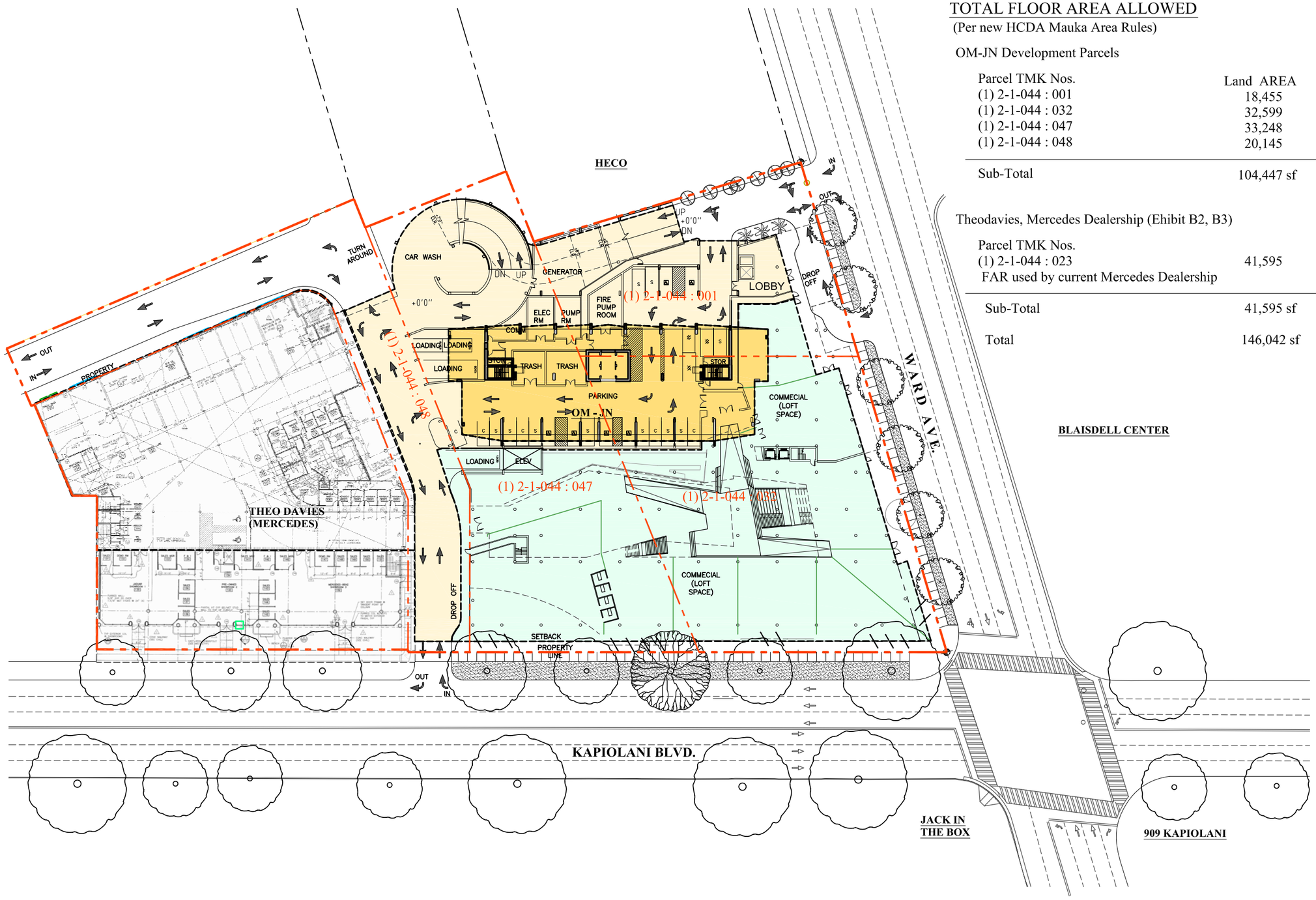
EXHIBIT D-1.1



TOTAL FLOOR AREA ALLOWED

(Per new HCDA Mauka Area Rules)

OM-JN Development Parcels

Parcel TMK Nos.	Land AREA	3.5 FAR
(1) 2-1-044 : 001	18,455	64,593
(1) 2-1-044 : 032	32,599	114,097
(1) 2-1-044 : 047	33,248	116,368
(1) 2-1-044 : 048	20,145	70,508
Sub-Total	104,447 sf	365,565 sf

Theodavies, Mercedes Dealership (Ehibit B2, B3)

Parcel TMK Nos.		
(1) 2-1-044 : 023	41,595	145,583
FAR used by current Mercedes Dealership		(55,760)
Sub-Total	41,595 sf	89,823 sf
Total	146,042 sf	455,387 sf

1 JOINT DEVELOPMENT/FLOOR AREA TRANSFER PLAN
SCALE: 1" =50'-0"

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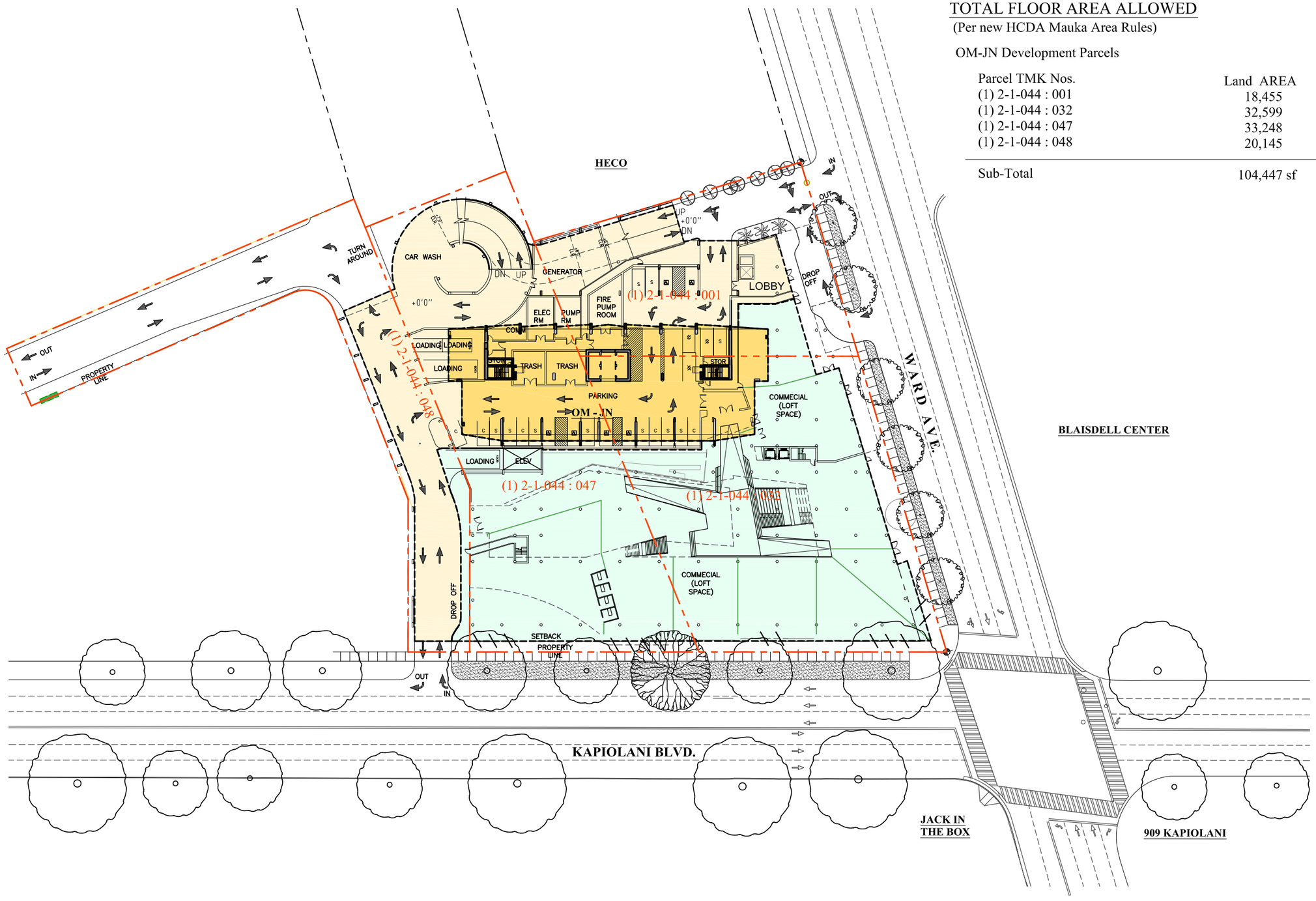
EXHIBIT D-2

TOTAL FLOOR AREA ALLOWED

(Per new HCDA Mauka Area Rules)

OM-JN Development Parcels

Parcel TMK Nos.	Land AREA	3.5 FAR
(1) 2-1-044 : 001	18,455	64,593
(1) 2-1-044 : 032	32,599	114,097
(1) 2-1-044 : 047	33,248	116,368
(1) 2-1-044 : 048	20,145	70,508
Sub-Total	104,447 sf	365,565 sf



1 DEVELOPMENT/FLOOR AREA PLAN
SCALE: 1" =50'-0"

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EXHIBIT D-2.1

HCDA AREA CALCULATIONS - COMMERCIAL

	RESTAURANT	5,904 SF
	JN AUTO GALLERY	33,032 SF
	TOTAL HCDA COMMERCIAL	38,936 SF

HCDA AREA CALCULATION RESIDENTAL

	ROOM	NON FLOOR AREA 20% RESERVED	HCDA FLOOR AREA 80% MARKET
	LOBBY (1,055 SF)	189 SF	756 SF
	TRASH (627 SF)	125 SF	502 SF
	SUB TOTAL	*314 SF	1,258 SF
	TOTAL HCDA RESIDENTIAL (MARKET)		1,258 SF

GROSS CALCULATIONS

	STAIRS & ELEV	4,134 SF
	PARKING & CIRCULATIONS	36,700 SF
	*TOTAL-RESIDENTIAL (RESERVED)	314 SF
	TOTAL HCDA-RESIDENTIAL (MARKET)	1,258 SF
	TOTAL HCDA-COMMERCIAL	38,936 SF
	TOTAL GROSS AREA	81,342 SF

LANDSCAPE LEGEND

MONKEYPOD
(EXISTING TO REMAIN)

MONKEYPOD/ Samanea saman
(FIELD STOCK)

RAINBOW SHOWER/ Cassia x nealiae
(FIELD STOCK, 45 FT. O.C.)

ST. AUGUSTINE LAWN
(SOD)

LANDSCAPE MAINTENANCE

IRRIGATION

- Inspect irrigation equipment once a week and perform needed maintenance.
- Irrigation controllers shall be inspected and reprogrammed after power outages.
- Sprinkler heads shall direct water away from buildings and hard surfaced areas. Adjust as needed.

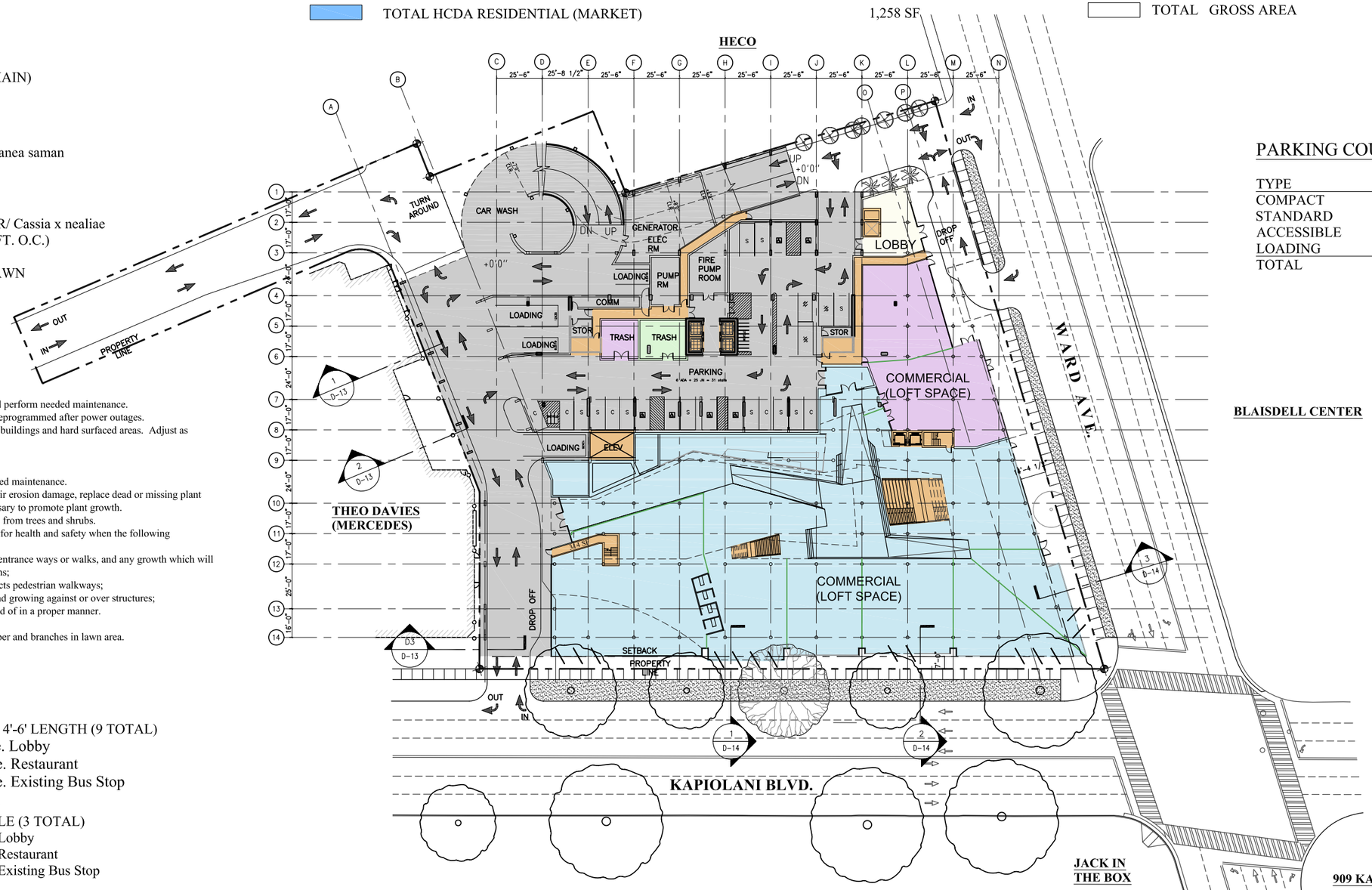
PLANTING

- Inspect plants once a week and perform needed maintenance.
- Water, prune, fertilize, eradicate weeds, repair erosion damage, replace dead or missing plant material, and perform other operations necessary to promote plant growth.
- Remove dead, damaged or diseased branches from trees and shrubs.
- Trees and shrubs shall be pruned and shaped for health and safety when the following conditions exist:
  - Growth in front of windows, over entrance ways or walks, and any growth which will obstruct vision at street intersections;
  - Where tree or shrub growth obstructs pedestrian walkways;
  - Where tree or shrub growth is found growing against or over structures;
  - All pruning debris shall be disposed of in a proper manner.
- Turf shall be mowed at a uniform height.
- Dispose of all trash, debris, leaves, rocks, paper and branches in lawn area.
- Paved areas shall be swept clean.

