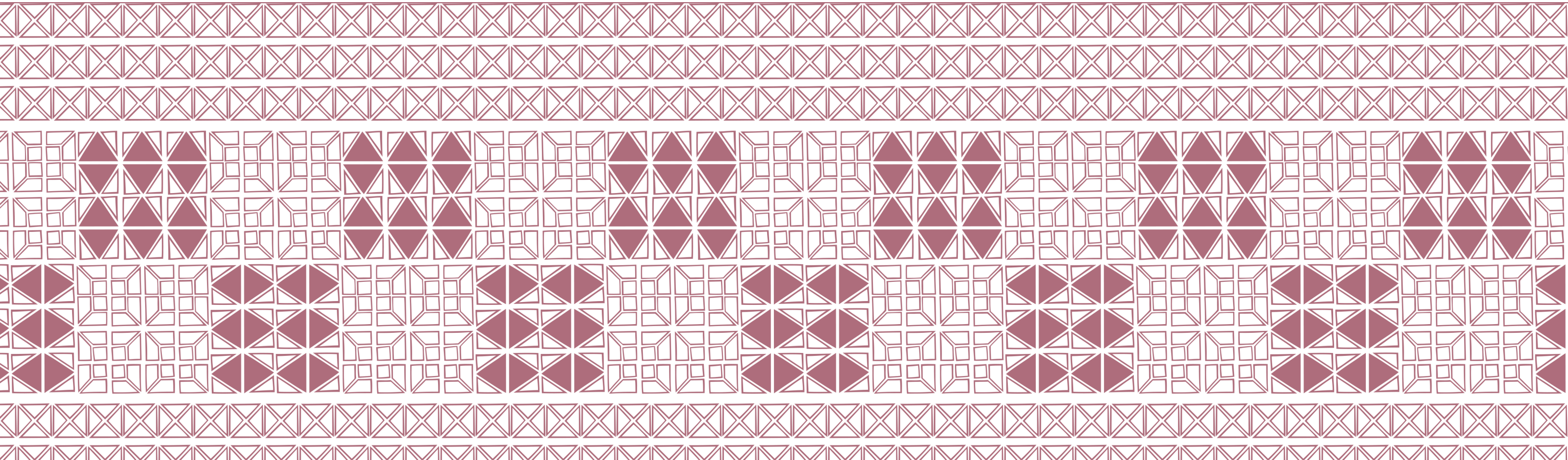


# EXHIBITS

HCDA PLANNED DEVELOPMENT  
PERMIT APPLICATION

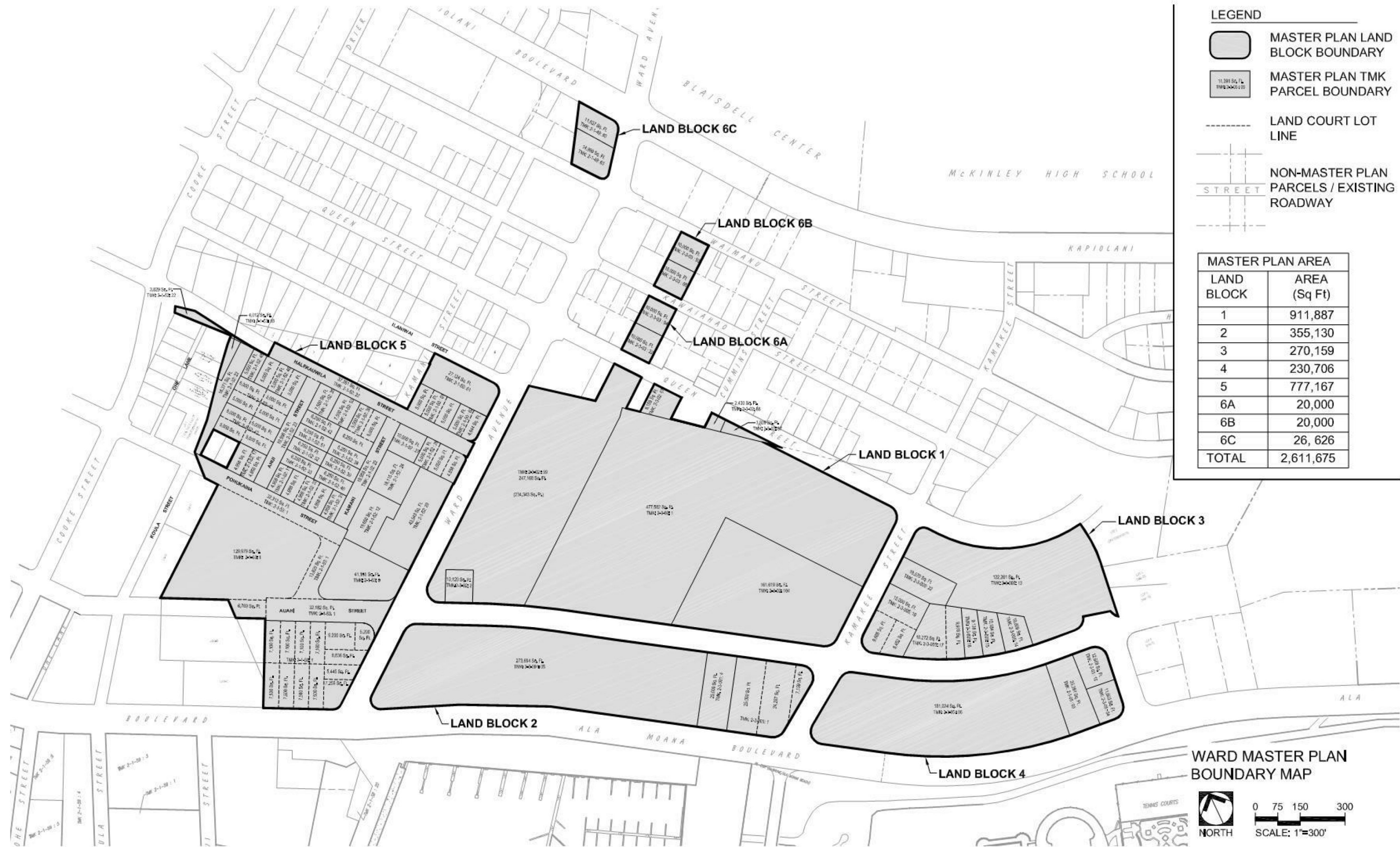






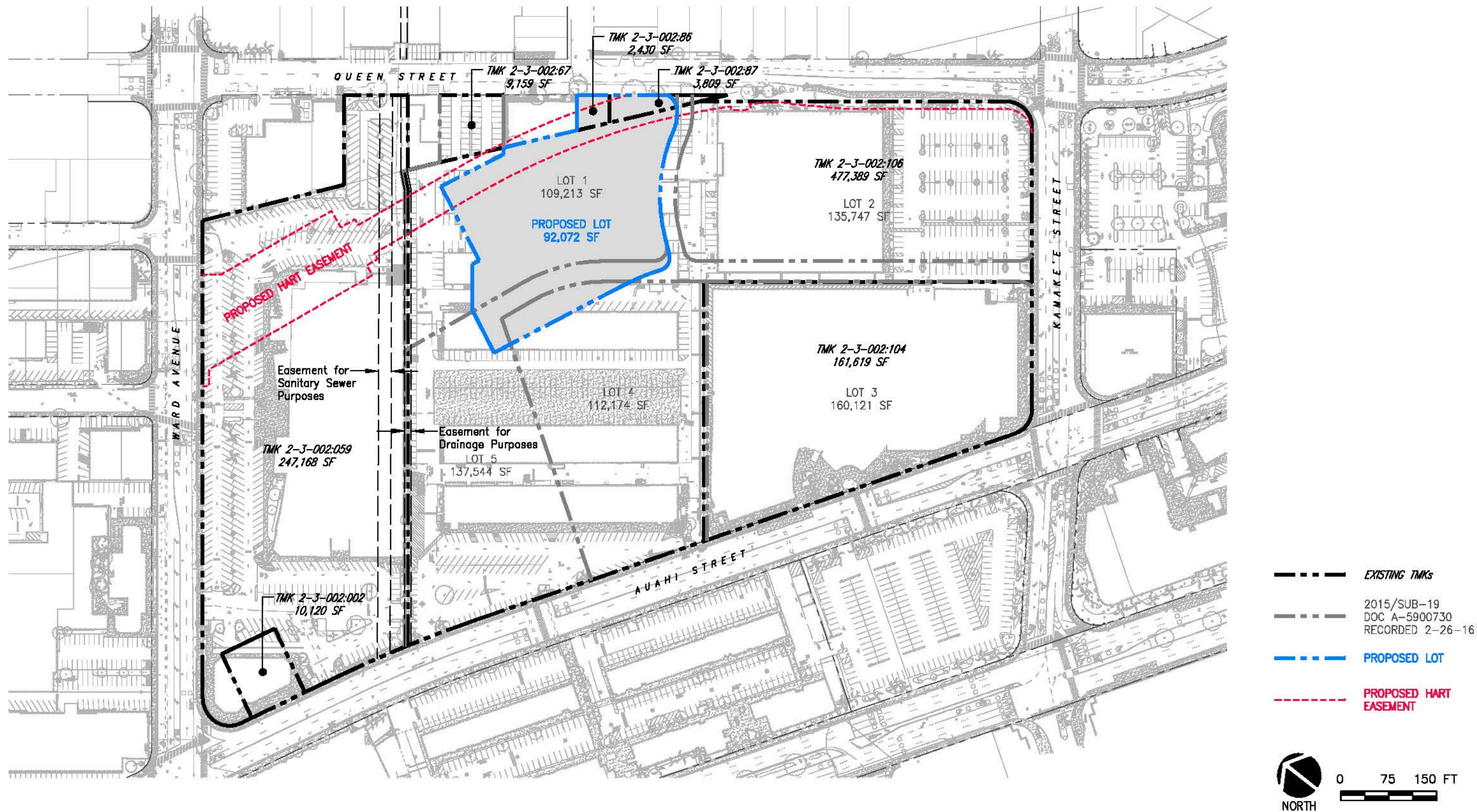
These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.





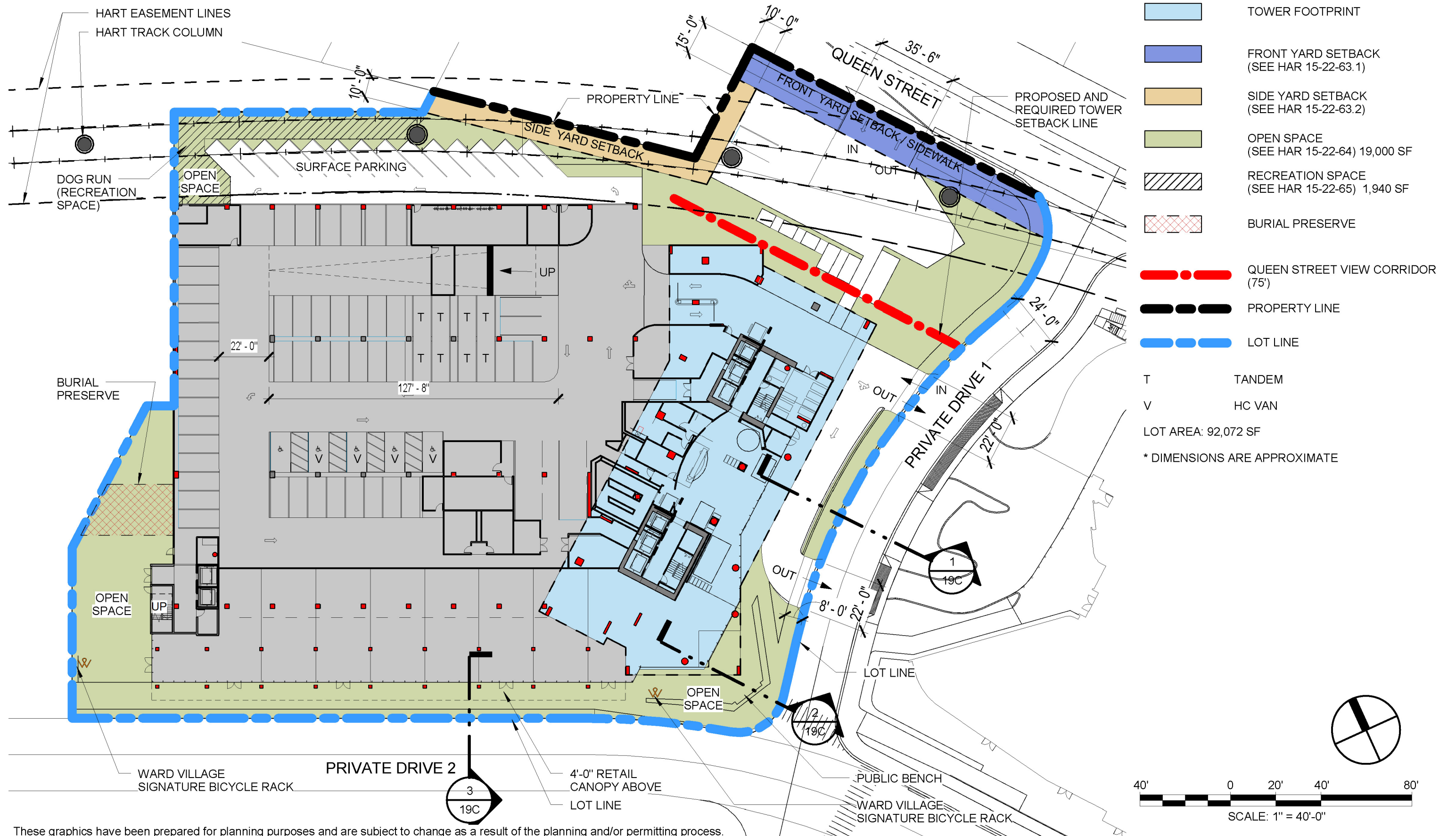
These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.