STREET FURNITURE

OUTDOOR BENCH, 4'-6' LENGTH (9 TOTAL)
- 1 ea. - Ward Ave. Lobby
- 2 ea. - Ward Ave. Restaurant
- 2 ea. - Ward Ave. Existing Bus Stop
- 4 ea. - Kapiolani

TRASH RECEPTACLE (3 TOTAL)
- 1 ea. - Ward Ave. Lobby
- 1 ea. - Ward Ave. Restaurant
- 1 ea. - Ward Ave. Existing Bus Stop



PARKING COUNT

TYPE	QNTY
COMPACT	6
STANDARD	12
ACCESSIBLE	6
LOADING	(2) 8 1/2x19 (2) 12x35
TOTAL	38

1 GROUND FLOOR PLAN - COMMERCIAL & RESIDENTIAL

SCALE: 1/32" = 1'-0"

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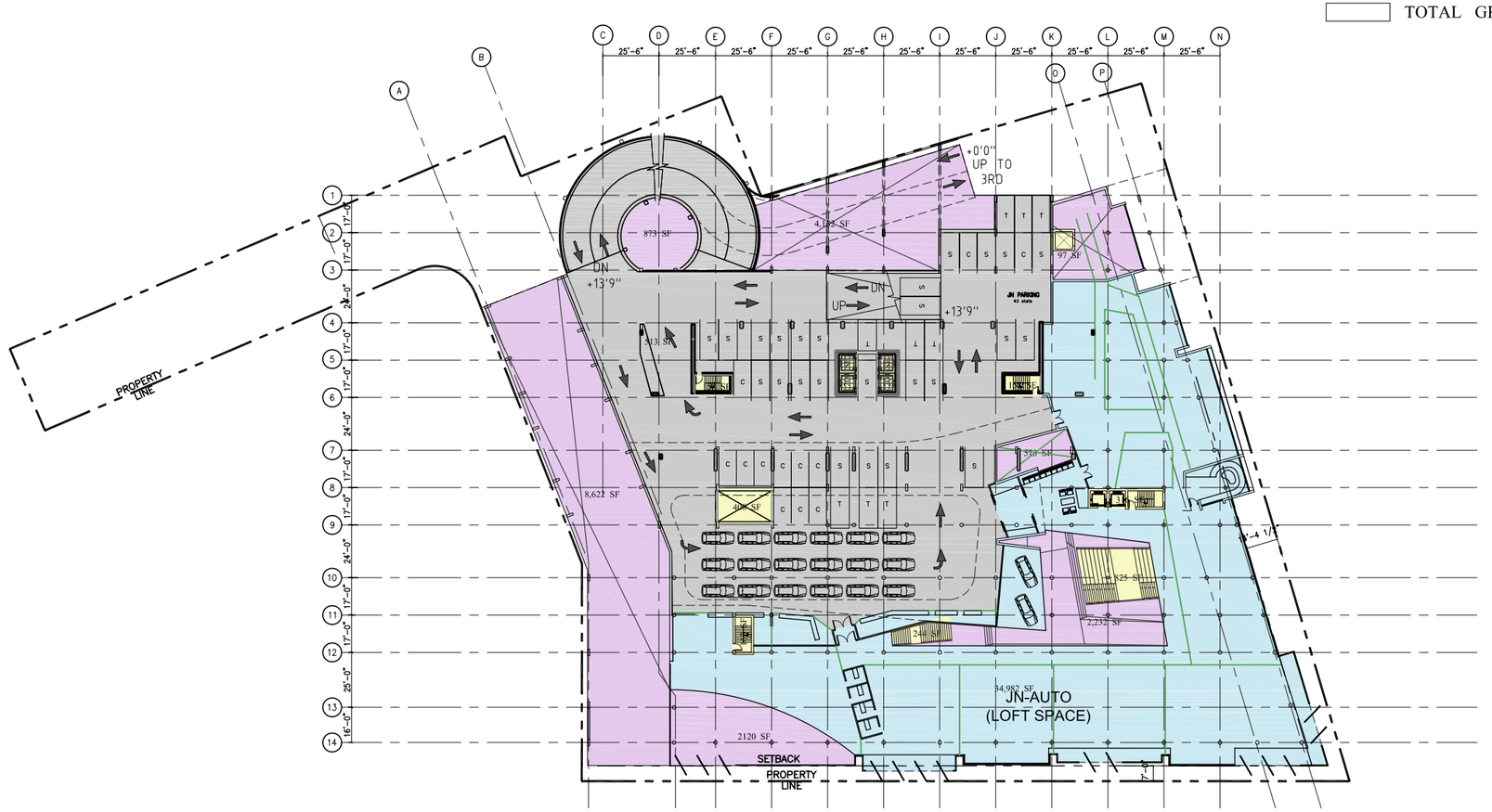
EXHIBIT D-3

HCDA AREA CALCULATIONS

	JN AUTO GALLERY	34,982 SF

GROSS AREA CALCULATIONS

	STAIRS & ELEV	2,774 SF
	PARKING & CIRCULATIONS	31,765 SF
	OPEN FLOOR	19,796 SF
	JN AUTO GALLERY	34,982 SF
	TOTAL GROSS AREA	89,317 SF



PARKING COUNT

TYPE	QNTY
COMPACT	12
STANDARD	26
TANDEM	8
TOTAL	46

1 FLOOR PLAN LEVEL 2 - COMMERCIAL USE & PARKING

SCALE: 1/32" = 1'-0"

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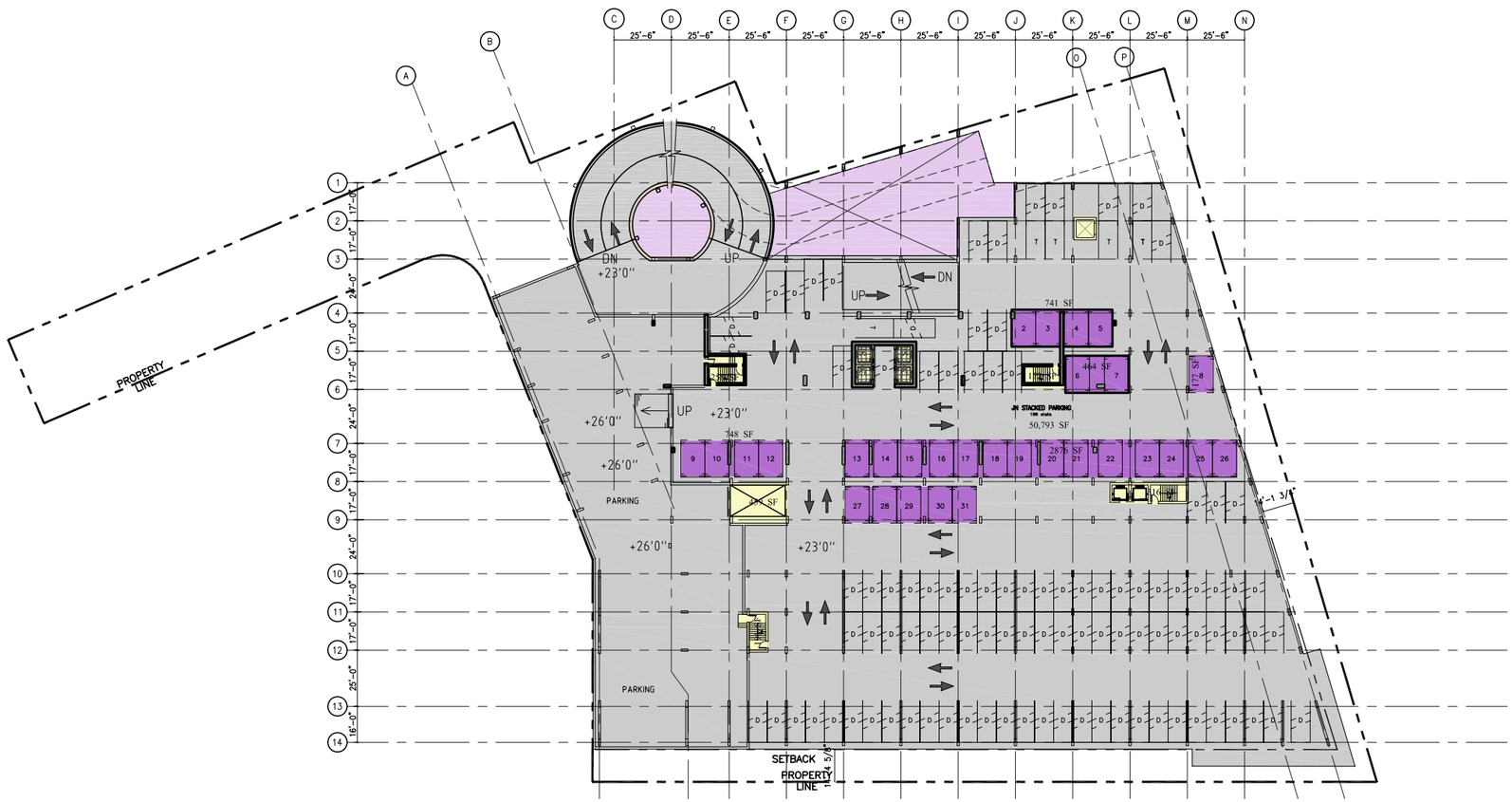
EXHIBIT D-4

HCDA AREA CALCULATIONS

JN SERVICE BAYS	6,082 SF
TOTAL HCDA AREA	6,082 SF

GROSS AREA CALCULATIONS

TOTAL HCDA AREA	6,082 SF
OPEN FLOOR	5,025 SF
STAIRS & ELEV	1,895 SF
PARKING & CIRCULATION	67,358 SF
TOTAL	80,360 SF



PARKING COUNT

TYPE	QNTY
TANDEM	5
DOUBLE	198
TOTAL	203

1 FLOOR PLAN LEVEL 3 - COMMERCIAL USE & PARKING

SCALE: 1/32" = 1'-0"

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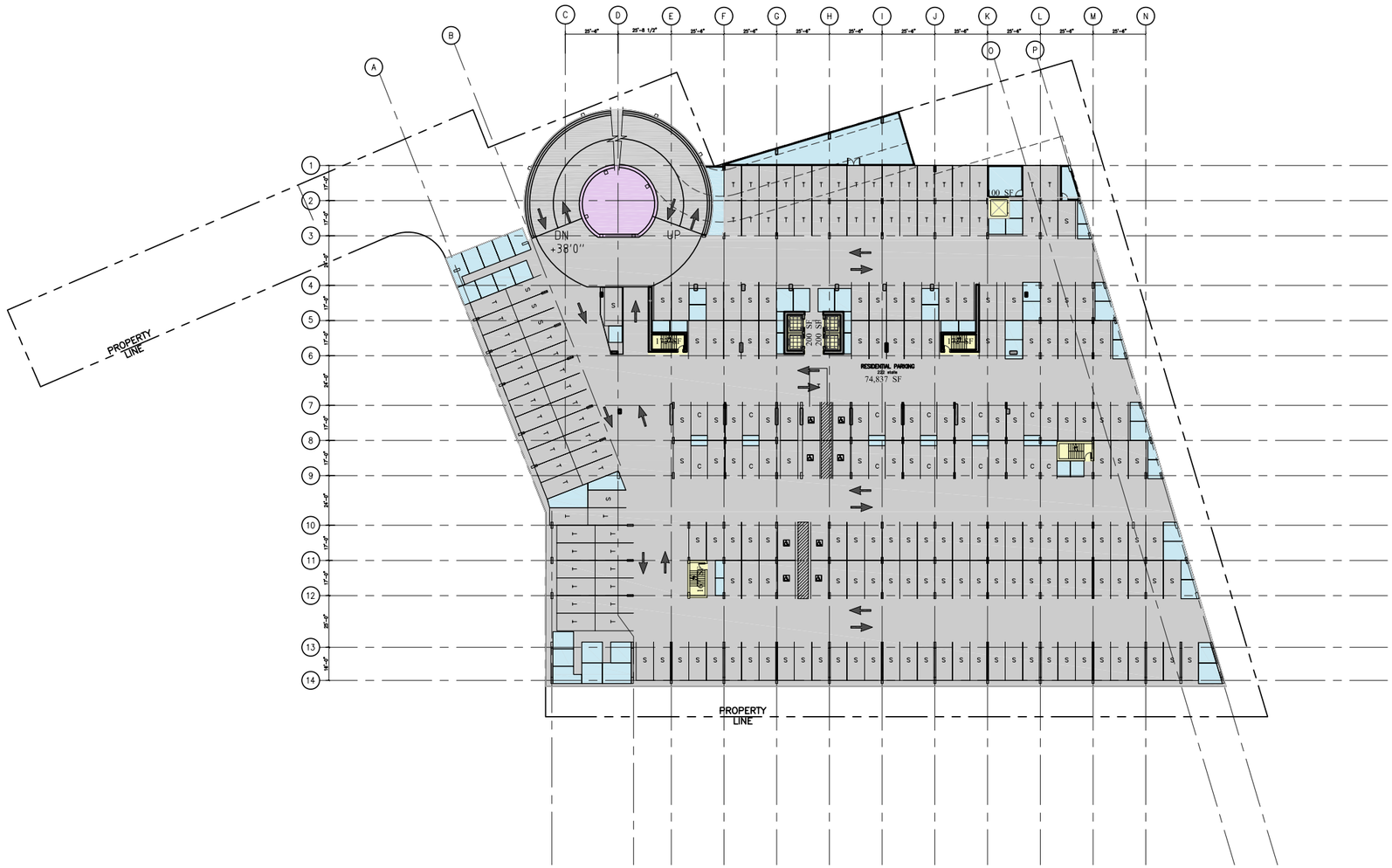
EXHIBIT D-5

GROSS CALCULATIONS

STAIRS & ELEV	1,178 SF
OPEN FLOOR	873 SF
PARKING STORAGE	7,170 SF
PARKING & CIRCULATION	68,960 SF
TOTAL	78,181 SF



PARKING COUNT

TYPE	QNTY
ACCESSIBLE	8
COMPACT	13
STANDARD	147
TANDEM	72
TOTAL	240

1 FLOOR PLAN LEVEL 4 - RESIDENTIAL PARKING

SCALE: 1/32" = 1'-0"

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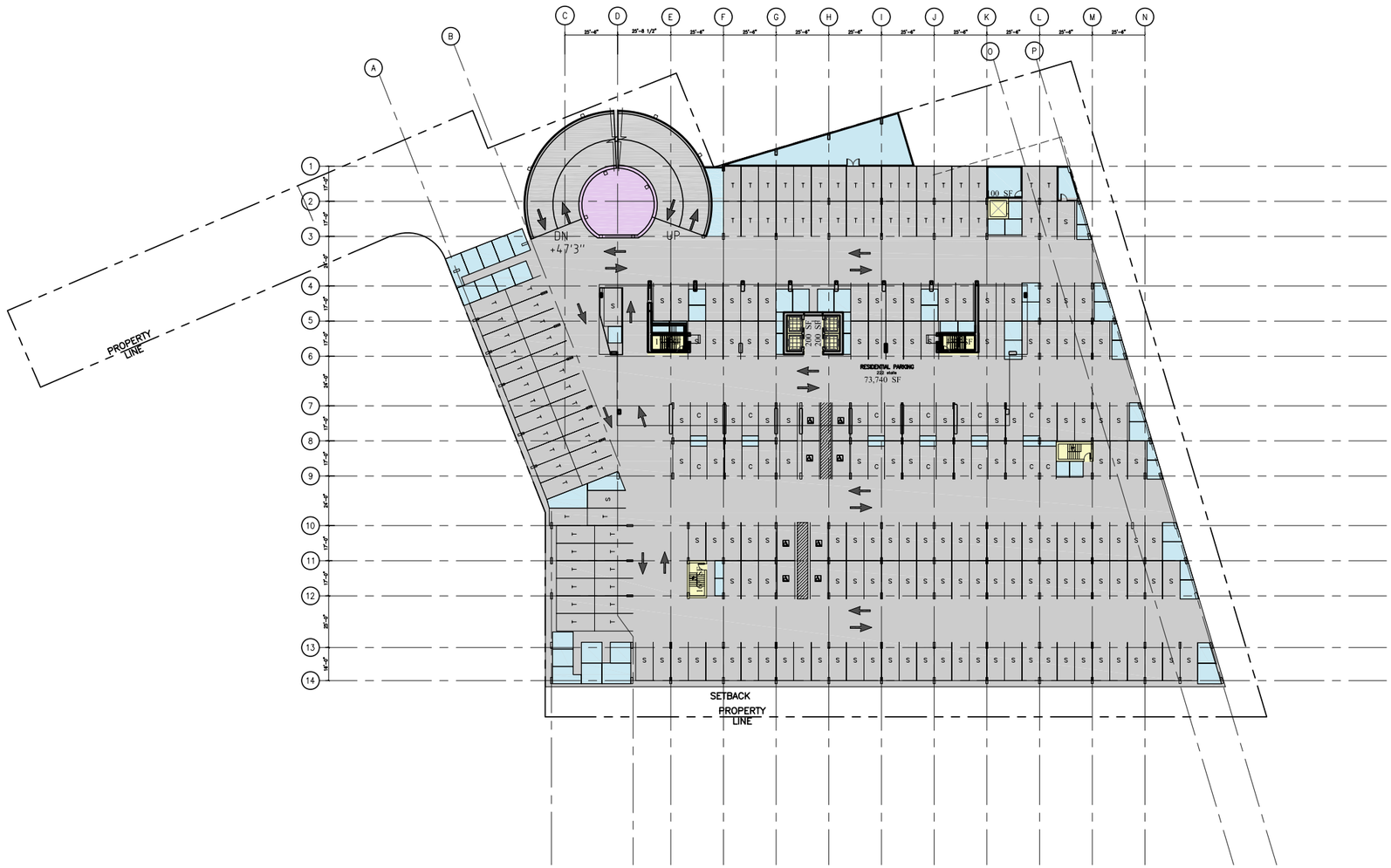
EXHIBIT D-6

GROSS CALCULATIONS

STAIRS & ELEV	1,178 SF
OPEN FLOOR	873 SF
PARKING STORAGE	7,170 SF
PARKING & CIRCULATION	68,960 SF
TOTAL	78,181 SF



PARKING COUNT

TYPE	QNTY
ACCESSIBLE	8
COMPACT	13
STANDARD	147
TANDEM	72
TOTAL	240

1 FLOOR PLAN LEVEL 5 - RESIDENTIAL PARKING

SCALE: 1/32" = 1'-0"

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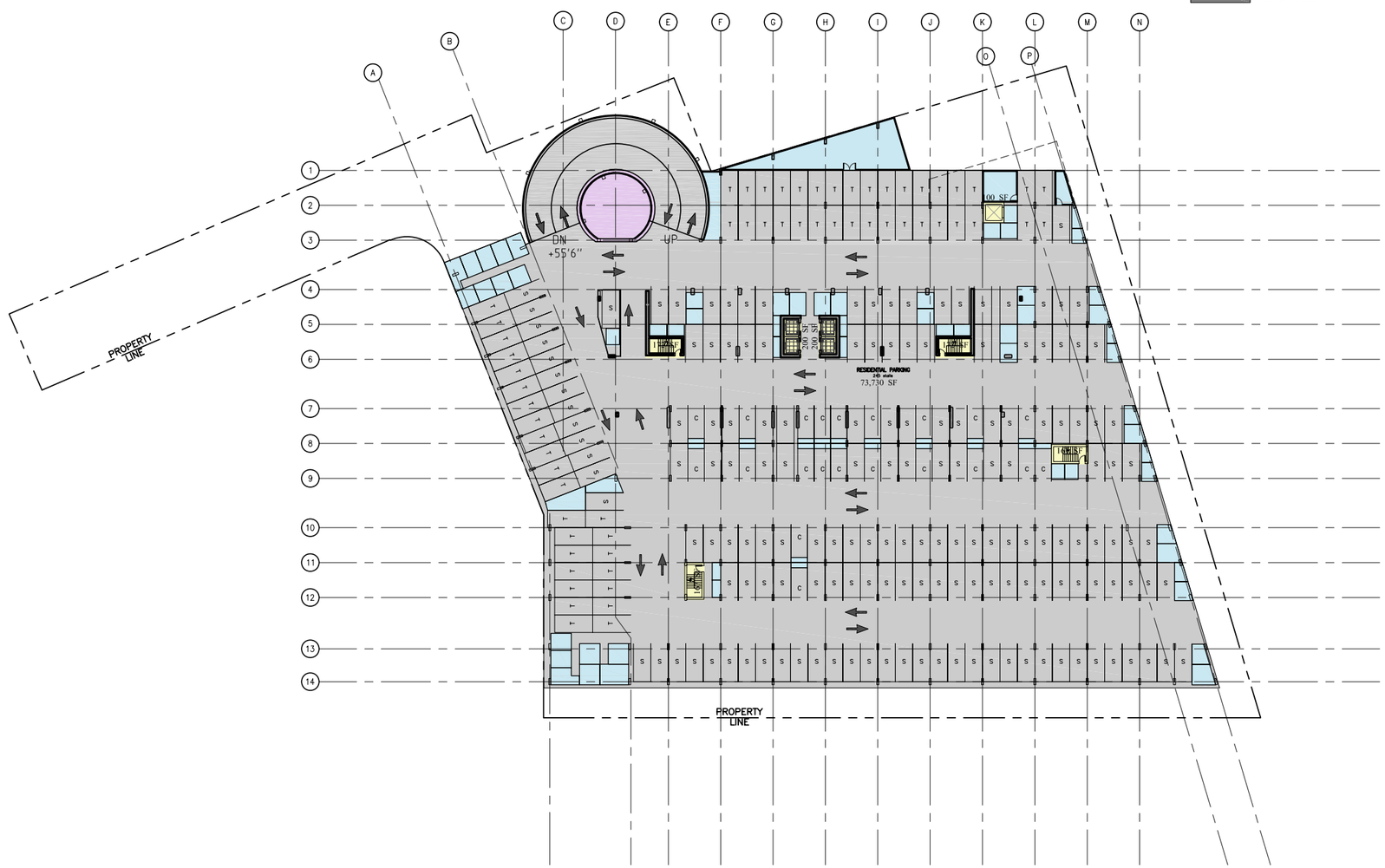
EXHIBIT D-7

GROSS CALCULATIONS

STAIRS & ELEV	1,178 SF
OPEN FLOOR	873 SF
PARKING STORAGE	7,170 SF
PARKING & CIRCULATION	68,960 SF
TOTAL	78,181 SF



PARKING COUNT

TYPE	QNTY
COMPACT	21
STANDARD	151
TANDEM	72
TOTAL	244

1 FLOOR PLAN LEVEL 6 - RESIDENTIAL PARKING

SCALE: 1" = 50'-0"

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EXHIBIT D-8

REQUIRED RECREATION SPACE

55 SF PER DWELLING UNIT

55 SF x 407 UNITS = 22,385 SF

*RECREATION SPACE IS INCLUDED IN PROVIDED OPEN SPACE

REQUIRED OPEN SPACE

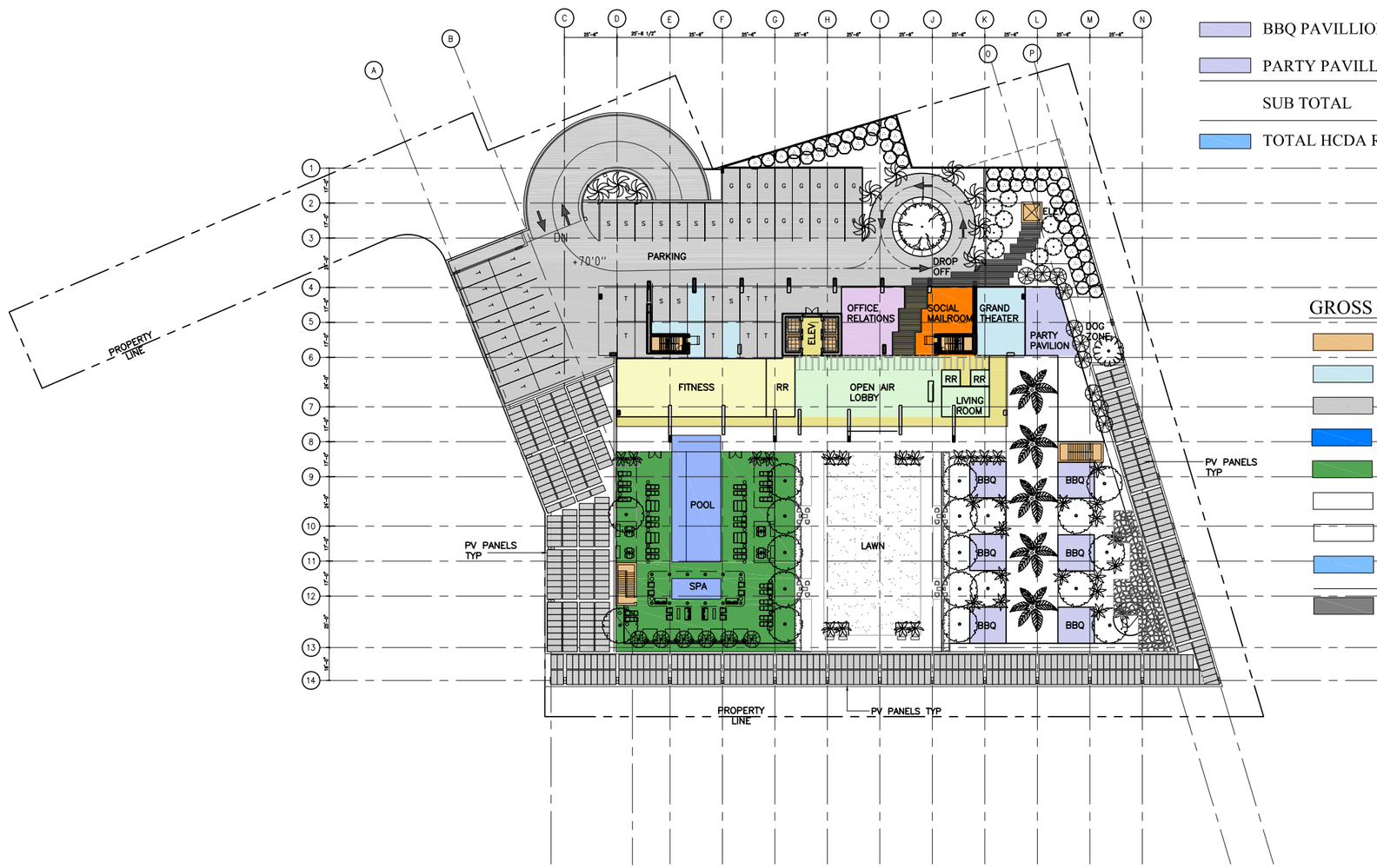
15% OF LAND AREA 104,447 SF = 15,667 SF

PROVIDED OPEN & RECREATION SPACE

POOL	1,701 SF
POOL DECK	6,734 SF
OPEN DECK	26,094 SF
TOTAL	34,529 SF

HCDA AREA CALCULATIONS - RESIDENTAL

ROOM	NON FLOOR AREA 20% RESERVED	HCDA FLOOR AREA 80% MARKET
LOBBY (2,610 SF)	522 SF	2,088 SF
MAIL (690 SF)	138 SF	552 SF
OFFICE (925 SF)	185 SF	740 SF
FITNESS (2,478 SF)	496 SF	1,982 SF
THEATER (815 SF)	163 SF	652 SF
CIRCULATION (1,913 SF)	383 SF	1,530 SF
BBQ PAVILLION (1,866 SF)	373 SF	1,493 SF
PARTY PAVILLION (698 SF)	140 SF	558 SF
SUB TOTAL	*2,400 SF	9,595 SF
TOTAL HCDA RESIDENTIAL (MARKET)		9,595 SF



GROSS CALCULATIONS

STAIRS & ELEV	1,290 SF
PARKING STORAGE	574 SF
PARKING & CIRCULATIONS	18,939 SF
POOL	1,701 SF
POOL DECK	6,734 SF
OPEN DECK	26,094 SF
*TOTAL-RESIDENTIAL (RESERVED)	2,400 SF
TOTAL HCDA-RESIDENTIAL (MARKET)	9,595 SF
TOTAL GROSS AREA	67,327 SF