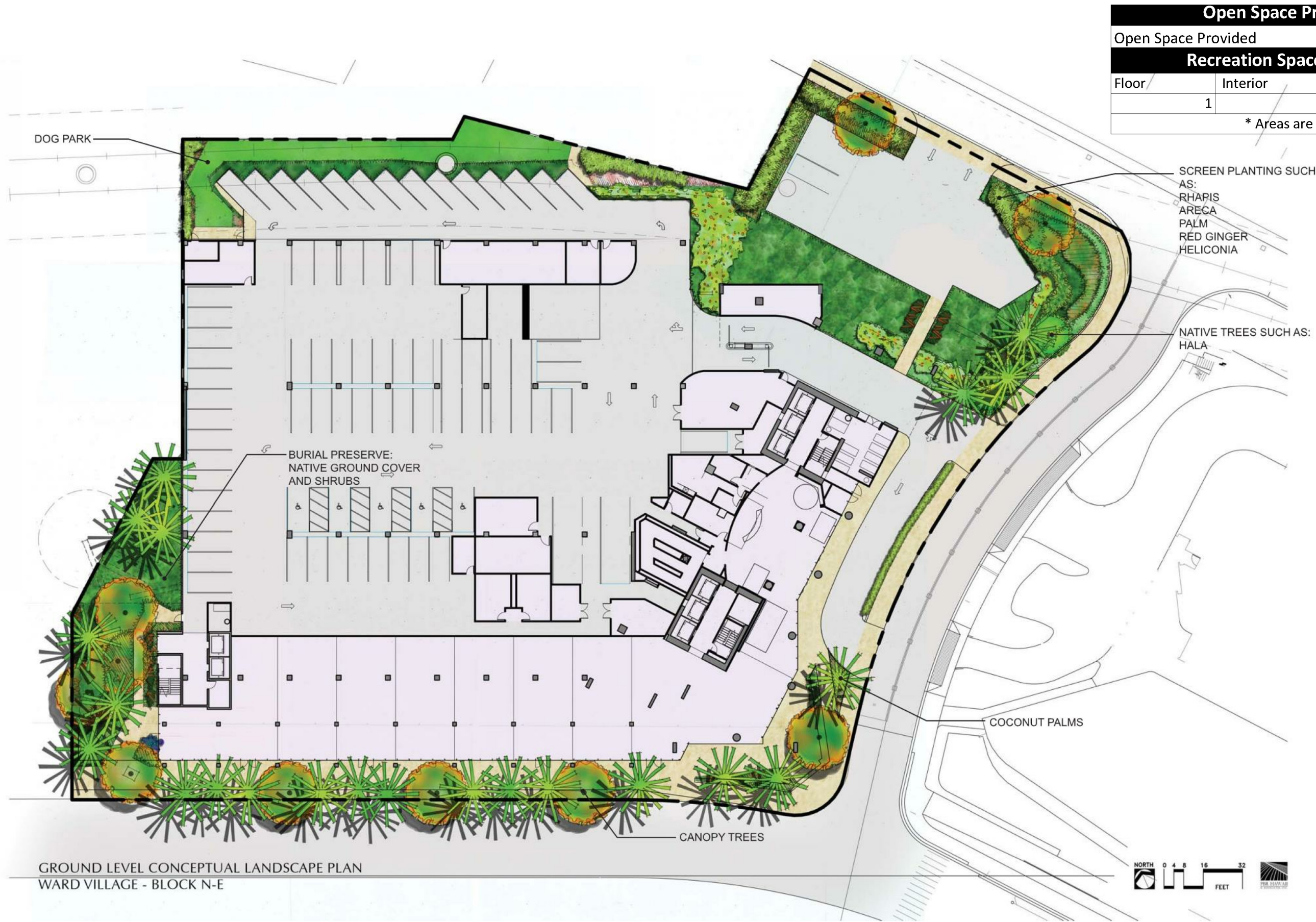
These graphics have been prepared for planning purposes and are subject to change as a result of the planning and/or permitting process.





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Open Space Provided (in SF)*			
Open Space Provided			19,000
Recreation Space Provided (in SF)			
Floor	Interior	Exterior	Total
1		1,940	1,940

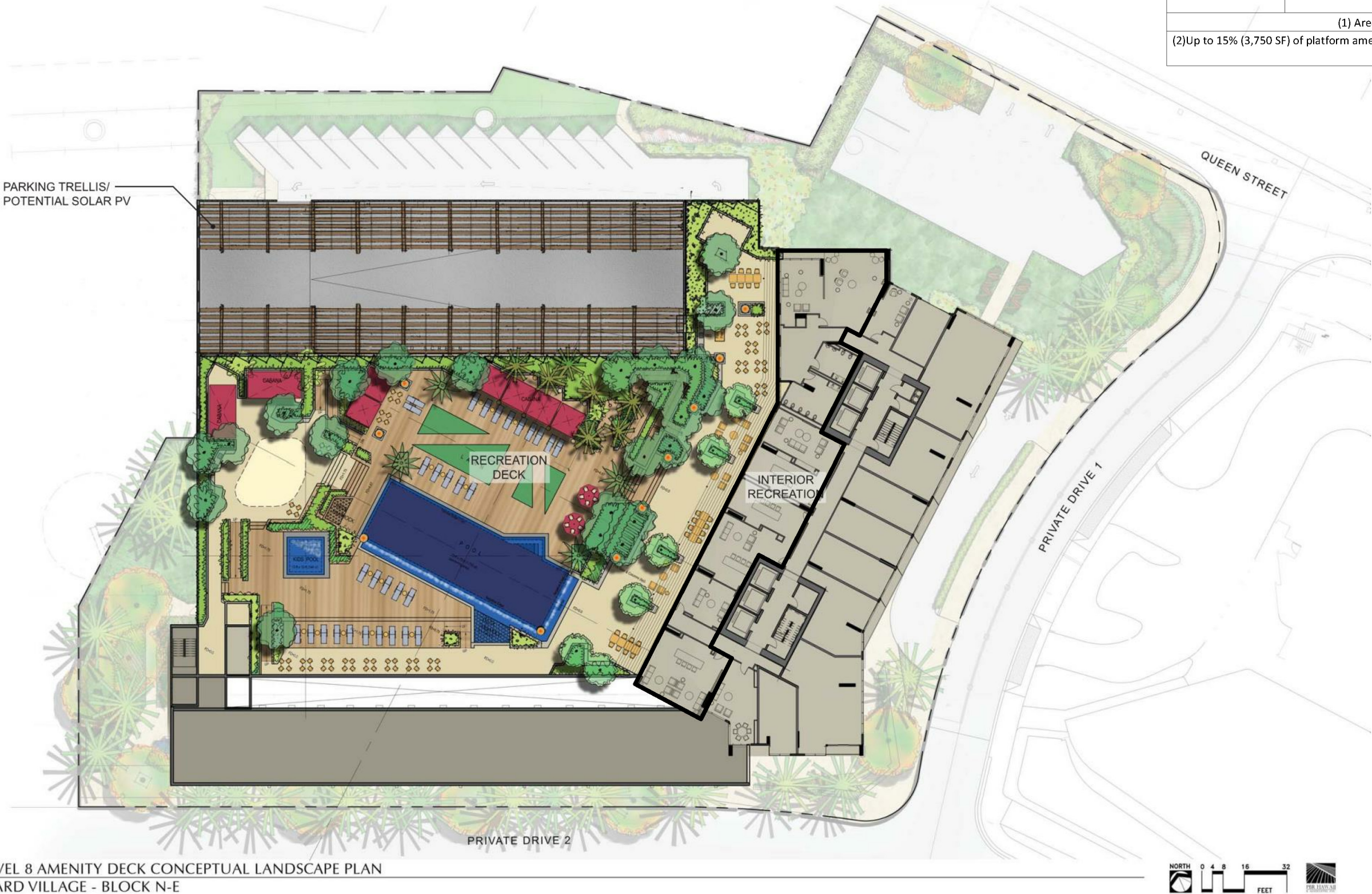
\* Areas are approximate

GROUND LEVEL CONCEPTUAL LANDSCAPE PLAN  
WARD VILLAGE - BLOCK N-E

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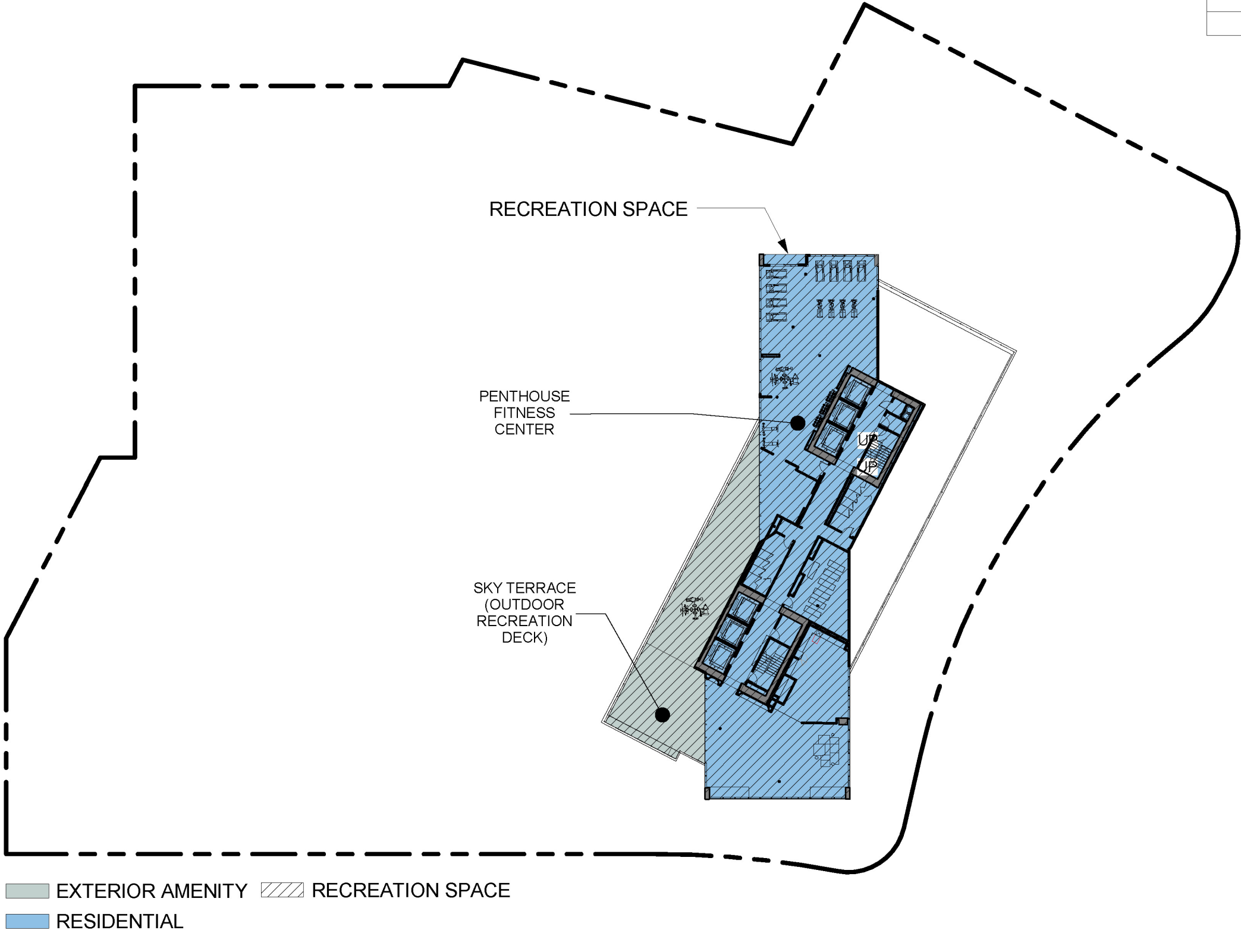
Recreation Space Provided (in SF)(1)			
Floor	Interior	Exterior(2)	Total
8	5,770	25,120	30,890
(1) Areas are approximate			
(2)Up to 15% (3,750 SF) of platform amenities may be covered recreational features, such as cabanas.			