PARKING COUNT

TYPE	QNTY
GUEST	16
STANDARD	10
TANDEM	24
TOTAL	50

PV PANELS = 475 PANELS

1 FLOOR PLAN LEVEL 7 - RECREATION DECK & RESIDENTIAL PARKING (OPEN SPACE PLAN)

SCALE: 1/32" = 1'-0"

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EXHIBIT D-9

RESERVED AREA CALCULATIONS (NON HCDA AREA)

UNIT "A" 1-BR w/DEN	689 CSF x 1 =	689 CSF	
UNIT "B" 1-BR w/DEN	670 CSF x1 =	670 CSF	
UNIT "C" 2-BR w/DEN	874 CSF x1 =	874 CSF	
UNIT "D" 2-BR w/DEN	981 CSF x1 =	981 CSF	
UNIT "E" 2-BR w/ DEN	939 CSF x1 =	939 CSF	
UNIT "H" 2-BR w/DEN	1,002 CSF x2 =	2, 004 SCF	
UNIT "I" 1-BRw/DEN	1,037 CSF x1 =	1,037 CSF	
8 APARTMENT UNITS		7,194 CSF	

8 APARTMENT UNITS		7,194 CSF
AVERAGE UNIT SIZE = 899 CSF		
COMMON AREA (63% RESERVED)	=	892 SF
TOTAL RESERVED AREA	=	8,086 SF

HCDA AREA CALCULATIONS

UNIT "F" 2-BR w/DEN (8th FLR UNIT "F" IS RESERVED HOUSING)	1,074 CSF x2 =	2,148 CSF	
UNIT "G" 2-BR w/DEN	1,030 CSF x2 =	2,060 CSF	
4 APARTMENT UNITS		4,208 CSF	
AVERAGE UNIT SIZE = 1,052 CSF			
COMMON AREA (37% RESERVED)	=	523 SF	
TOTAL HCDA AREA	=	4,731 SF	

GROSS AREA CALCULATIONS (NON HCDA AREA)

TOTAL RESERVED AREA	=	8,086 SF
TOTAL HCDA AREA	=	4,731 SF
ELEV & STAIRS	=	742 SF
TOTAL GROSS AREA	=	13,559 SF

1 8TH-19TH FLOOR PLAN-RESERVED UNITS

SCALE: 1/8" = 1'-0"

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EXHIBIT D-10

HCDA AREA CALCULATIONS

UNIT "C1" 2-BR	913 CSF x1 =	913 CSF
UNIT "E1" 2-BR	985 CSF x1 =	985 CSF
UNIT "F1" 2-BR w/DEN	1,132 CSF x2 =	2,264 CSF
UNIT "G1" 2-BR w/DEN	1,249 CSF x2 =	2,498 CSF
UNIT "J" 3-BR w/ DEN	1,222 CSF x1 =	1,222 CSF
UNIT "K" 3-BR	1,293 CSF x1 =	1,293 CSF
UNIT "L" 2-BRw/DEN	1,088 CSF x2 =	2,176 CSF
UNIT "M" 2-BR w/DEN	1,103 CSF x1 =	1,103 CSF
11 APARTMENT UNITS		12,454 CSF

11 APARTMENT UNITS	12,454 CSF
AVERAGE UNIT SIZE = 1,129 CSF	
COMMON AREA	= 1,408 SF
TOTAL HCDA AREA	= 13,862 SF

GROSS AREA CALCULATIONS (NON HCDA AREA)

TOTAL HCDA AREA	= 13,862 SF
ELEV & STAIRS	= 742 SF
TOTAL GROSS AREA	= 14,604 SF

1 20TH-43RD FLOOR PLAN-MARKET UNITS

SCALE: 1/8" = 1'-0"

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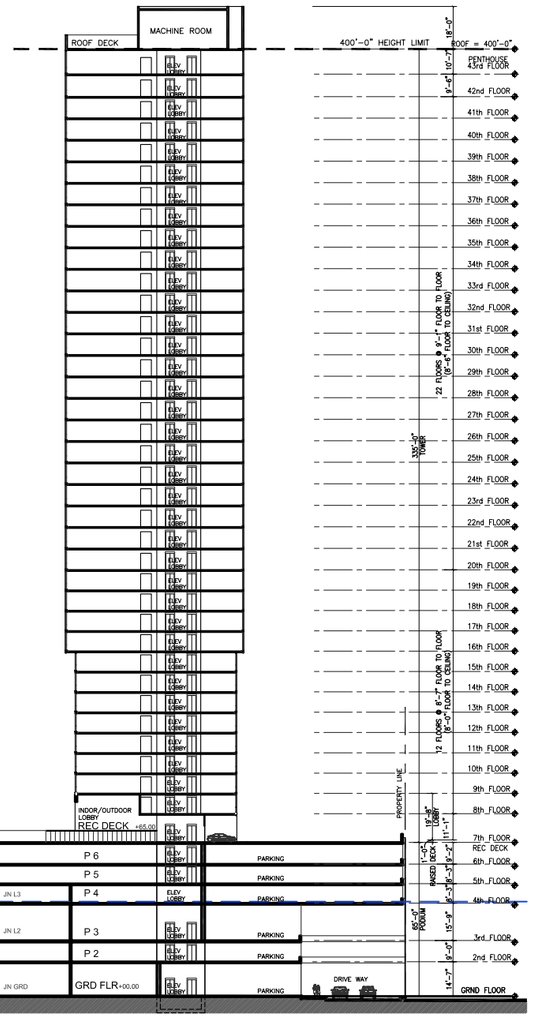
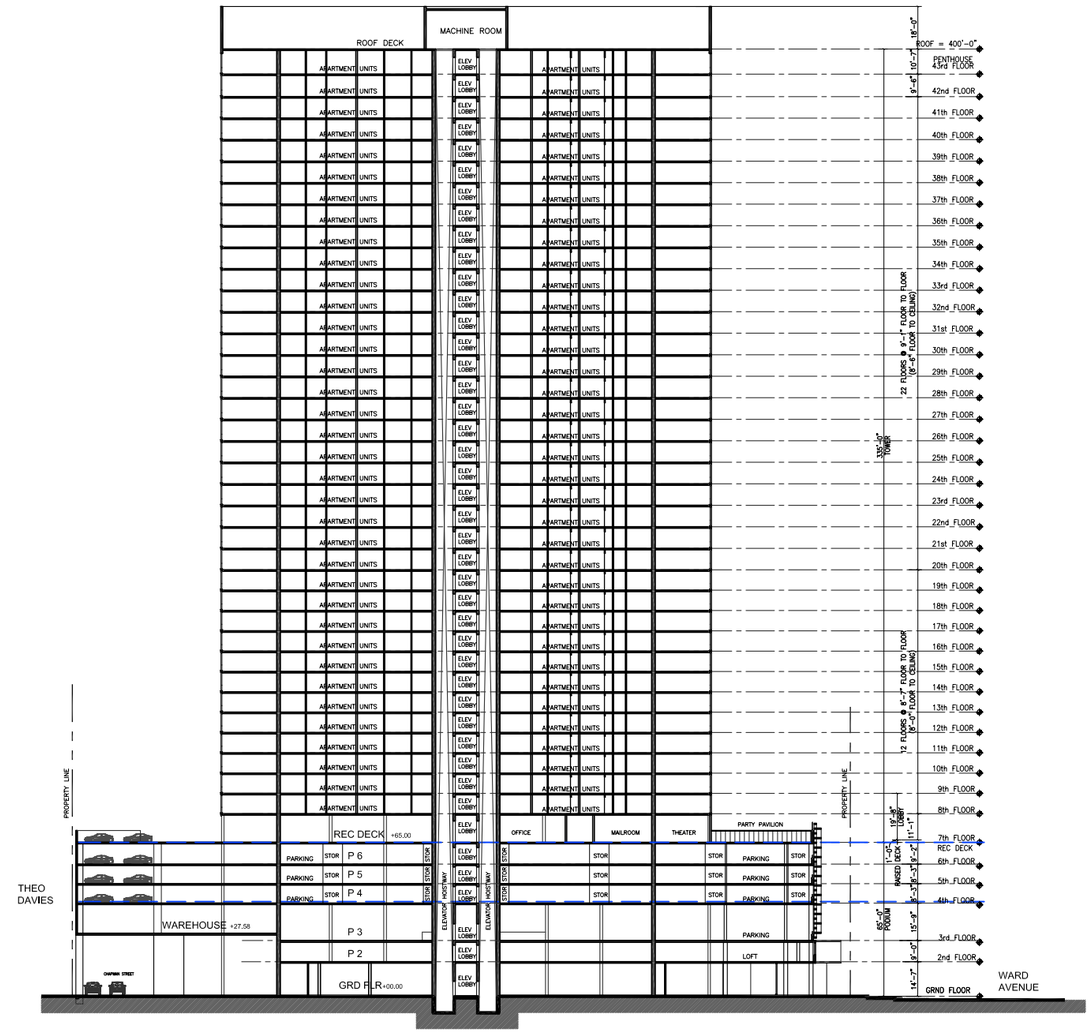
EXHIBIT D-11



1 SECTION
SCALE: 1/32" = 1'-0"



2 SECTION
SCALE: 1/32" = 1'-0"

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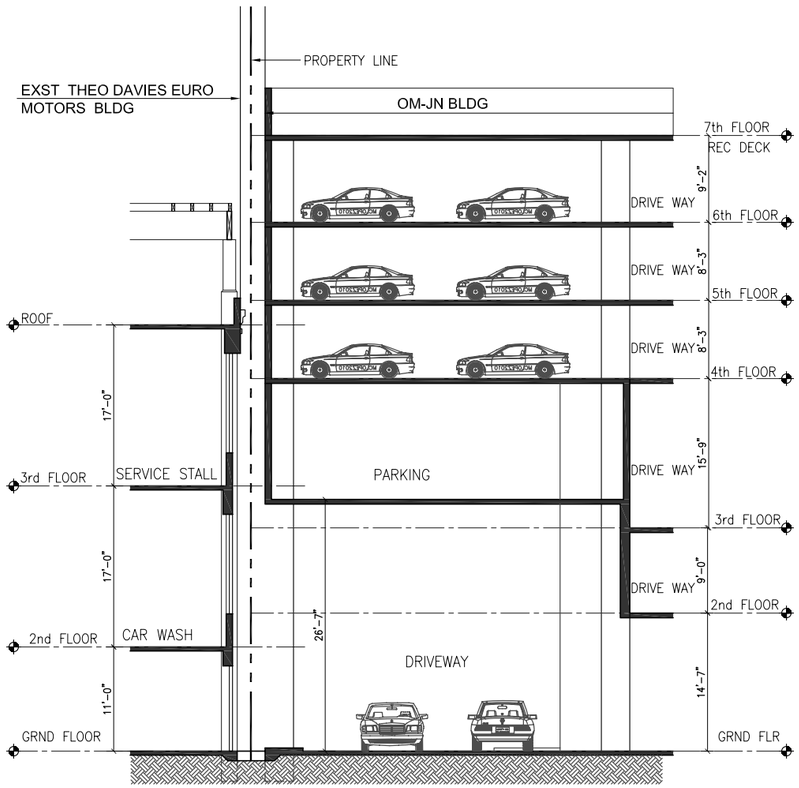
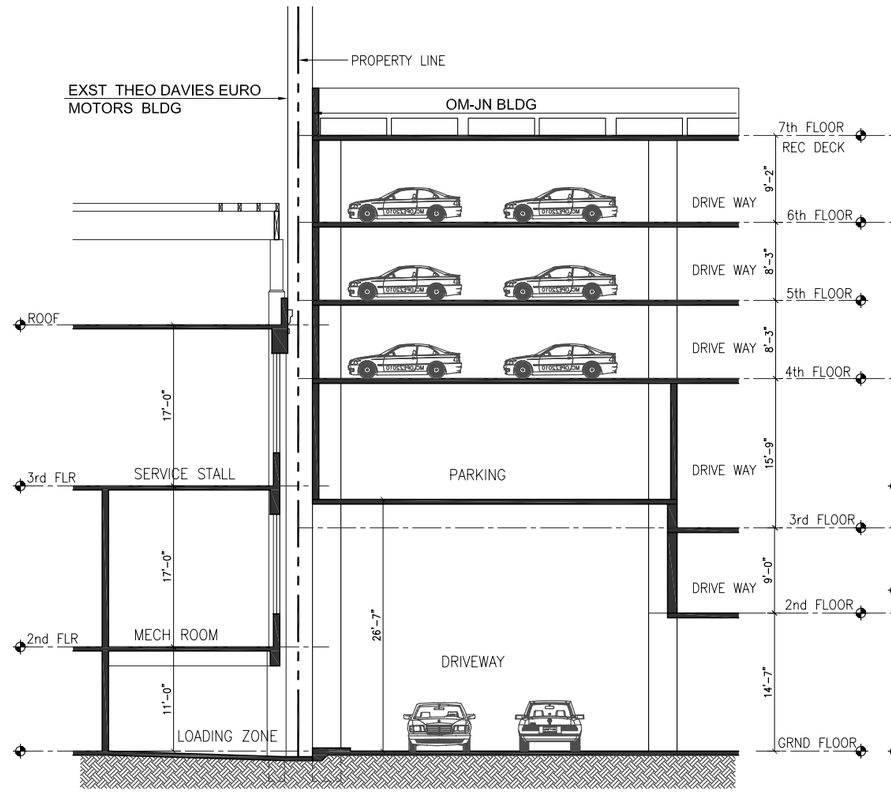
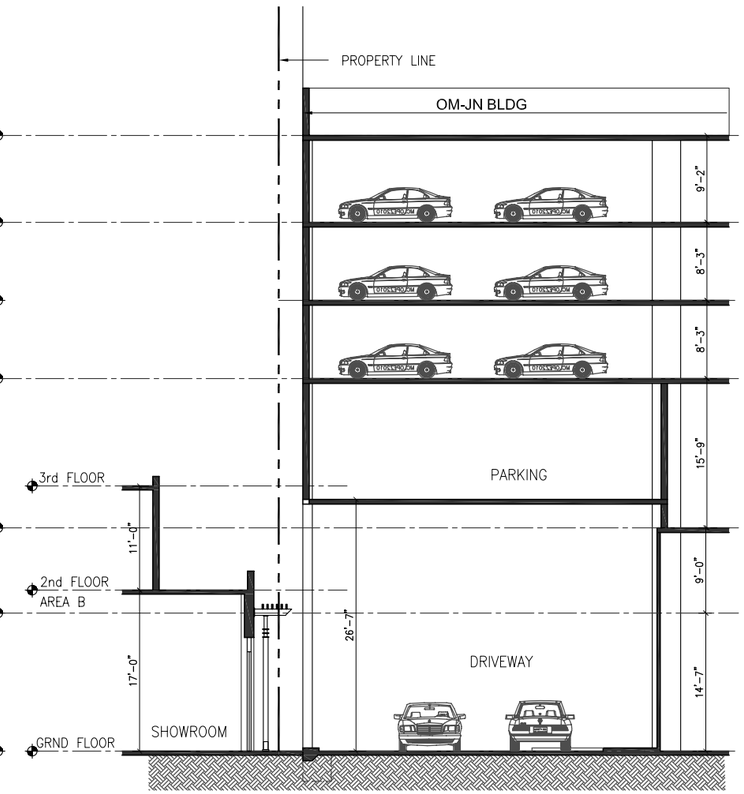
EXHIBIT D-12



1 **SECTION-1**
SCALE: 1/8" = 1'-0"



2 **SECTION-2**
SCALE: 1/8" = 1'-0"



3 **SECTION-3**
SCALE: 1/8" = 1'-0"

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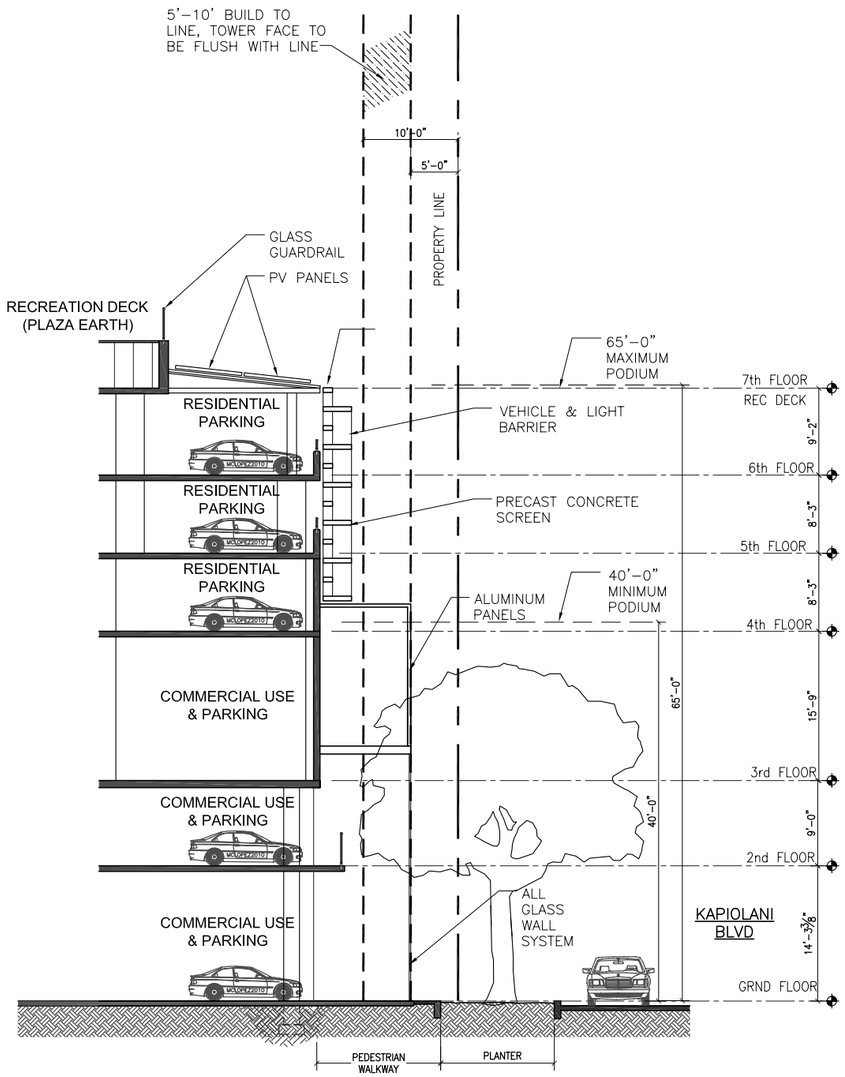
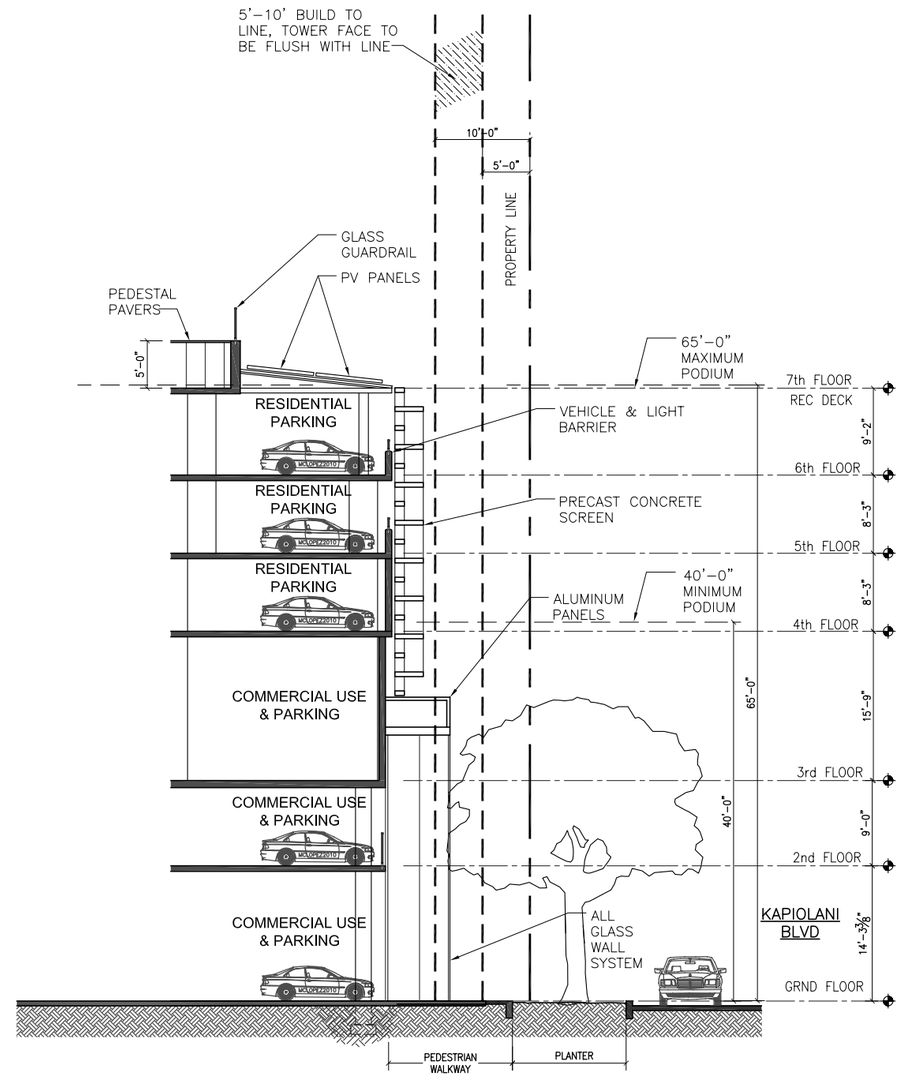
NOVEMBER 17, 2011

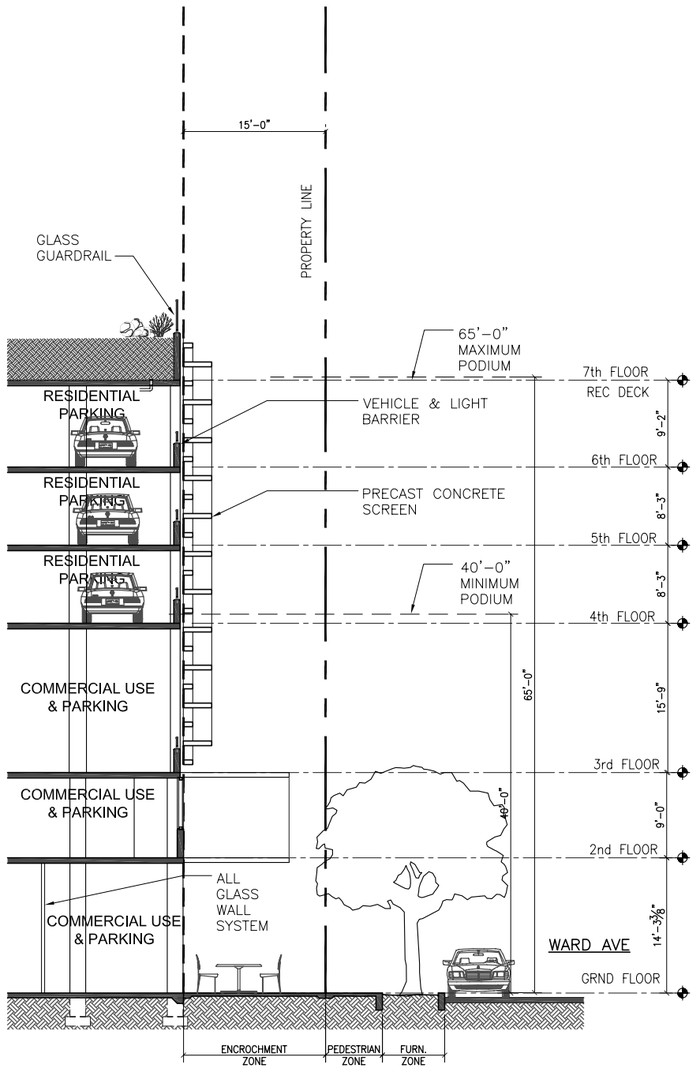
EXHIBIT D-13



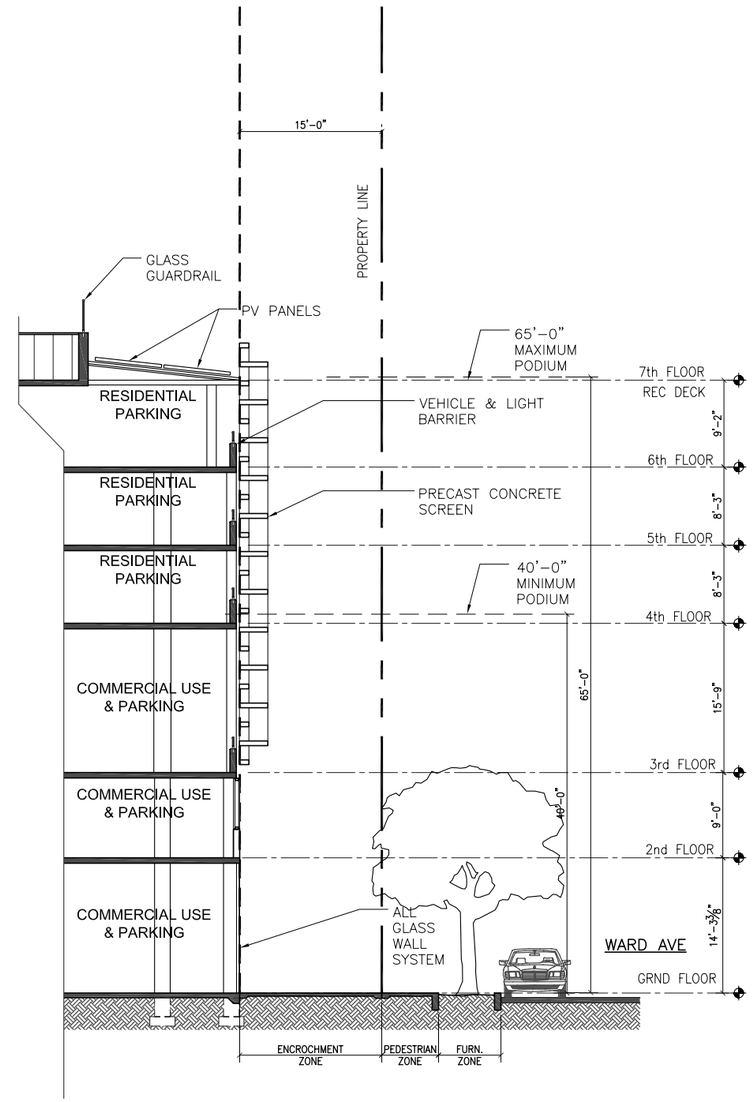
1 KAPIOLANI FACADE SECTION
SCALE: 1/8" = 1'–0"



2 KAPIOLANI FACADE SECTION
SCALE: 1/8" = 1'–0"



3 **WARD TERRACE SECTION**
SCALE: 1/8" = 1'-0"



4 **WARD STORE FRONT SECTION**
SCALE: 1/8" = 1'-0"