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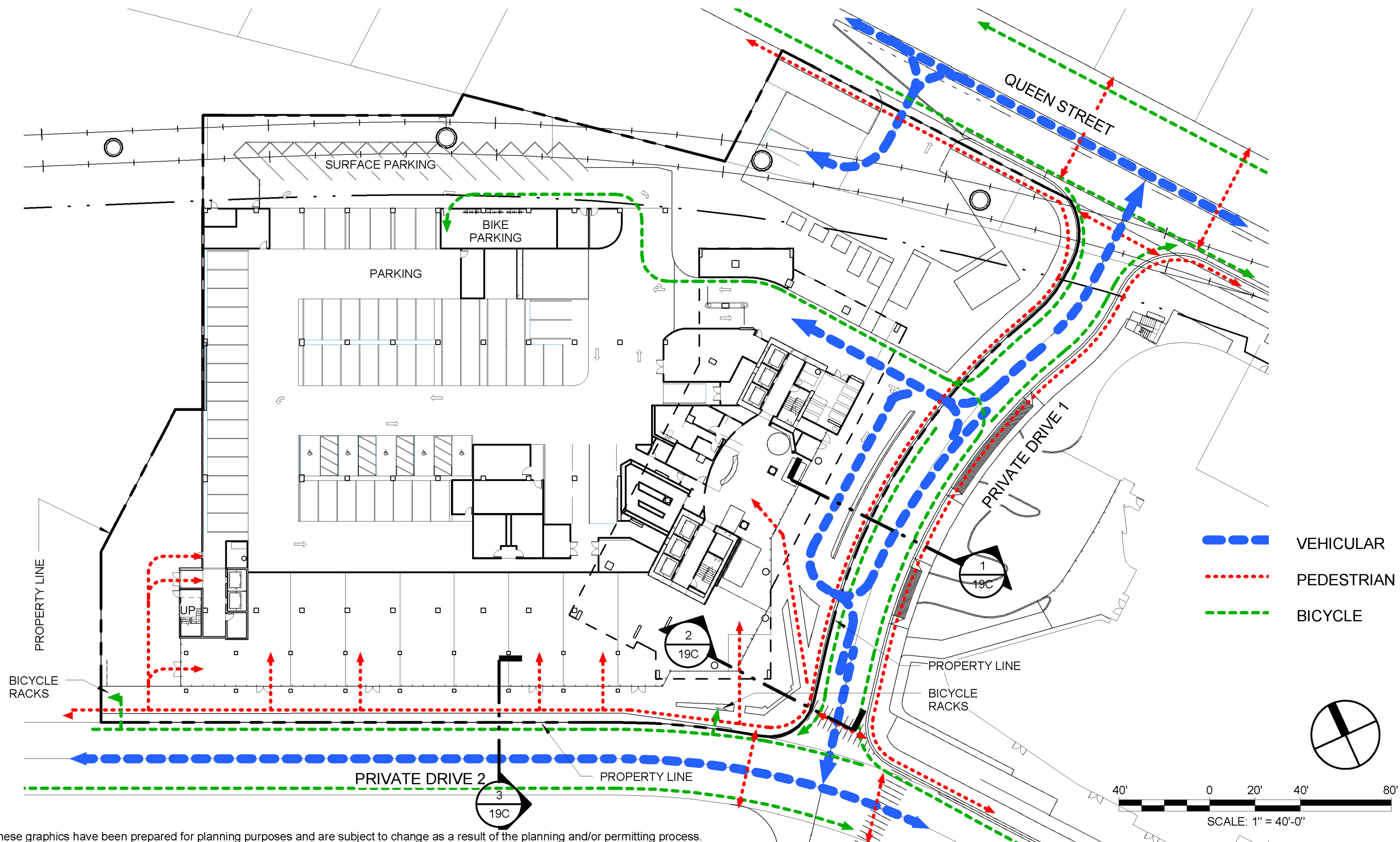


Recreation Space Provided (in SF)*			
Floor	Interior	Exterior	Total
42	6,710	2,200	8,910
* Areas are approximate			



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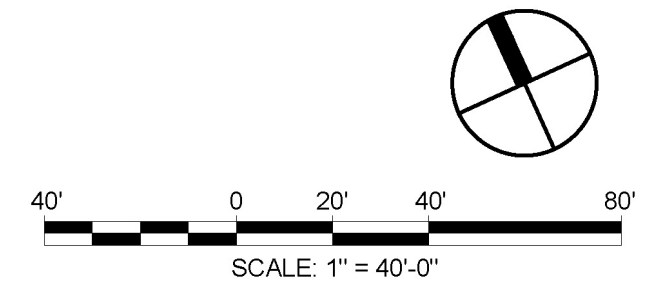




**LEGEND**

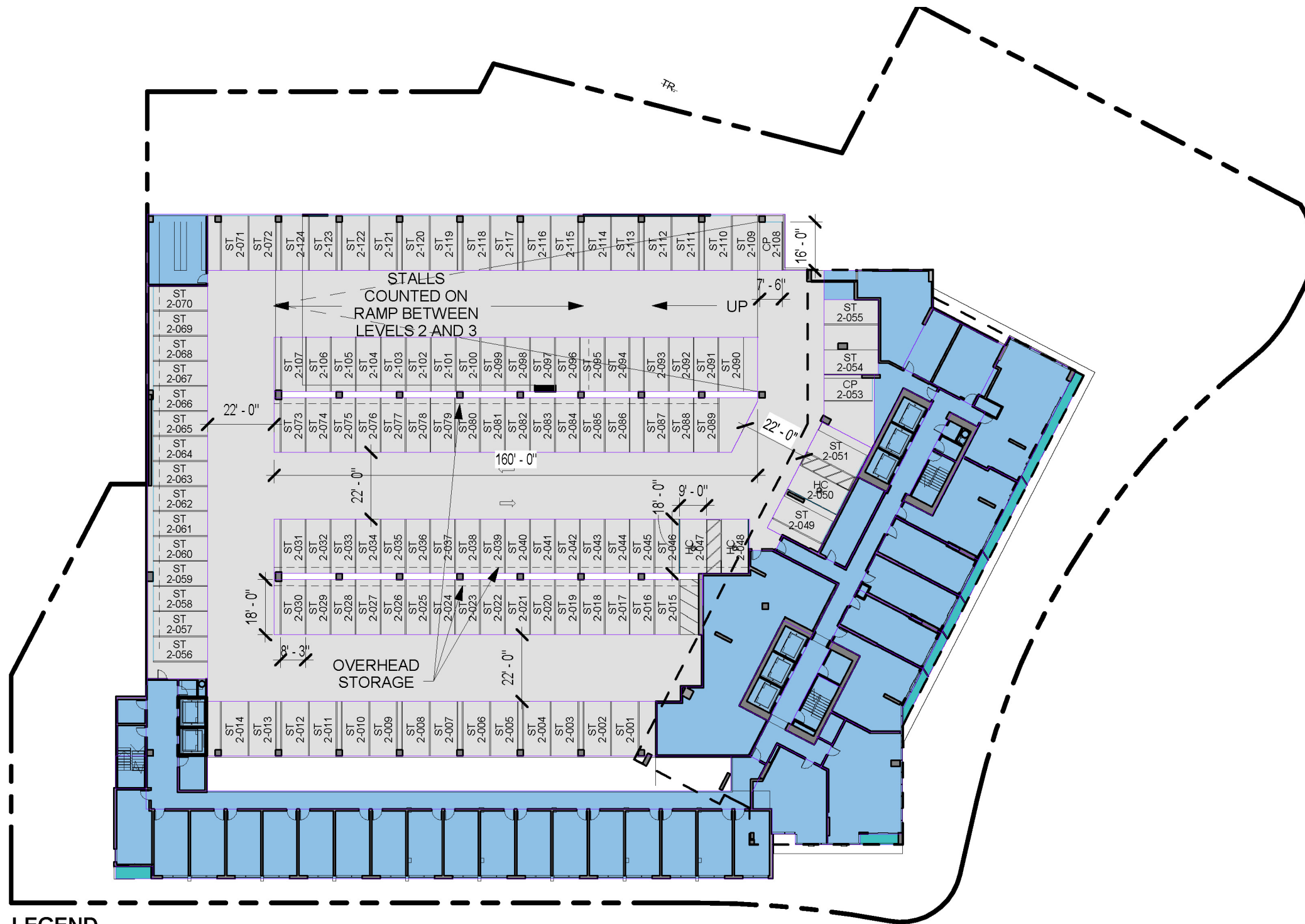
- COMMERCIAL
- RESIDENTIAL
- PARKING

Parking Provided					
ST	CP	TD	HC	HC Van	Total
47	14	8	1	4	74
Floor Area*					
Residential		Commercial		Parking	Total
15,500		12,000		29,000	27,500
Mezz.		3,000			3,000
*Areas are approximate					
Loading Provided					
Loading Type	Number	Length	Width	Height	
Large	2	35'-0"	12'-0"	14'-0"	
Small	2	19'-0"	8'-6"	10'-0"	
Total	4				



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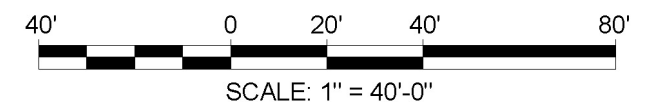
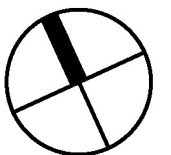




# LEGEND

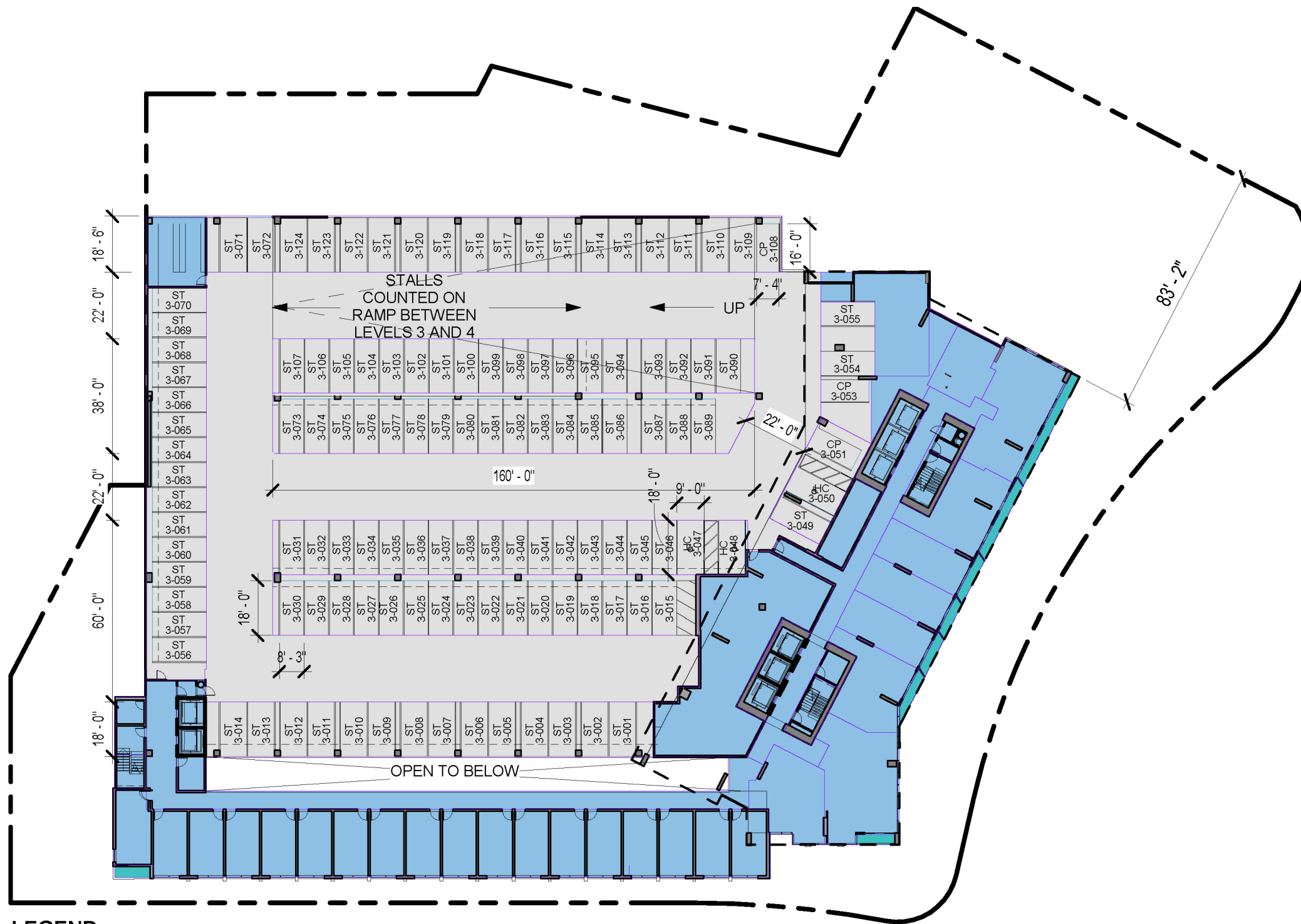
- LANAI
- RESIDENTIAL
- PARKING

Parking Provided					
ST	CP	TD	HC	HC Van	Total
117	4	0	3	0	124
Floor Area(1)					
Residential	Lanai (2)	Commercial		Parking	Total
20,500	680	-		37,000	20,500
(1)Areas are approximate					
(2)Lanai area is not counted as floor area because each lanai area will be less than 15% of the respective unit area.					



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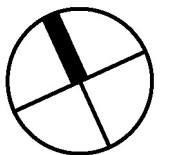




#### LEGEND

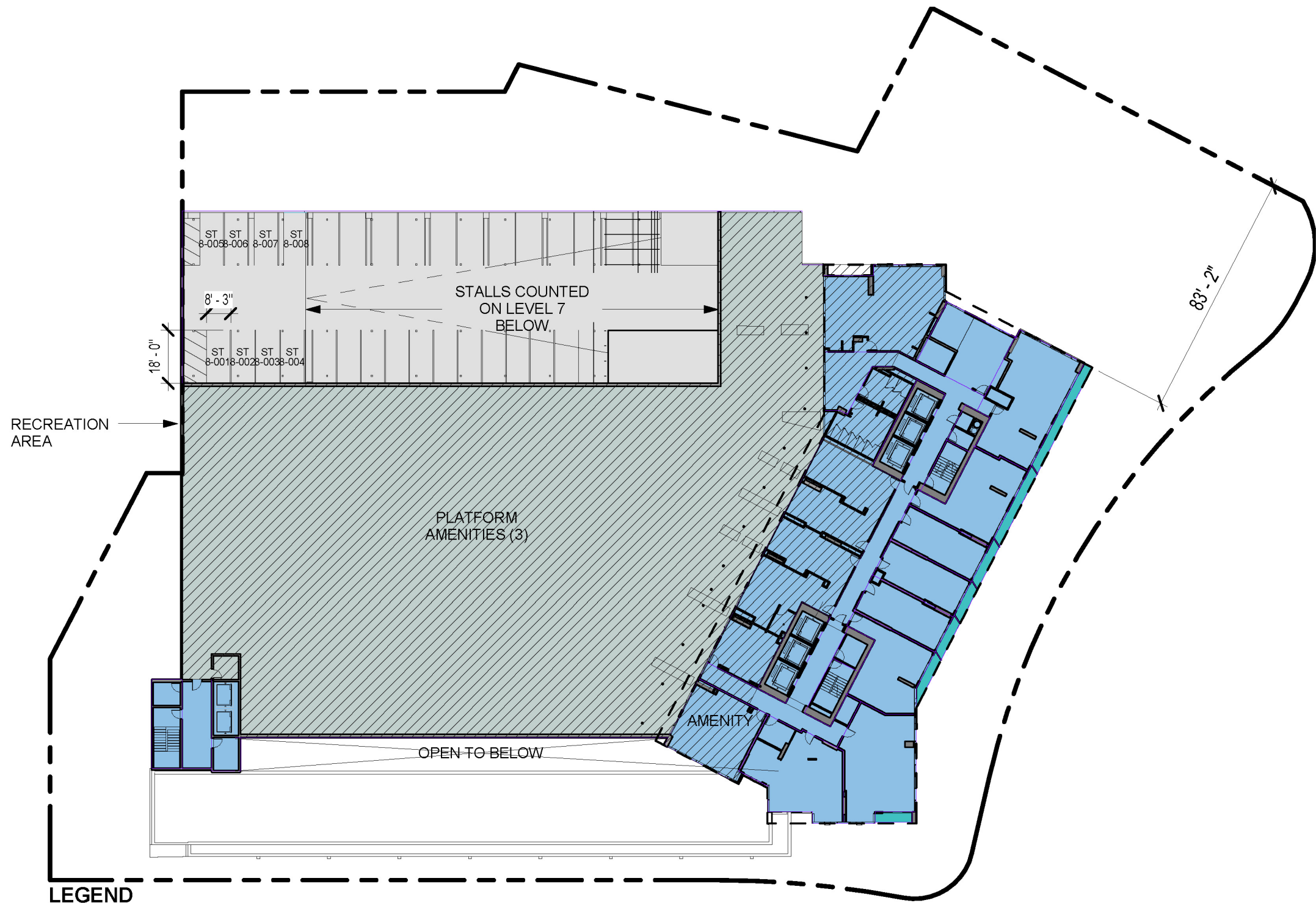
- LANAI
- RESIDENTIAL
- PARKING

Parking Provided					
ST	CP	TD	HC	HC Van	Total
117	4	0	3	0	124
Floor Area(1)					
Residential	Lanai (2)	Commercial	Parking	Total	
20,500	680	-	37,000	20,500	
(1)Areas are approximate					
(2)Lanai area is not counted as floor area because each lanai area will be less than 15% of the respective unit area.					