1 BUILDING ELEVATION - KAPIOLANI BOULEVARD (MAKAI VIEW)
SCALE: 1/32" = 1'-0"

OliverMcMillan

HCDA - Development Permit

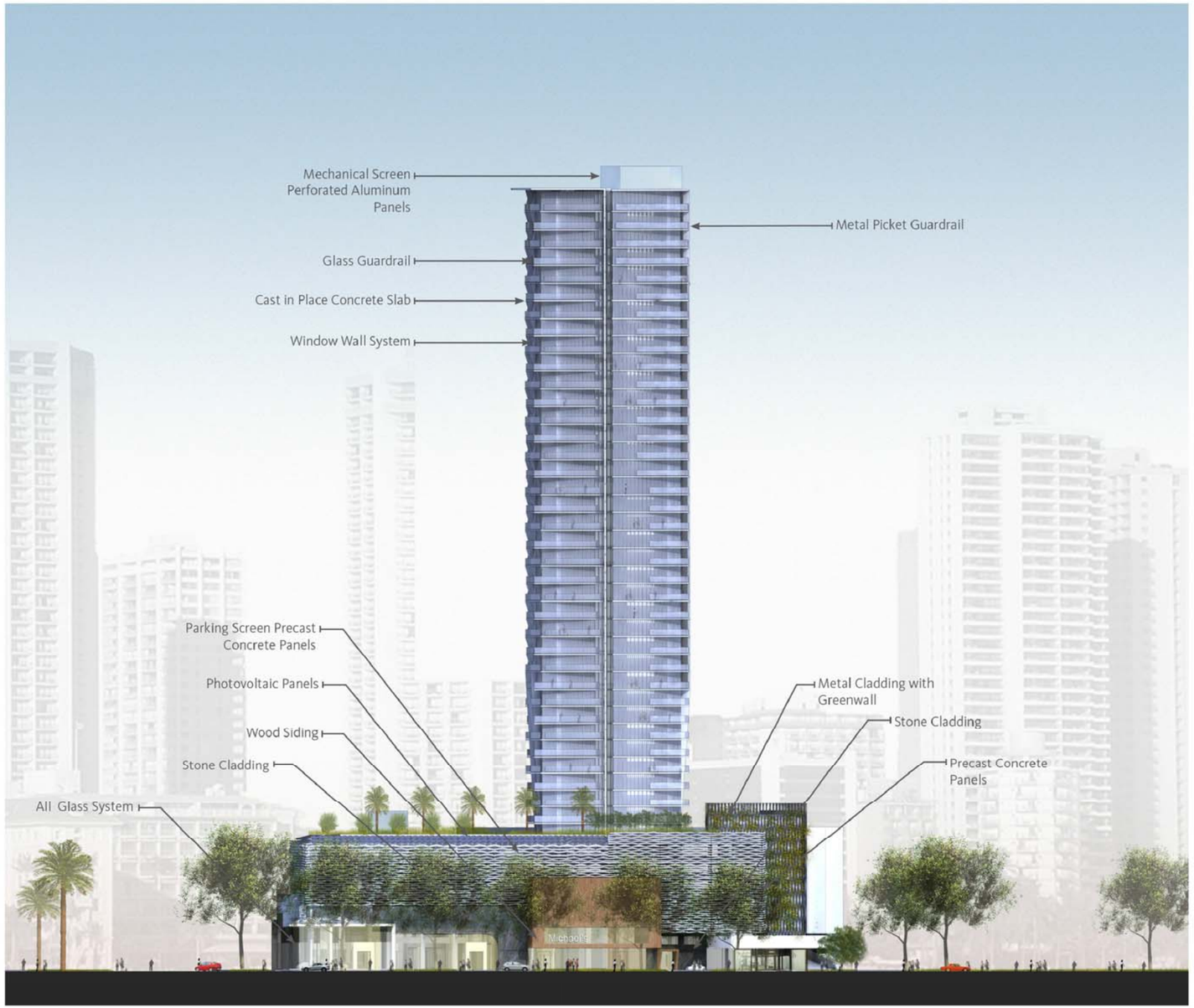
OM KAPIOLANI

REVISED DECEMBER 09, 2011

Gensler ARCHITECTS·HAWAII LIMITED

NOVEMBER 17, 2011

EXHIBIT D-15



1 BUILDING ELEVATION - WARD AVENUE (DIAMOND HEAD VIEW)
SCALE: 1/32" = 1'-0"

1 BUILDING ELEVATION - MAUKA SIDE
SCALE: 1/32" : 1'-0"

OliverMcMillan
HCDA - Development Permit

OM KAPIOLANI

REVISED DECEMBER 09, 2011

Gensler ARCHITECTS·HAWAII LIMITED

NOVEMBER 17, 2011
EXHIBIT D-17

1 KAPIOLANI & SOUTH PERSPECTIVE VIEW
SCALE: NTS

OliverMcMillan

HCDA - Development Permit

OM KAPIOLANI

REVISED DECEMBER 09, 2011

Gensler ARCHITECTS·HAWAII LIMITED

NOVEMBER 17, 2011

EXHIBIT D-18

1 KAPIOLANI & NORTH PERSPECTIVE VIEW
SCALE: NTS

OliverMcMillan

HCDA - Development Permit

OM KAPIOLANI

REVISED DECEMBER 09, 2011

Gensler ARCHITECTS·HAWAII LIMITED

NOVEMBER 17, 2011

EXHIBIT D-19

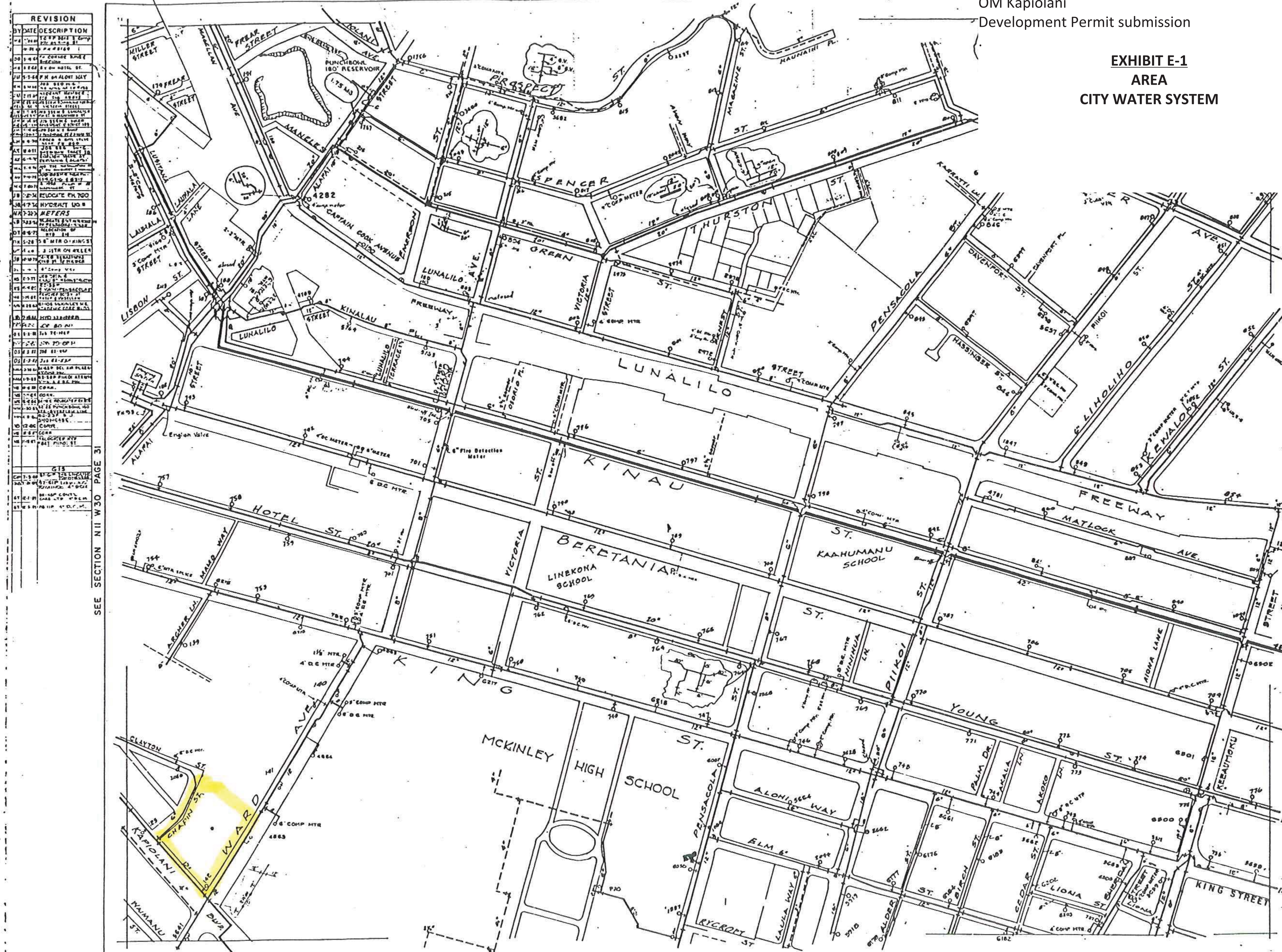
N11 W28

(38)

OM Kapiolani
Development Permit submission

EXHIBIT E-1
AREA
CITY WATER SYSTEM

SEE SECTION N13 W28 PAGE 37



SEE SECTION N11 W30 PAGE 31

SEE SECTION N11 W26 PAGE 44

TRUE NORTH
SCALE 1" = 200'

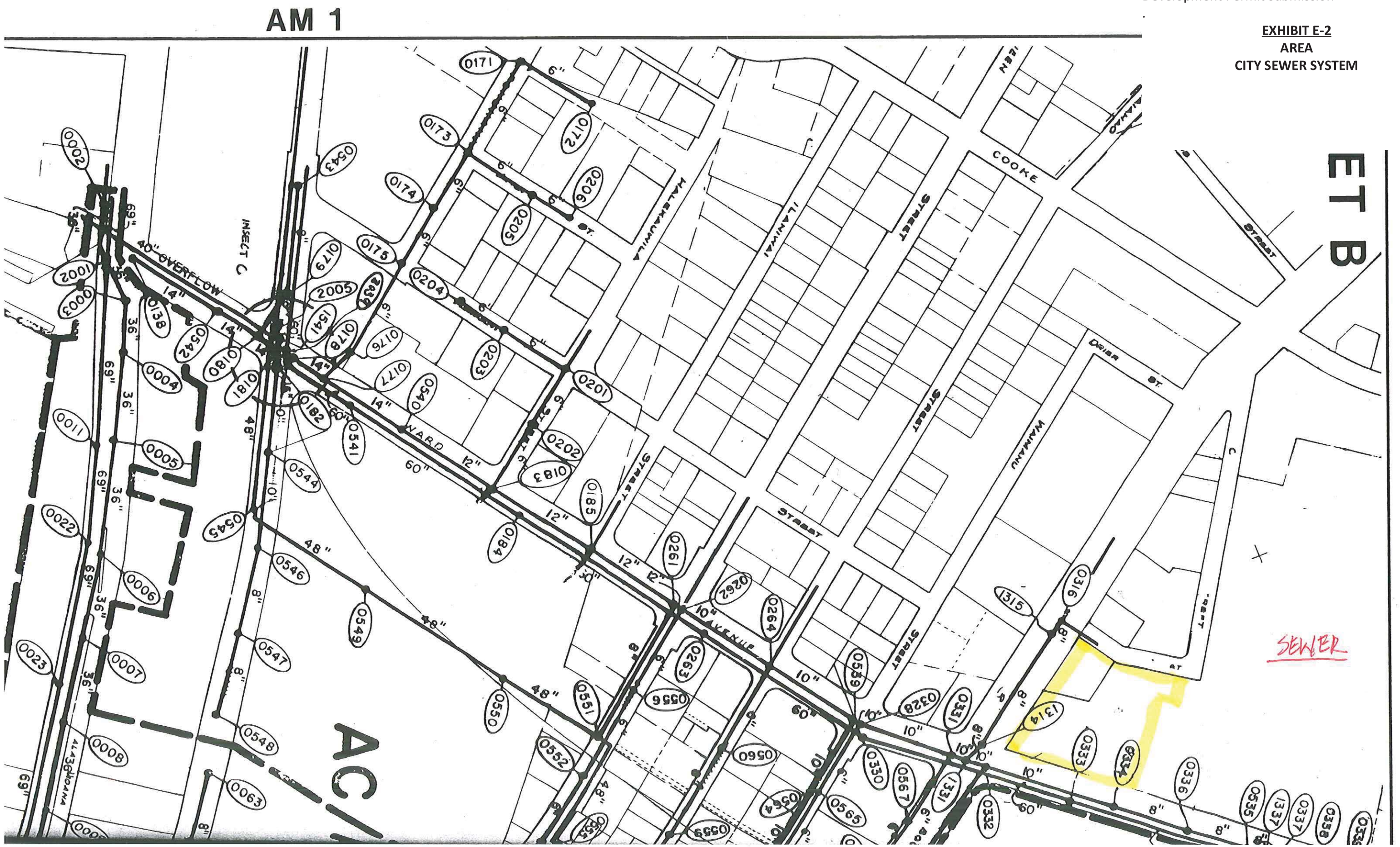
SEE SECTION N9 W28 PAGE 39

FIRE HYD
CK. VALVE (FLOW →)

WATER

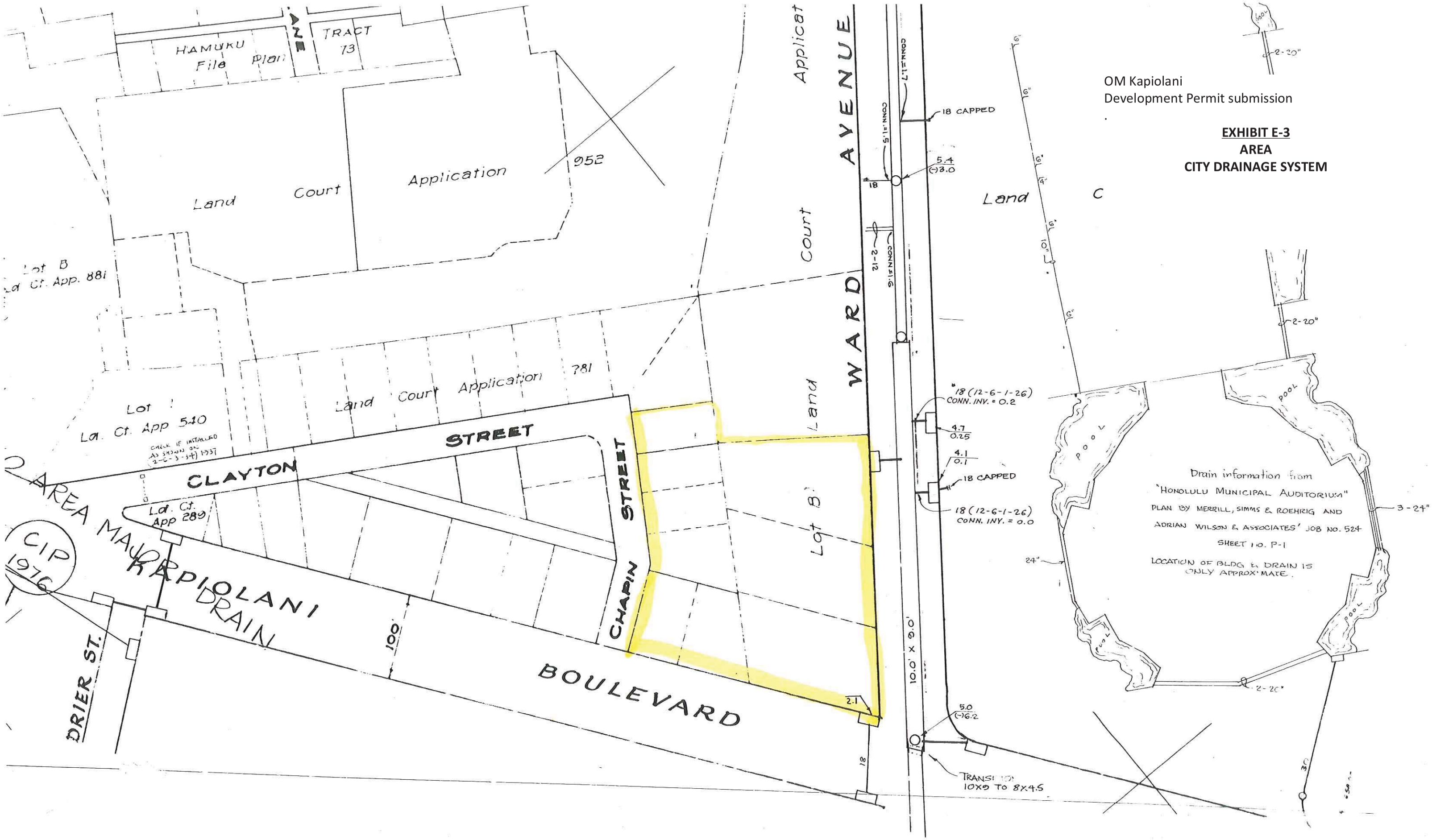
OM Kapiolani
Development Permit submission