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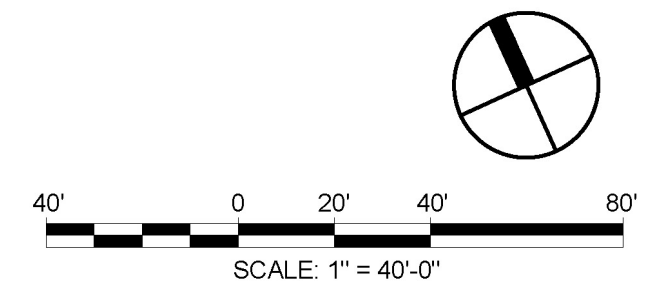




**LEGEND**

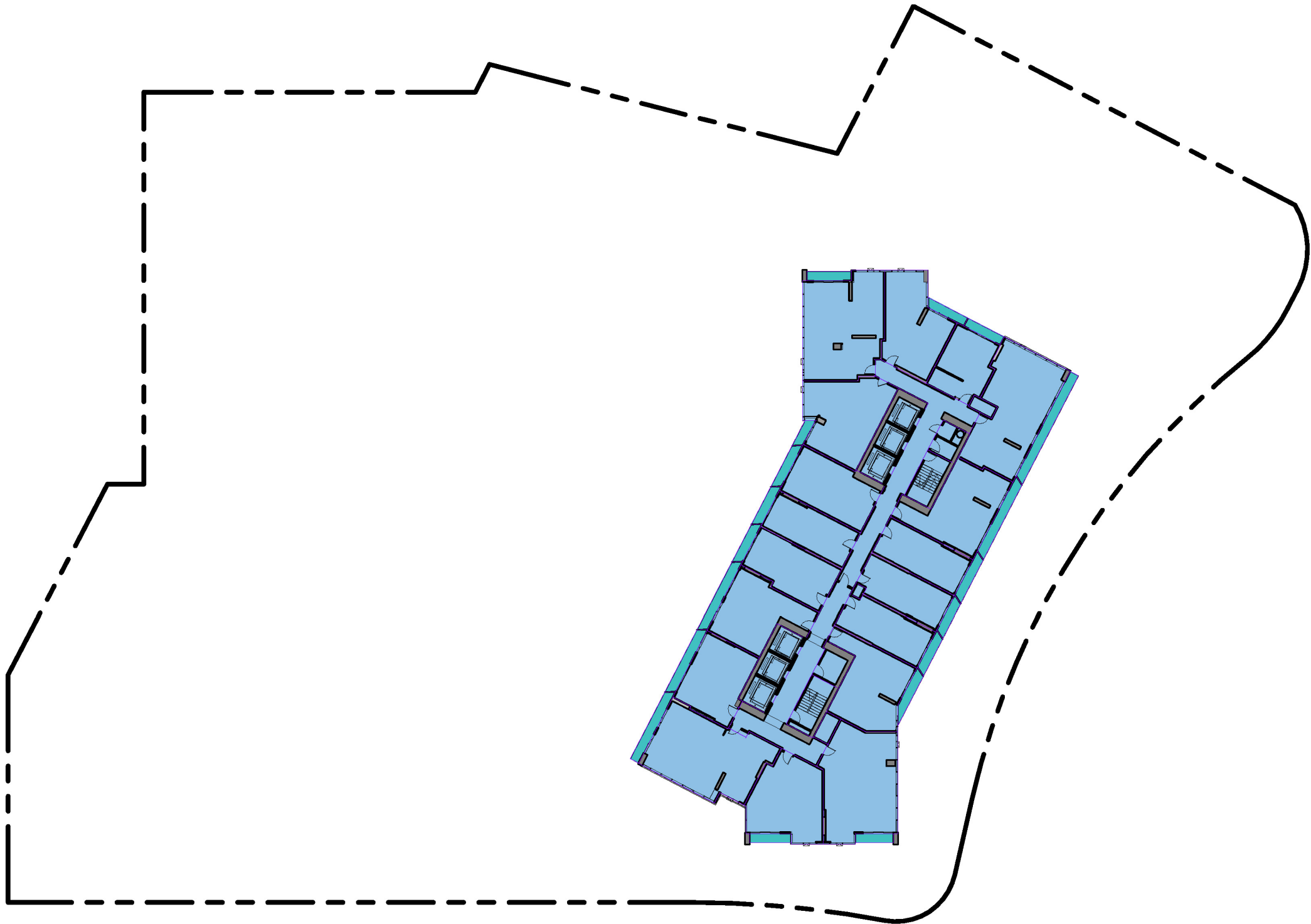
- EXTERIOR AMENITY
- LANAI
- PARKING
- RESIDENTIAL
- RECREATION SPACE

Parking Provided					
ST	CP	TD	HC	HC Van	Total
8	0	0	0	0	8
Floor Area (1)					
Residential (3)	Lanai (2)	Commercial		Parking	Total
17,750	650			11,000	17,750
(1)Areas are approximate					
(2)Lanai area is not counted as floor area because each Lanai area will be less than 15% of the respective unit area.					
(3)Up to 15% (3,750 SF) of platform amenities may be covered recreational features, such as cabanas.					



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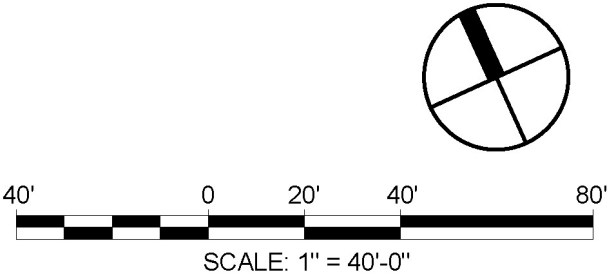


Floor Area (1)					
Residential	Lanai (2)	Commercial		Parking	Total
13,500	1630				13,500
(1)Areas are approximate					
(2)Lanai area is not counted as floor area because each lanai area will be less than 15% of the respective unit area.					

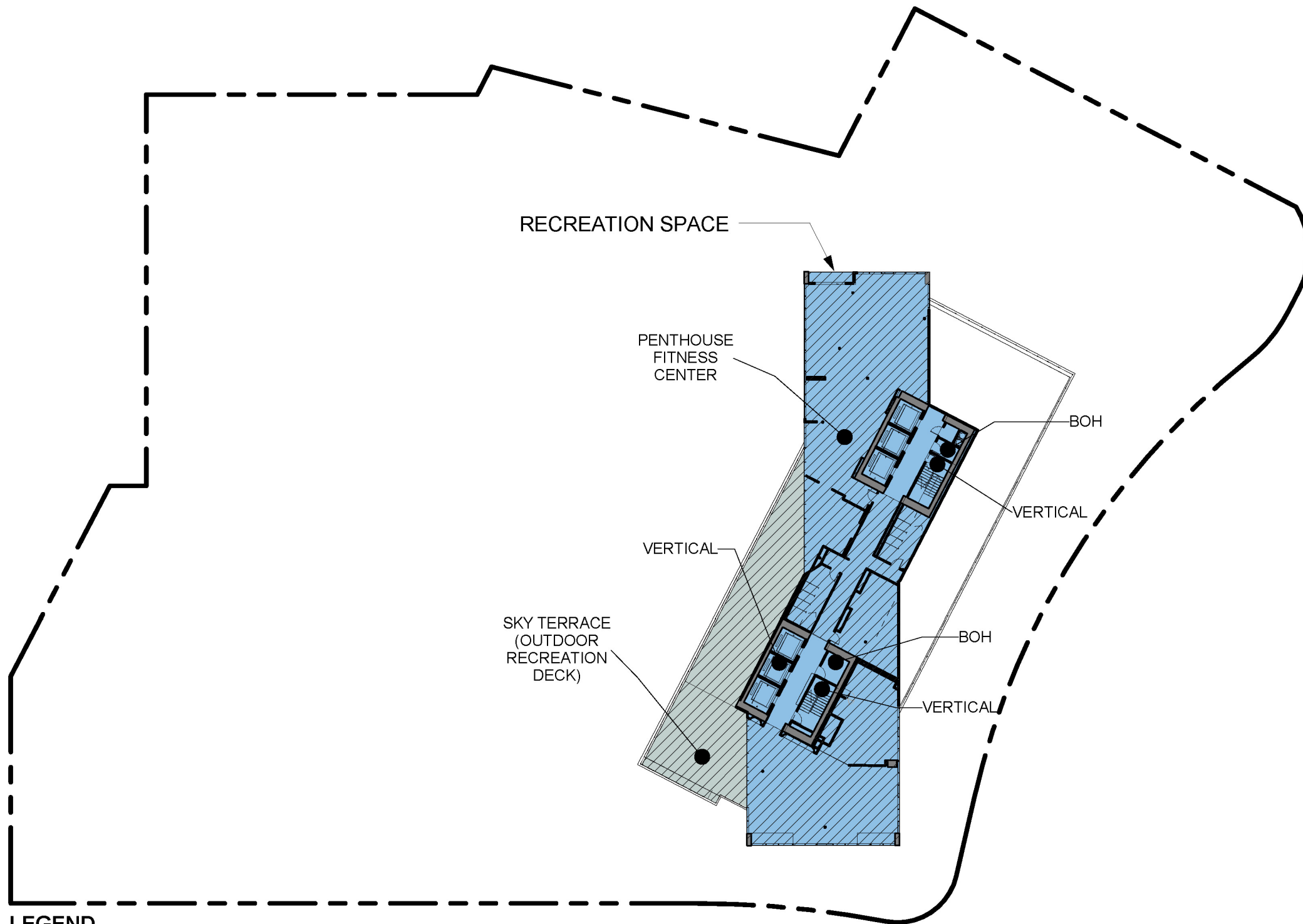
LEGEND

- LANAI
- RESIDENTIAL

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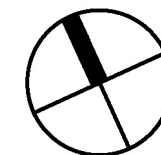




Floor Area*				
Residential		Commercial	Parking	Total
6,710		-	-	6,710
*Areas are approximate				

#### LEGEND

- EXTERIOR AMENITY
- RECREATION SPACE
- RESIDENTIAL



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OPEN SPACE (15-22-64)			
Open Space Required (in SF)			
Site Area	92,067		
Required Percentage of Open Space	10%		
Open Space Required	9,207		
Open Space Provided (in SF)*			
Open Space Provided			19,000
RECREATION SPACE (15-22-65)			
Recreation Space Required (in SF)			
Dwelling Units	751		
Required Recreation Space Required per Unit (in SF)	55		
Recreation Space Required (in SF)	41,305		
Recreation Space Provided (in SF)(1)			
Floor	Interior	Exterior	Total
42	6,710.00	2,200.00	8,910.00
8(2)	5,770.00	25,120.00	30,890.00
1		1,940.00	1,940.00
Total	12,480.00	29,260.00	41,740.00
(1) Areas are approximate			
(2)Up to 15% (3,750 SF) of platform amenities may be covered recreational features, such as cabanas.			

OFF STREET LOADING COUNT (15-22-68)			
Spaces	Floor Area		Number of Spaces
Retail Area	15,000		2
Residential Area	608,460		4
Total			6
Allowed Reduction			50%
Grand Total Required			3
Total Provided			4

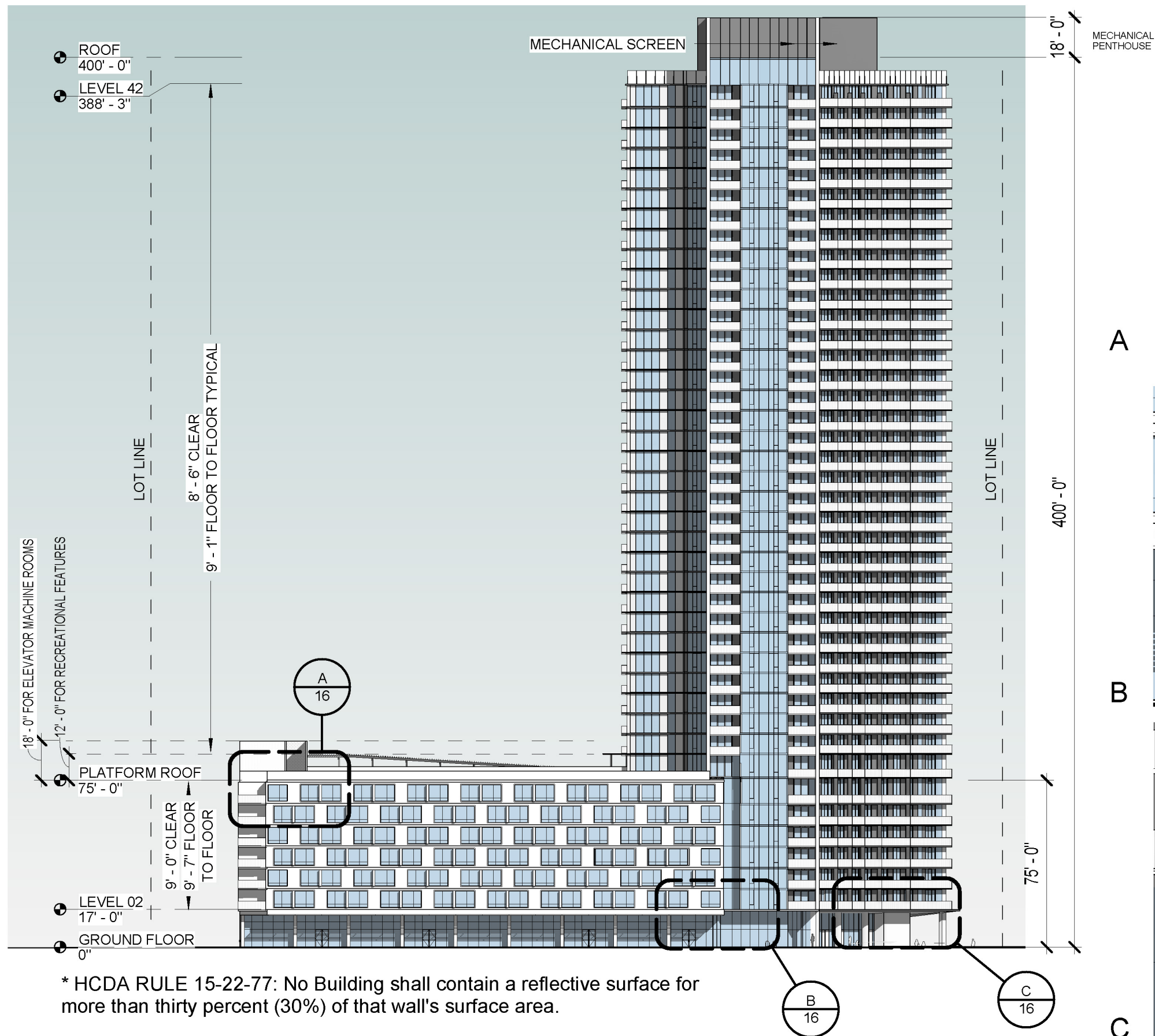
OFF STREET PARKING REQUIRED (15-22-67)				MARKET	
Residential Parking					
Unit Type	Number of Units	Parking Ratio	Total Parking Spaces	Ratio	Demand
600SF or less	504	0.9	453.6	1	504
Between 600SF and 800SF	92	1.13	104.0	1.25	115
800SF or more	155	1.35	209.3	2	310
Total Residential	751		767		929
Retail Parking					
Area Type	Area	Reqd. Area per Unit	Reqd. Spaces	Area per Unit	Demand
Retail Area (Assume 50% Restaurant and 50% Other Retail)					
Restaurant	7,500	1/333	22.5	1/250	30
Other Retail	7,500	1/444	16.9	1/250	30
Total	15,000		39		60
Grand Total			806		989

PARKING PROVIDED						
Floor	Standard (ST)	Compact (CP)*	Tandem (TD)	Accessible (HC)	Acc. Van (HC VAN)	Total
8	8	0	0	0	0	8
7	117	4	0	3	0	124
6	117	4	0	3	0	124
5	117	4	0	3	0	124
4	117	4	0	3	0	124
3	117	4	0	3	0	124
2	117	4	0	3	0	124
1	47	14	8	1	4	74
Total	757	38	8	19	4	826
*Per 2005 HAR 15-22-67 (b)(4), dwelling units may have up to 50% compact spaces.						

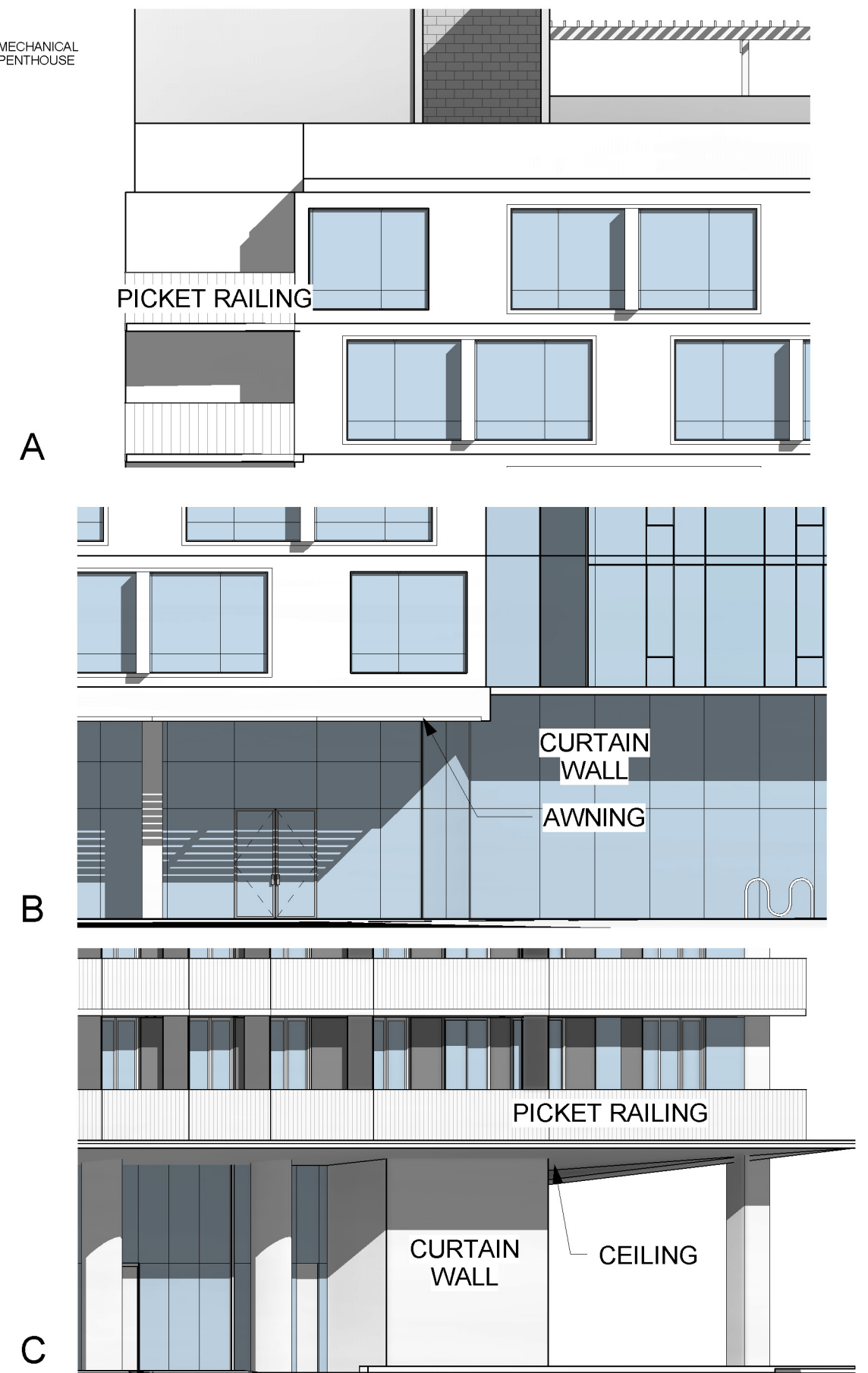
FLOOR AREA SUMMARY BY LEVEL(15-22-5)(1)						
Floor	Height	Floor to Floor	Residential	Commercial	Parking (2)	HCDA Floor Area (SF)
Roof	400.00		Mech.Pent.			-
42	388.25	11.75	6,710			6,710
41	378.17	10.083	13,500			13,500
40	369.08	9.083	13,500			13,500
39	360.00	9.083	13,500			13,500
38	350.92	9.083	13,500			13,500
37	341.83	9.083	13,500			13,500
36	332.75	9.083	13,500			13,500
35	323.67	9.083	13,500			13,500
34	314.58	9.083	13,500			13,500
33	305.50	9.083	13,500			13,500
32	296.42	9.083	13,500			13,500
31	287.33	9.083	13,500			13,500
30	278.25	9.083	13,500			13,500
29	269.17	9.083	13,500			13,500
28	260.08	9.083	13,500			13,500
27	251.00	9.083	13,500			13,500
26	241.92	9.083	13,500			13,500
25	232.83	9.083	13,500			13,500
24	223.75	9.083	13,500			13,500
23	214.67	9.083	13,500			13,500
22	205.58	9.083	13,500			13,500
21	196.50	9.083	13,500			13,500
20	187.42	9.083	13,500			13,500
19	178.33	9.083	13,500			13,500
18	169.25	9.083	13,500			13,500
17	160.17	9.083	13,500			13,500
16	151.08	9.083	13,500			13,500
15	142.00	9.083	13,500			13,500
14	132.92	9.083	13,500			13,500
13	123.83	9.083	13,500			13,500
12	114.75	9.083	13,500			13,500
11	105.67	9.083	13,500			13,500
10	96.58	9.083	13,500			13,500
9	87.50	9.083	13,500			13,500
8	75.00	12.5	17,750	(3)	11,000	17,750
7	64.90	10.1	20,500		37,000	20,500
6	55.32	9.58	20,500		37,000	20,500
5	45.74	9.58	20,500		37,000	20,500
4	36.16	9.58	20,500		37,000	20,500
3	26.58	9.58	20,500		37,000	20,500
2	17.00	9.58	20,500		37,000	20,500
M	8.50	8.5	-	3,000	-	3,000
1	0.00	8.5	15,500	12,000	29,000	27,500
TOTAL			608,460	15,000	262,000	623,460
(1) Areas are approximate						
(2) Parking is not included in Floor Area						
(3)Up to 15% (3,750 SF) of platform amenities may be covered recreational features, such as cabanas.						

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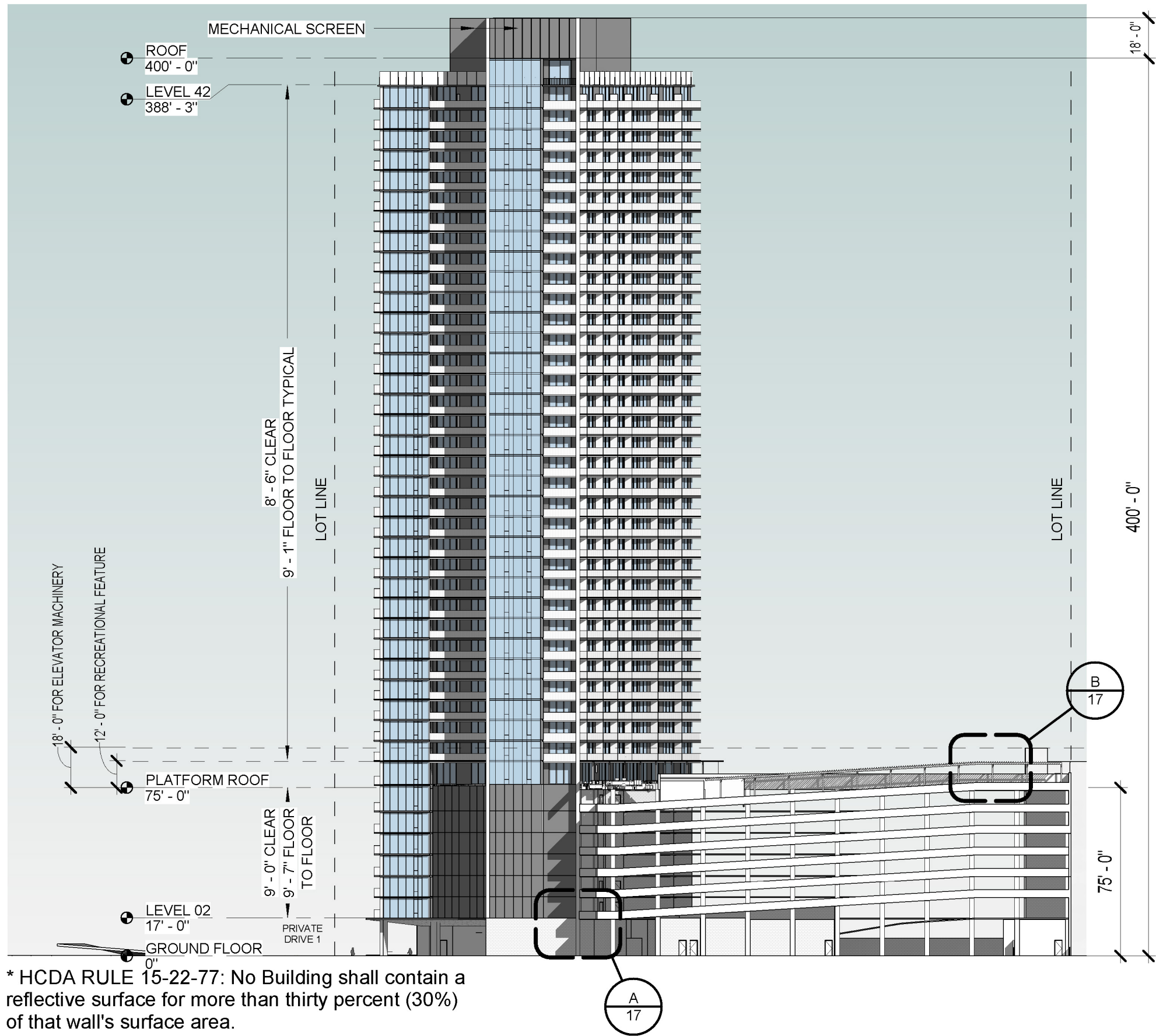