EXHIBIT E-2
AREA
CITY SEWER SYSTEM



OM Kapiolani
Development Permit submission

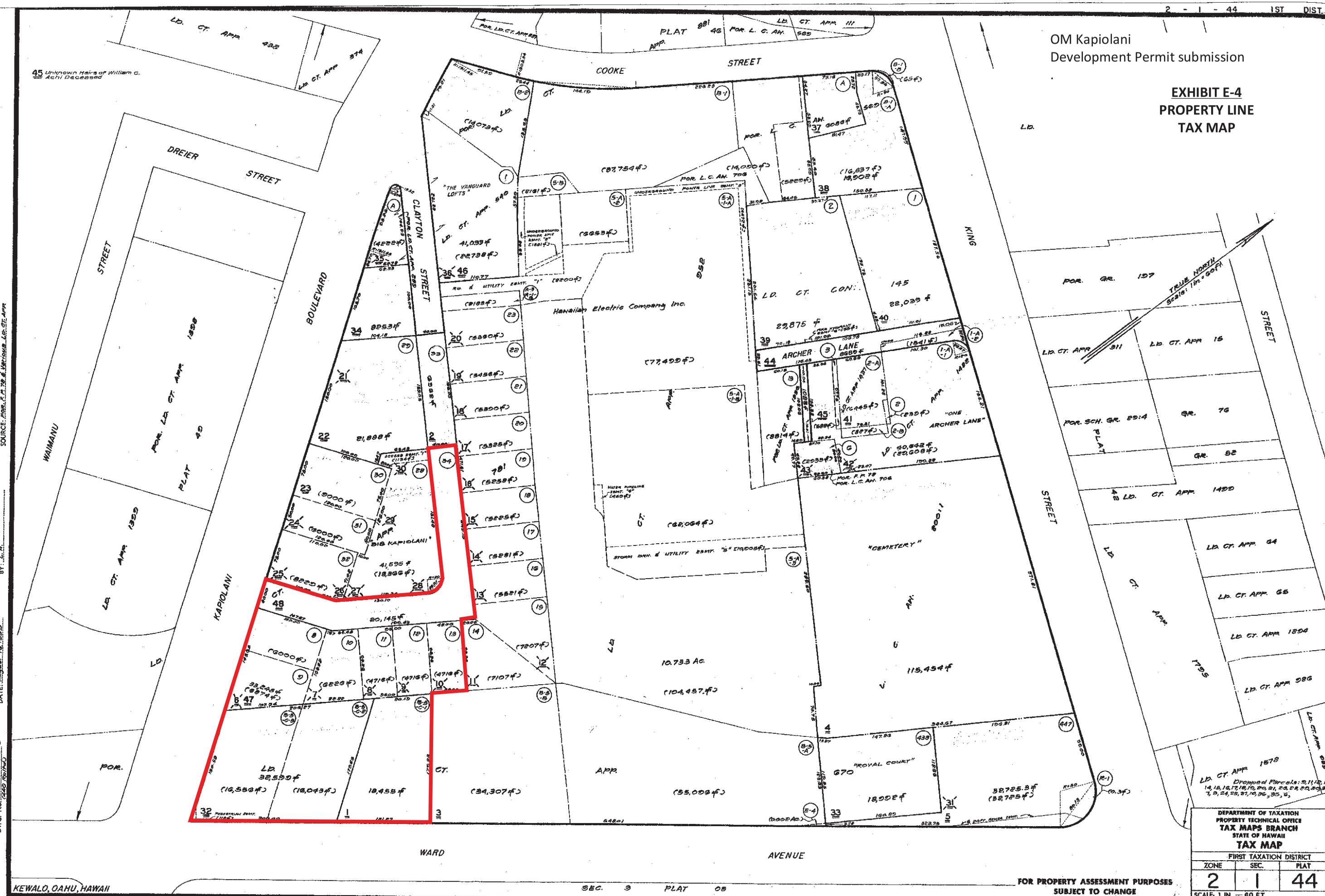
EXHIBIT E-3
AREA
CITY DRAINAGE SYSTEM



DRAIN

OM Kapiolani
Development Permit submission

EXHIBIT E-4
PROPERTY LINE
TAX MAP



OM Kapiolani
Development Permit submission

EXHIBIT E-5
TOPOGRAPHIC MAP

LEGEND

LINEWORK

- PRIMARY BOUNDARY LINE
- TITLE LINE
- SUPPLEMENTARY BOUNDARY LINE
- EASEMENT LINE
- BUILDING LINE
- UNDERGROUND WATER
- UNDERGROUND SEWER
- UNDERGROUND STORM DRAIN
- FENCE LINE
- PARKING/STRIPING LINE
- FLOOD ZONE

SYMBOLS

A.C.	ASPHALTIC CONCRETE
ARV	AIR RELIEF VALVE
BFP	BACK FLOW PREVENTER
CATV	CABLE TELEVISION BOX
CB	CATCH BASIN
CBMH	CATCH BASIN MANHOLE
COMM	COMMUNICATIONS BOX
CWS	CROSSWALK SIGN
FH	FIRE HYDRANT
GW	GUY WIRE
HECO	HAWAIIAN ELECTRIC COMPANY
HEMH	HAWAIIAN ELECTRIC MANHOLE
HTCO	HAWAIIAN TELCOM (COMMUNICATIONS)
HTMH	HAWAIIAN TELCOM MANHOLE
ICV	IRRIGATION CONTROL VALVE
LP	LAMP POST
LTO	LEFT TURN ONLY SIGN
MW	MONITORING WELL
MTDS	MULTIPLE TURN DIRECTION SIGN
NLT	NO LEFT TURN SIGN
NPA	NO PARKING ANYTIME SIGN
NPS	NO PARKING SIGN
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL30	SPEED LIMIT 30 M.P.H. SIGN
SLB	STREET LIGHT BOX
SMH	SEWER MANHOLE
SP	SIGN POST
STL	STREET LIGHT
TAZ	TOW AWAY ZONE SIGN
TSB	TRAFFIC SIGNAL BOX
UP	UTILITY POLE
WCR	WHEEL CHAIR RAMP
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE

TOPOGRAPHY

TP	TOP OF PIPE
TS	TOP OF STEM

NOTES

1. STREET LIGHT SIGN POSTED AS
   *NO LEFT TURN
   *NO LEFT TURN PM WHEN CONED
   *LEFT TURN ONLY ON GREEN ARROW (EXCEPT PM WHEN CONED)
2. STREET LIGHT SIGN POSTED AS
   *NO PARKING ANYTIME
   *TOW AWAY ZONE
   *NO LEFT TURN INTO DRIVEWAY
3. FIRM DATA
   FLOOD ZONE X
   PANEL NO. 362G
   COMMUNITY NO. 150001
   DATE 1/19/2011

MAP SHOWING
TOPOGRAPHIC SURVEY OF LOTS
B-5-C-1, B-5-C-2, B-5-C-3, LAND COURT APPLICATION 670,
LOTS 8 THROUGH 13 AND 34, LAND COURT APPLICATION 781
AT KEWALO, HONOLULU, OAHU, HAWAII

SCALE : 1 IN. = 20 FT.
JULY 8, 2011
REVISED AUGUST 25, 2011
REVISED SEPTEMBER 15, 2011

WALTER P. THOMPSON, INC.

JAMES R. THOMPSON
LICENSED PROFESSIONAL LAND SURVEYOR
No.3627
HONOLULU, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION
EXP. 4/30/12

NOTE
AS TO THE 48" ABANDONED SEWER LINE WITHIN WARD AVENUE. THE FOLLOWING IS THE INSPECTOR'S NOTES AS SHOWN ON PLANS FOR WARD AVENUE SEWER SHEET 3 OF 5 PIDGEON HOLE NUMBER 9-F.
"4/84 FILLING OF 48" SEWER FROM KAPIOLANI BLVD. TO KING STREET"
THE 48" WAS EXPOSED, THE TOP BROKEN OFF AND THE PIPE FILLED WITH DIRT.

ALL VISIBLE UTILITY STRUCTURES HAVE BEEN LOCATED IN THE FIELD, HOWEVER, CONNECTION OF UNDERGROUND UTILITY LINES AS SHOWN ARE UN-VERIFIED AND COMPILED FROM EXISTING DATA.
UNDERGROUND UTILITIES SHOWN HEREON ARE FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES, BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE ON THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

TAX MAP KEY : 2 – 1 – 44 : 1, 32, 47, 48

36"x 42" = 6.0 Sq.Ft.

WILSON OKAMOTO
CORPORATION
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FAX: 808-946-2253
www.wilsonokamoto.com

8218-01
November 17, 2011

Mr. Francisco Gutierrez
Development Director
Oliver McMillan
1019 Waimanu Street, Suite 215
Honolulu, Hawaii 96813

Subject: Symphony Condominium Flood Hazard Evaluation
TMK: 2 – 1 – 44: 1, 32, 47, 48

Dear Mr. Gutierrez:

This letter is in regards to the proposed Symphony Condominium project at the ewa-mauka corner of Ward Avenue and Kapiolani Boulevard.

Based on the FEMA's National Flood Insurance Program Flood Insurance Rate Map (FIRM), Map Number 15003C0362G dated January 19, 2011, the project site is located within:

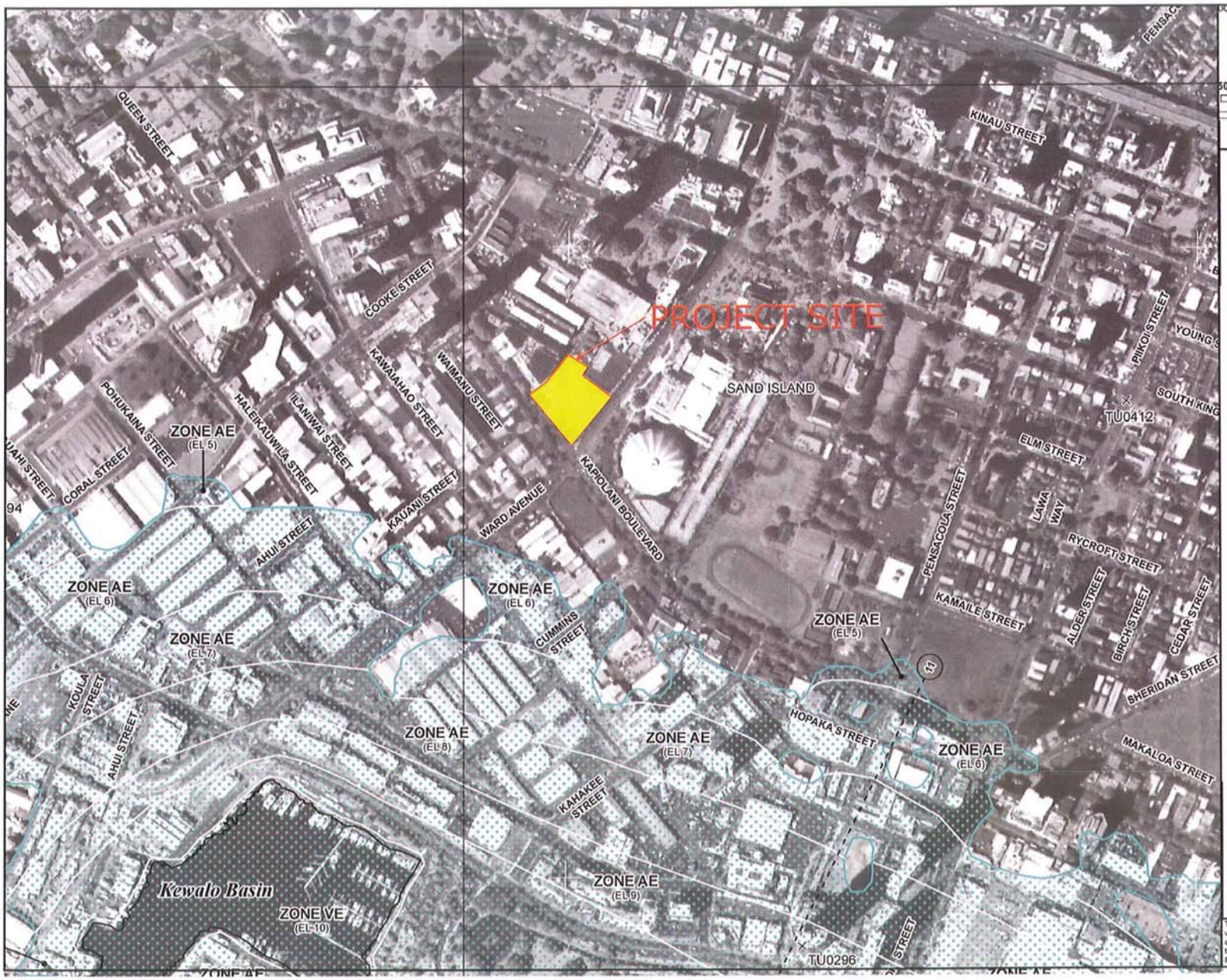
- Zone X, an area determined to be outside the 0.2% annual chance floodplain.

Based on this information, a Flood Hazard Evaluation for the project site is not required.

Sincerely,

Glenn Kuwaye, P.E.
Project Manager

Enclosures



MAP SCALE 1" = 500'

50 0 500 1000 FEET

METERS

ZONE X : AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0362G

FIRM

FLOOD INSURANCE RATE MAP

CITY AND COUNTY OF HONOLULU, HAWAII

PANEL 362 OF 395

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
HONOLULU, CITY AND COUNTY OF	150001	0362	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 15003C0362G

MAP REVISED JANUARY 19, 2011

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

OM Kapiolani
Development Permit submission
.