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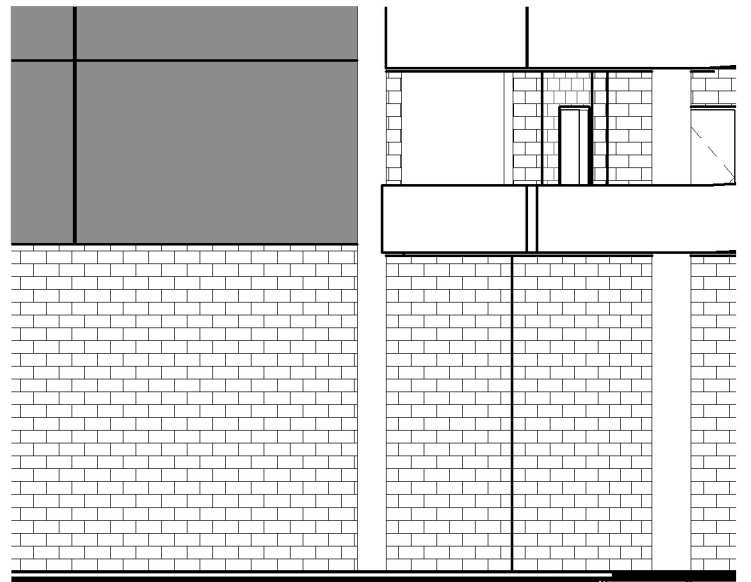




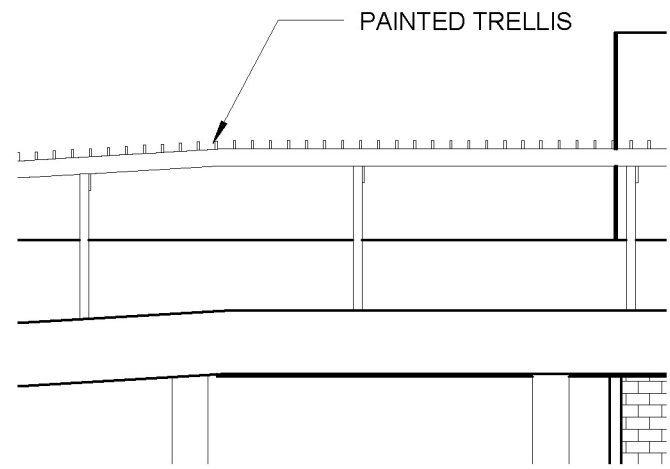
\* HCDA RULE 15-22-77: No Building shall contain a reflective surface for more than thirty percent (30%) of that wall's surface area.

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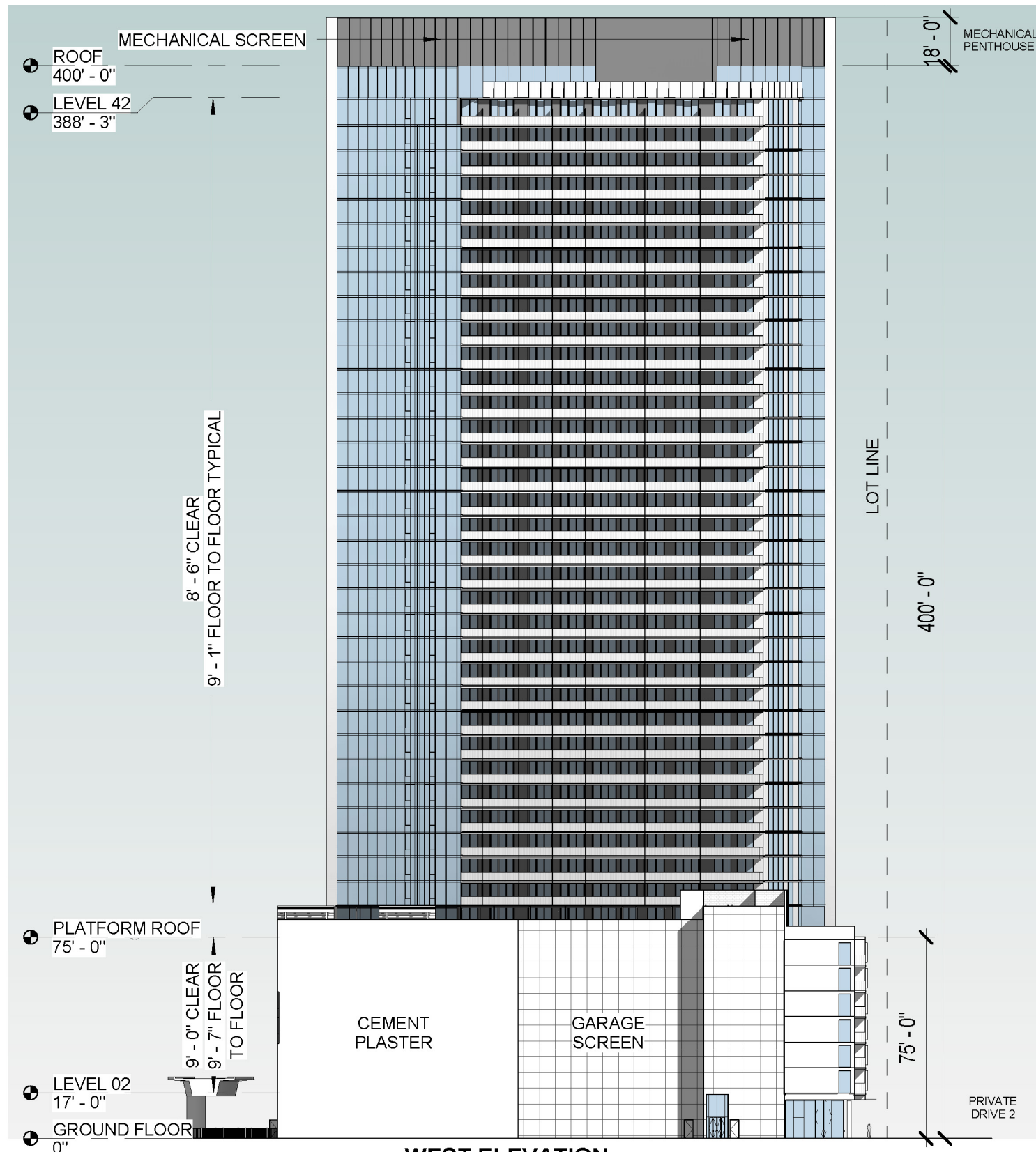
A



B

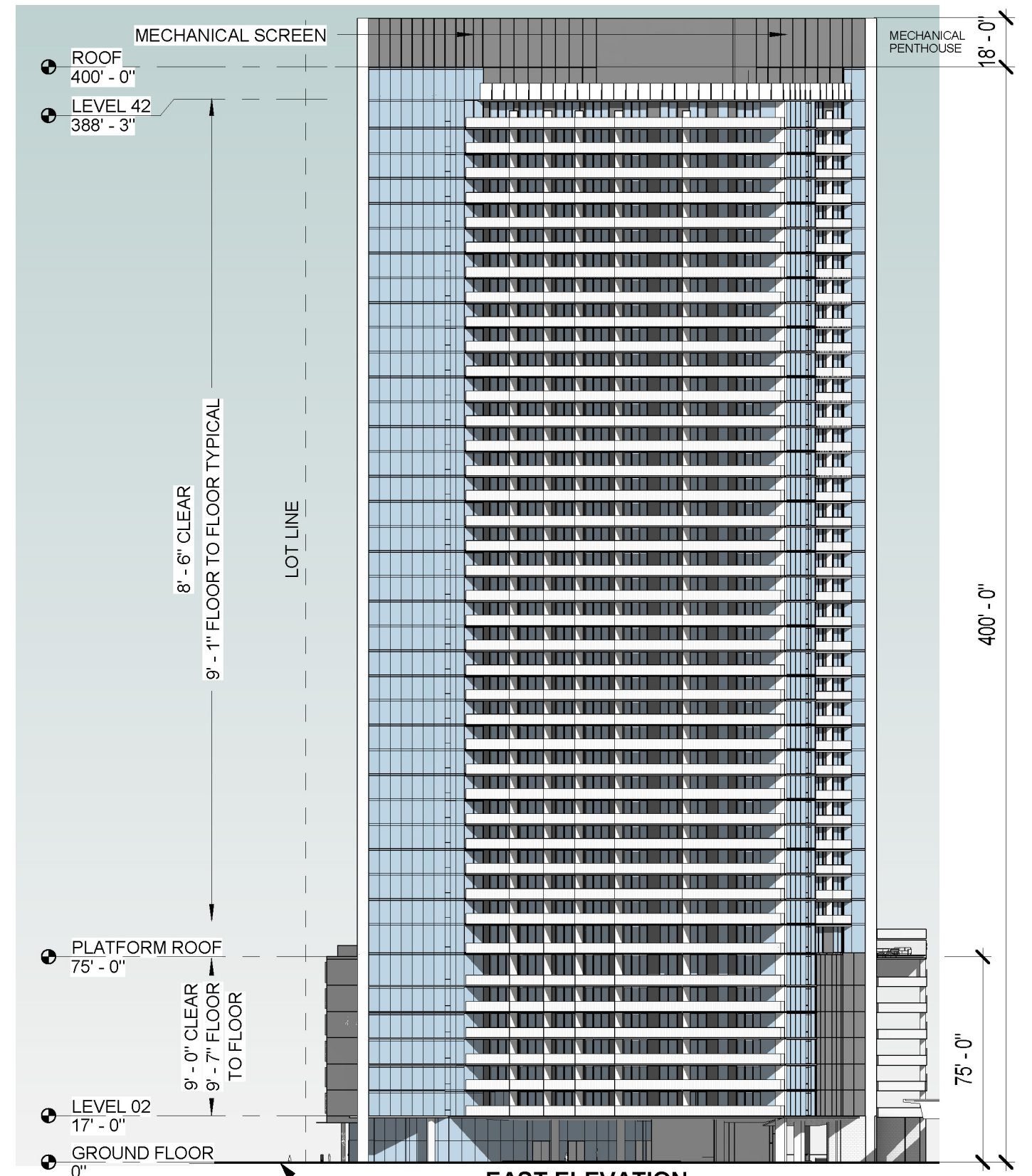




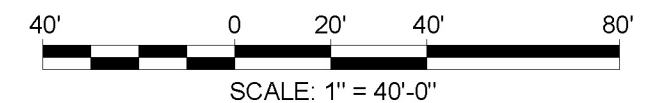


**WEST ELEVATION**

\* HCDA RULE 15-22-77: No Building shall contain a reflective surface for more than thirty percent (30%) of that wall's surface area.

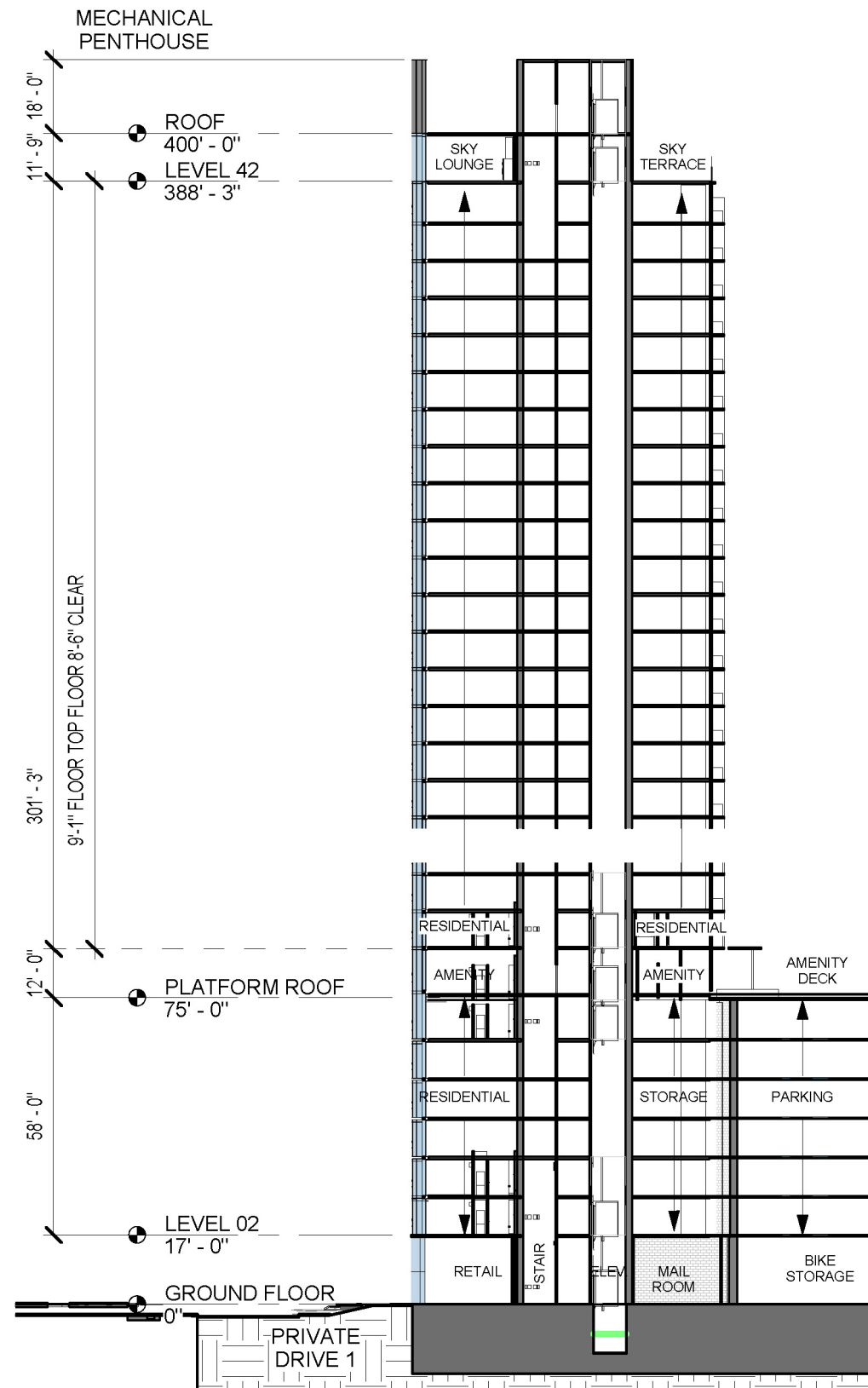


**EAST ELEVATION**

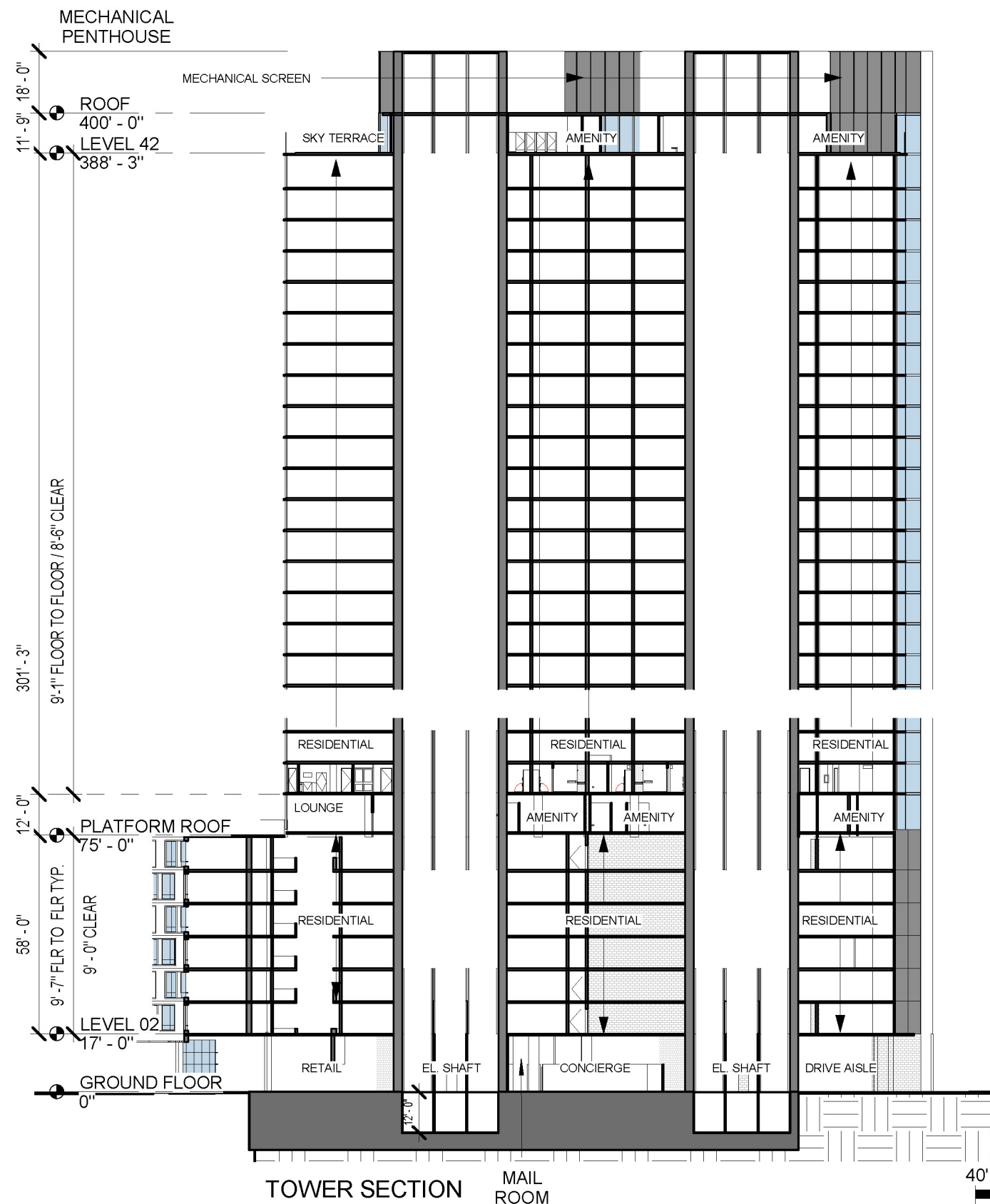


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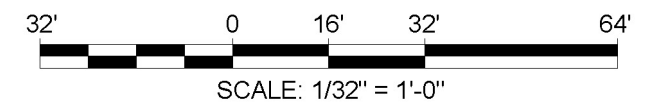
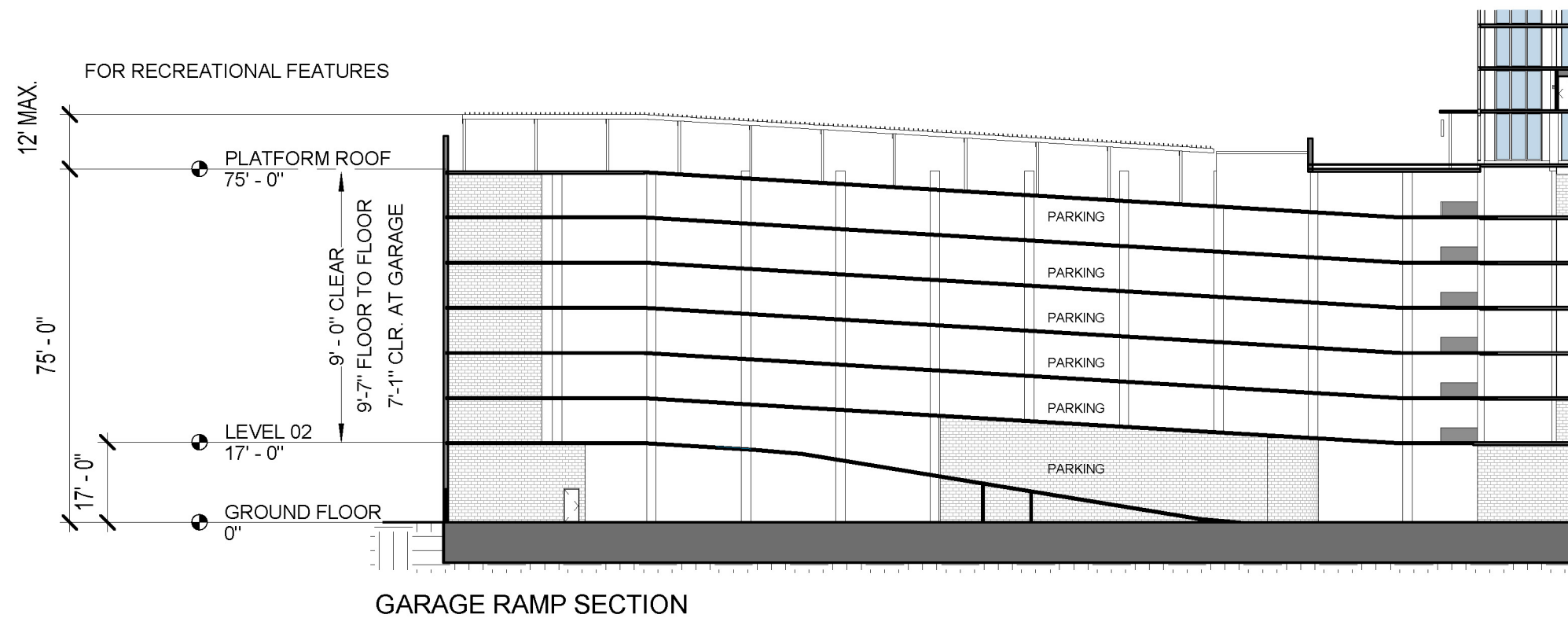
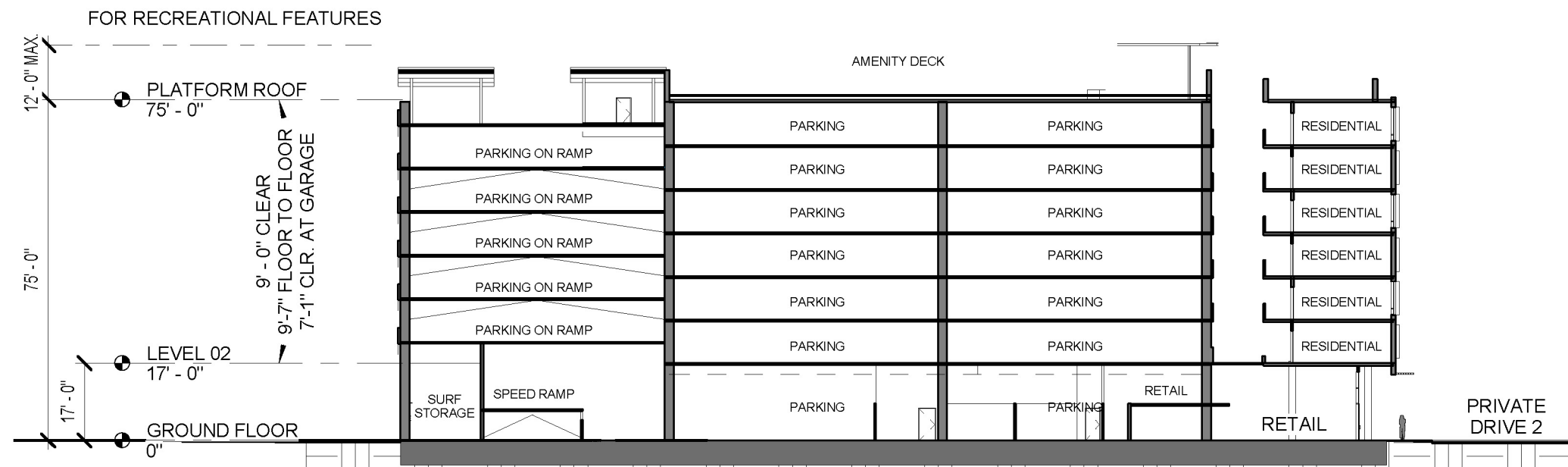
TOWER SECTION



TOWER SECTION

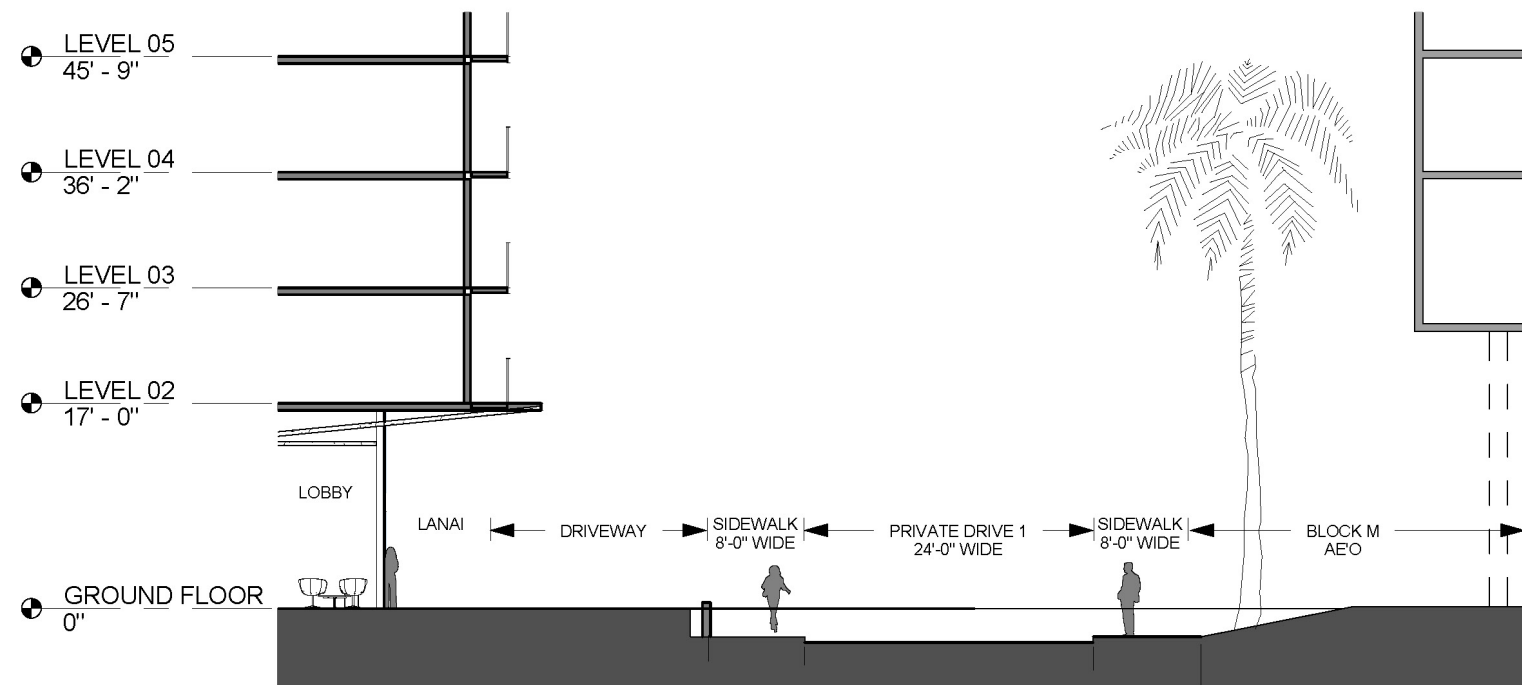
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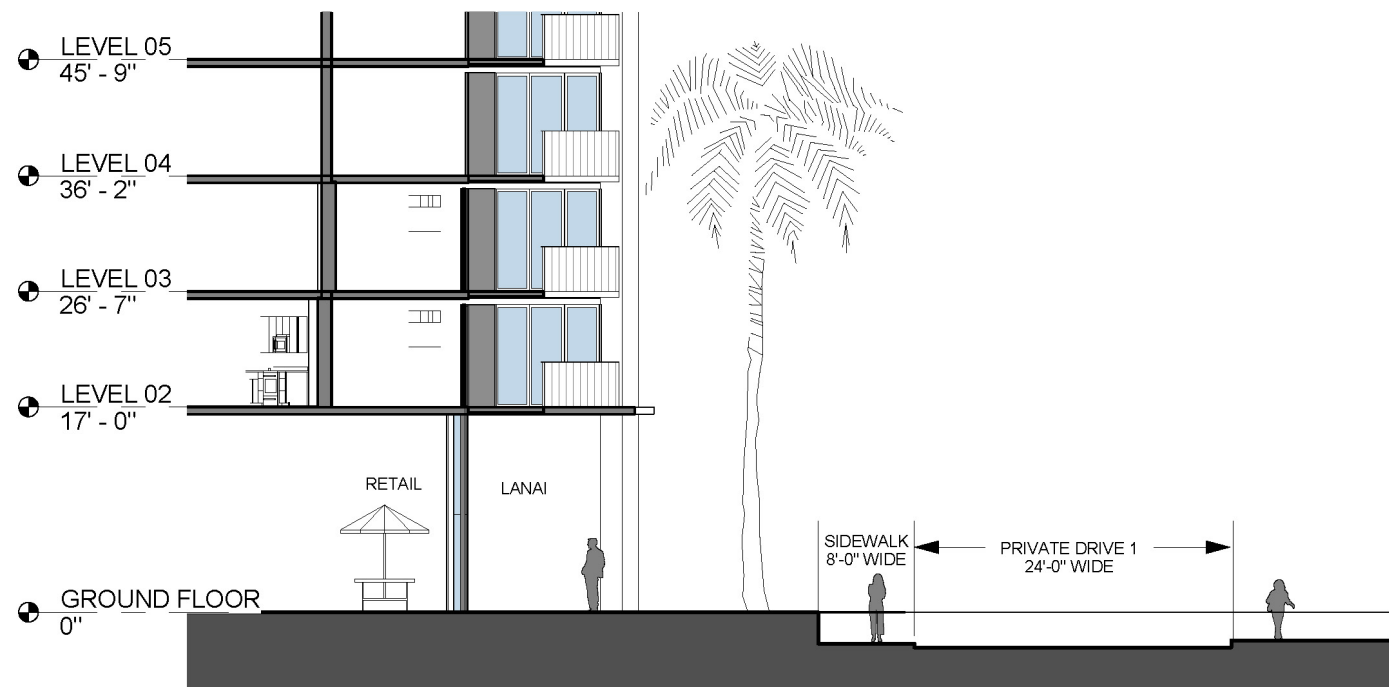