EXHIBIT E-6.
FLOOD HAZARDS EVALUATION

D. L. ADAMS ASSOCIATES, LTD.
Consultants in Acoustics and Performing Arts Technologies

OM KAPIOLANI
NOISE IMPACT ANALYSIS REPORT
Kaka'ako, Oahu, Hawaii

November 2011

DLAA Project No. 11-31

Prepared for:
Oliver McMillan
Honolulu, Hawaii

970 N. KALAHEO AVE. • SUITE A311 • KAILUA, HAWAII 96734
808/254-3318 • FAX 808/254-5295
www.dlaa.com • hawaii@dlaa.com

EXHIBIT E-8

TABLE OF CONTENTS

Section **Page**

1.0 SUMMARY 1

2.0 PROJECT DESCRIPTION 1

3.0 POTENTIAL NOISE SOURCES 1

3.1 Commercial Spaces 1
3.1.1 Auto Dealership 1
3.1.2 Restaurant/Retail 2

3.2 Parking Garage 2

3.3 Miscellaneous Noise Generators 2

4.0 NOISE MITIGATION 2

A-1 APPENDIX A

EXHIBIT E-8

1.0 SUMMARY

OM Kapiolani is a proposed multi-use development located in Kaka'ako, Oahu on the corner of Kapiolani Boulevard and Ward Avenue. The proposed project consists of a residential tower with a parking structure, auto dealership, and commercial spaces all located within the podium structure. Noise generating activities created by the proposed commercial spaces or within the parking structure could potentially result in complaints by future residents or commercial tenants if not properly addressed during design of the project.

2.0 PROJECT DESCRIPTION

The proposed OM Kapiolani project is located in the Kapiolani (KA) zone, as defined in the proposed final Mauka Area Rules. As such, the project is a mixed-use development that includes a ground floor auto dealership and commercial spaces, a parking structure, and a residential tower on the upper floors. The residential tower will contain 420 units over 35 floors and access will be provided from Ward Avenue. The parking structure will be provided on the first 6 floors. The commercial spaces will be primarily located on ground level while the auto dealership will utilize the first 3 floors. Access to these commercial spaces will be provided from Kapiolani Boulevard.

3.0 POTENTIAL NOISE SOURCES

3.1 Commercial Spaces

Approximately 80,000 square feet of the project area will be designated for commercial use. Commercial uses are permitted as the proposed project is located in the Kapiolani (KA) zone of the Mauka Area. Land uses are described in Part A of Section 15-217-26 of the proposed final Mauka Area Rules. Restrictions on uses in each neighborhood zone are described in Figure 1.9 of the Mauka Area Rules and are summarized in Appendix A.

3.1.1 Auto Dealership

An auto dealership and service center is proposed for the ground floor of the development as well as a portion of the 2nd and 3rd floors. Approximately 75,000 square feet of the project area will be designated for the dealership. Although there is not a direct line-of-sight from the residential tower to the auto dealership, there are many noise generating activities that could potentially cause complaints from the tower residents and commercial spaces. Many of the noise sources can be mitigated both through beneficial management practices and design. The interior of the service center is a noisy area and will need to be treated with sound absorptive materials to reduce the buildup of sound. Ensuring that the service doors remain closed during operating hours is another effective means to reducing the transmission of noise from the service area to the residential tower. The activation of automobile alarms may also increase due to the presence of the dealership and its use of the parking structure. Minimizing the noise due to car alarms inside the parking structure

EXHIBIT E-8

through proper management is advised. Mechanical equipment will need to be designed such that noise impacts to the residential tower are minimized.

3.1.2 Restaurant/Retail

Approximately 5,000 square feet of the proposed commercial spaces located on the ground floor along Ward Avenue are intended for retail and/or restaurant use. Patrons will likely utilize the dedicated commercial stalls in the parking garage and should not produce a noise impact on the project. In addition, entry and exit of these spaces will be from Ward Avenue and not through the project site. The location of the commercial spaces is such that there will be no direct line of site to the residential tower. Mechanical equipment, such as kitchen exhaust fans, will need to be designed such that noise impacts to the residential tower are minimized.

3.2 Parking Garage

A parking garage for residents, tenants, and patrons is proposed for the first 6 floors of the building. The separation between the parking garage and residential tower will be designed to prevent airborne noise transmission between the garage and the residential units. Walls and ceilings will need to be designed to reduce noise buildup within the parking garage and parking ramps will be designed so as to reduce "squeal" from tires.

Any offices or commercial spaces located within or below the parking structure may experience structure borne noise when a car drives over an expansion joint. This can be mitigated by stiffening the structure to reduce the deflection of the garage slab.

3.3 Miscellaneous Noise Generators

Miscellaneous noise from trash containers and compactors, delivery trucks, mechanical equipment, etc. will be addressed in the design of the project. For the most part, these activities will be located at a maximum distance from the residential units and will be isolated to reduce the transmission of noise to the residential units.

4.0 NOISE MITIGATION

As described in the sections above, noise mitigation will be addressed during the design phases of the project to ensure that noise from the parking garage, auto dealership, restaurant/retail spaces, and other noise generating areas will minimally impact residents of the OM Kapiolani residential tower. As required, windows of the residential towers may be sound insulating glass to reduce noise from traffic and other exterior noises.

EXHIBIT E-8

APPENDIX A
Permissible Land Uses for Kapiolani (KA) Zone

ACTIVITY:	LAND USE:	NOTES:
Residential		
Single Family	Not Permitted	
Multi-Family	Permitted	
Second Unit	Permitted	
Group Home	Permitted	
Home Occupation	Permitted	
Office		
Administrative	Permitted	
Goods and Services		
Alcohol Sales	Permitted	
Artisan/Craft Production	Permitted	
Dance-Nightclub	Permitted	
Indoor Recreation	Permitted	
Live-Work	Permitted	
Outdoor Recreation	Not Permitted	
Personal Services	Permitted	
Recycling Collection Facility	Permitted	
Restaurants and Bars	Permitted	
Retail Sales	Permitted	
Civic		
Group Assembly	Permitted	
Conference Center	Conditional Use Permit	
Cultural Facilities	Permitted	
Parks and Recreation	Not Permitted	
Public Building	Permitted	
Religious Facility	Permitted	
Theater	Permitted	
Automotive		
Automobile Repair	Conditional Use Permit	
Auto Rental/Sales	Permitted	Automobile repair use in conjunction with an automobile dealership is considered an allowable secondary use
Parking Facility	Permitted	
Civil Support		
Consulates	Permitted	
Hospital	Permitted	
Medical and Dental Clinic	Permitted	
Educational		
Day Care Center	Permitted	
Day Care Home	Not Permitted	
Educational Facilities	Permitted	
Vocational School	Permitted	
Industrial		
Laboratory Facility	Permitted	
Light Industrial	Permitted	
Media Production	Permitted	
Printing and Publishing	Permitted	
Warehousing	Permitted	

Record agency comments
Job 042625757-001 (2011/ELOG-1187)

Subdivision Branch Comments

Assigned To	Status	Outcome	Scheduled Start	Scheduled Completed	Actual Start	Actual Completed
MARIO SIU-LI	Complete	Recorded	Jun 21, 2011			Jun 21, 2011 14:29:2

Details

Agency Comments:

Private Right-of-Way of Clayton Street and Chapin Street (TMK 2-1-44: 48) must remain separate from the project and without building encroachments. The right-of-way serves as access for Lots 14, 15, 16, 17, 18, 19, 20 and 28 as shown on Maps 13 and 16 of Land Court Application 781 which would otherwise be landlocked.

The road may be disposed only when all the lots for which it serves as sole access, are consolidated with other existing lots with adequate access on other streets.

A subdivision application will be required for the corner rounding of the project site.

ms--6/21/2011

Agency: Subd. Branch

Comments:

Reviewed by: Mario Siu-Li

OM Kapiolani
Development Permit Submission
Exhibit E-9.
RESPONSE TO PROJECT ELIGIBILITY COMMENTS
DPP - Subdivision Branch

WILSON OKAMOTO
CORPORATION
ENGINEERS | PLANNERS | CONSULTANTS

1907 S. BERETANIA STREET
HONOLULU, HAWAII 96826
PH: (808) 946-2277
FAX: (808) 946-2253

8218-01
November 15, 2011

MEETING MINUTES

SUBJECT: OM-JN Condo DPP Meeting

MEETING DATE: November 15, 2011

MEETING LOCATION: Department of Planning & Permitting (DPP)
8th Floor Conference Room

MEETING TIME: 2:00 pm

ATTENDEES:

Barry Toyota	Wilson Okamoto Corp. (WOC)
Glenn Kuwaye	WOC
Mel Hirayama	DPP Traffic Review Branch (TRB)
Mario Siu-Li	DPP Subdivision Branch (SB)
Francisco Gutierrez	Oliver McMillan (OM)
Arlan Chun	OM
Daniel Moats	Architects Hawaii (AHL)
Jim Thompson	Walter P. Thompson Survey (WTS)
Will Crowley	Mid Pacific Advisors (MPA)
Mark Kikuchi	Dept. of Transp. Services (DTS)

INFORMATION ITEMS:

1. Meeting was requested by WOC to discuss the proposed OM-JN c project at the corner of Ward and Kapiolani. In previous meetings and DPP, DPP stated that they would require a turnaround at the e Street since the proposed project is proposing to change the existi lot from a roadway lot to a non-roadway lot to allow for developm Street.

2. AHL/OM stated that although they are proposing to build over Ch ground level will remain a driveway with an overhead vertical cle 22 and 24 feet. Thus, although a turnaround is required, in reality need to turnaround, but rather will be able to turn towards either C Clayton street to exit the site. TRB agreed that there would not be traffic wise.

3. SB stated that access to the lots on the mauka side of Clayton Stre via a roadway lot, thus DPP will require a turnaround.

OM Kapiolani
Development Permit Submission
Exhibit E-9.
RESPONSE TO PROJECT ELIGIBILITY COMMENTS
DPP - Subdivision Branch

4. WOC presented a sketch showing a turnaround option that would not encroach into the building. The turnaround option on the sketch shows a hammerhead design modified from an old Honolulu turnaround standard since Honolulu does not have a current hammerhead standard. The hammerhead dimensions were modified to avoid encroachment under the proposed OM-JN condominium building, but does allow for a single unit truck (SU) to turnaround. TRB requested if the turnaround could be modified to keep the hammerhead but widen the approach area. TRB mentioned that typically the pavement width for a 40-foot right of way width is 28-feet. WOC to modify. TRB also requested the pavement radius at the corner of Chapin and Clayton be increased to allow for two vehicles to pass each other simultaneously.

5. After modification, WOC to submit to SB the revised turnaround to request a variance to the City standard turnaround for approval.

6. TRB stated that DPP is requiring the project widen Ward Avenue by about 2-feet along the project frontage to allow for the creation of a dedicated right turn lane on Ward leading to Kapiolani. As part of the widening, TRB is requesting the project look at the feasibility and warrants of adding a pedestrian island at the corner. The project is currently required to provide a 30-foot radius property corner rounding, however, the proposed pedestrian island will likely increase the radius to more than 30-feet, which would increase the area of the project site that would need to be dedicated to the City.

7. TRB stated that the proposed dropoff area fronting the project on the Ward side be a minimum 20-feet wide to allow for thru vehicles to pass and avoid the City road.

8. TRB indicated that the proposed driveway on Kapiolani be a right tu only driveway, similar to what is installed at recent projects along Ka driveways along Ward can be left turn in with signage indicating wh is not allowable.

Meeting adjourned at 2:35 PM

Wilson Okamoto Corporation

Glenn Kuwaye, P.E.
Project Manager

Attachments: WOC Sketch indicating proposed turnaround

OM Kapiolani
Development Permit Submission
Exhibit E-9.
RESPONSE TO PROJECT ELIGIBILITY COMMENTS
DPP - Subdivision Branch

OM Kapiolani
Development Permit Submission
Exhibit E-9.
RESPONSE TO PROJECT ELIGIBILITY COMMENTS
DPP - Subdivision Branch

WILSON OKAMOTO
CORPORATION
ENGINEERS | PLANNERS | CONSULTANTS

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Honolulu, Hawaii, 96826 USA
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www.wilsonokamoto.com

8218-01
November 17, 2011

Mr. Mario Siu-Li, Chief
Subdivision Branch
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 8th floor
Honolulu, Hawaii 96813

Subject: Symphony Condominium Turn Around Modification Request
TMK: 2-1-44: 1, 32, 47, 48

Dear Mr. Siu-Li:

The Symphony Condominium project is a proposed condominium project located at the ewa-mauka corner at Ward Avenue and Kapiolani Boulevard. Along the ewa boundary of the project, there are two intersecting private streets that are part of the proposed project (Chapin and Clayton Streets). As part of the project, Chapin Street will be subdivided and consolidated with the adjacent parcels and will no longer be a roadway lot, although an easement will remain. As a result, DPP is requiring a turn around be provided at the end of Clayton Street as part of the project.

The project would like to request a modification from City and County of Honolulu standards for the required turn around area (See Figure 1). The proposed turn around is based on the standard hammerhead turn around detail for a 44-foot right of way from the City and County of Honolulu Subdivision Rules and Regulations, reprinted November 1988. Due to constraints provided by the property lines on the *makai* and *diamond head* sides of the turnaround, a standard City and County turn around can not be achieved. As a result the proposed hammerhead turn around dimensions were modified from the standard turn around dimensions. The modified turn around allows a Single Unit Truck (SU-30) design vehicle to turn around in three maneuvers (See Figure 2).

Sincerely,

Glenn Kuwaye, P.E.
Project Manager/Senior Engineer

Enclosures

cc: Mr. Francisco Gutierrez, Oliver McMillan

OLIVERMcMILLAN PACIFIC RIM, LLC

733 8th Avenue
San Diego, California 92101

December 9, 2011

Mr. Anthony J. H. Ching
Executive Director
Hawaii Community Development Authority
461 Cooke Street
Honolulu, Hawaii 96813

Re: Green Building Criteria - OM/JN Kapiolani Project
Kakaako, Honolulu, Hawaii (TMK Nos. 2-1-044: 001, 032, 047 & 048)

Dear Mr. Ching:

OliverMcMillan Pacific Rim, LLC, hereby confirms that the "OM/JN Kapiolani" project is being designed in compliance with the requirements of section *§15-217-59 Green Building* of the current Mauka Area Rules for the Kakaako Community Development District, including:

- The project design includes integrated forms, materials and systems that, together, deliver green performance equivalent to achieving LEED 2009 BD&C credits to the Certified level.
- The project design will include performance that meets at least one LEED point in either SSc6.1 Storm water Design: Quantity Control, or SSc6.2 Storm water Design: Quality Control.
- The project design will include performance that meets at least one LEED point in either SSc7.1 Heat-Island Effect: Non-roof, or SSc7.2 Heat-Island Effect: Roof.
- The project design will include performance that meets at least one LEED point in WEc1 Water-Efficient Landscaping.

If you have any questions or require further information or documentation regarding compliance of the OM/JN Kapiolani project with section *§15-217-59 Green Building*, please do not hesitate to contact me.

Sincerely,

OLIVERMcMILLAN PACIFIC RIM, LLC

By _____
Francisco Gutierrez, Development Director