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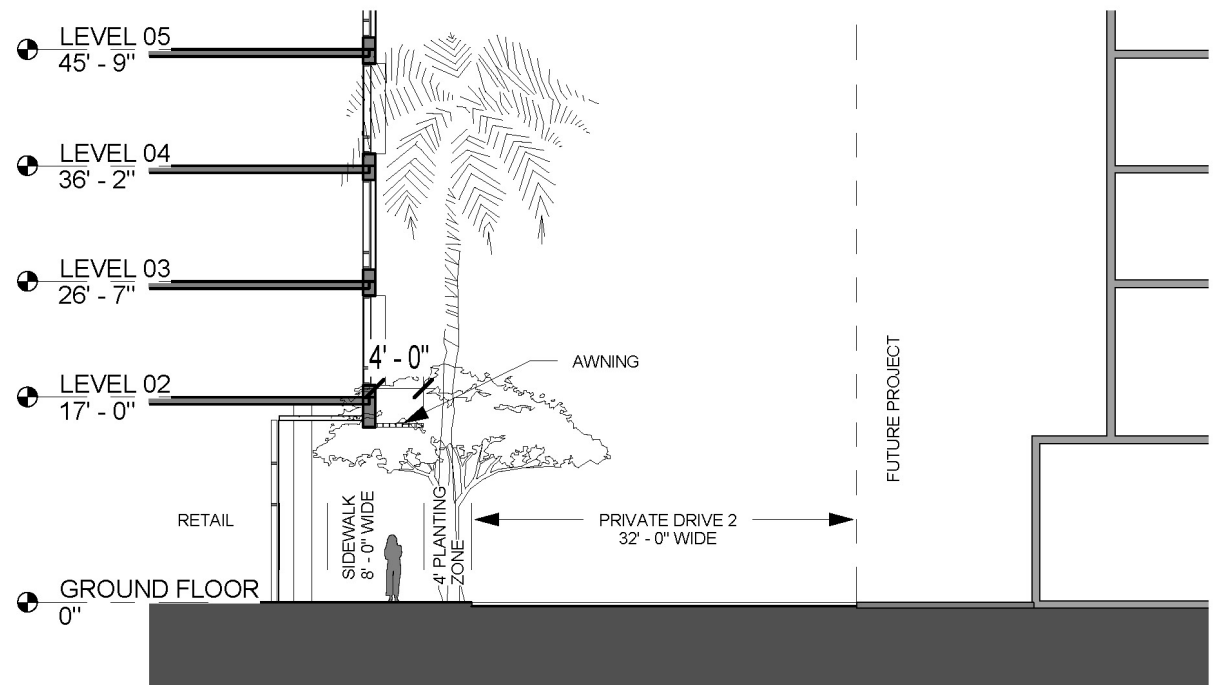




PRIVATE DRIVE 1 @ MID-BLOCK



PRIVATE DRIVE 1 NEAR INTERSECTION

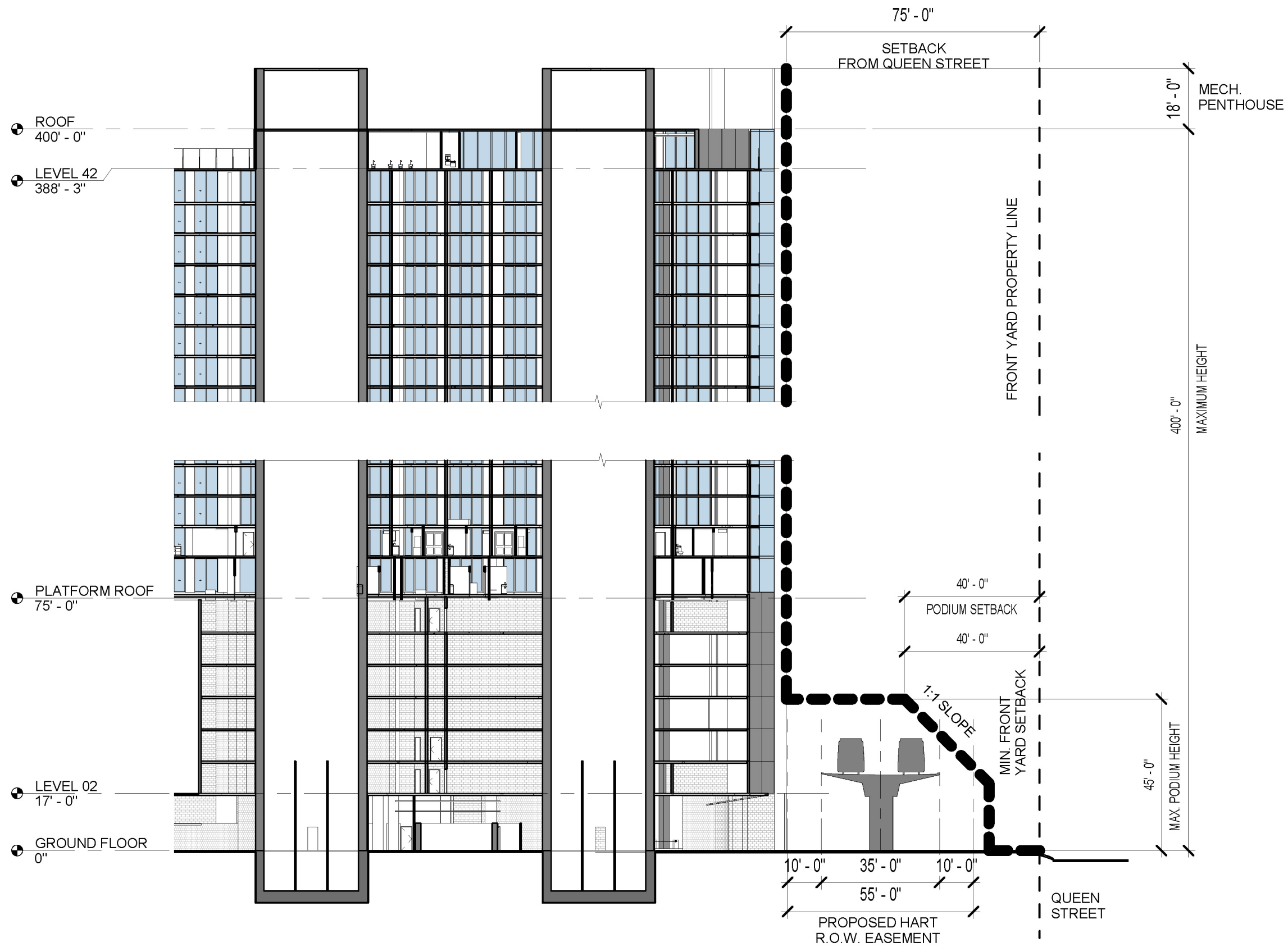


PRIVATE DRIVE 2



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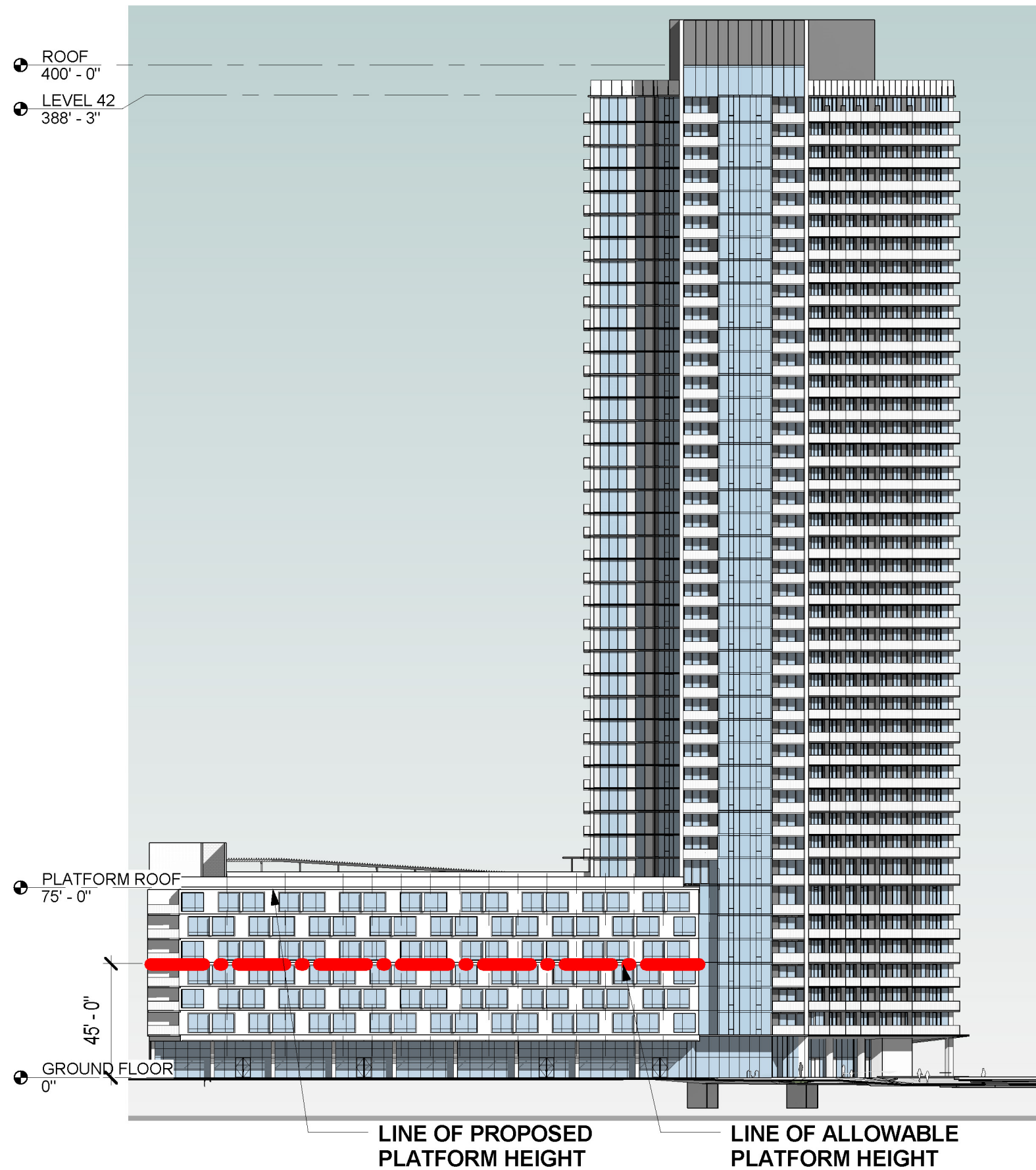


REFER TO 2005 MAUKA AREA RULES §15-22-117 VIEW CORRIDOR SETBACK



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REFER TO 2005 MAUKA AREA  
RULES 15-22-62 PLATFORM HEIGHT

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ALLOWED



PROPOSED

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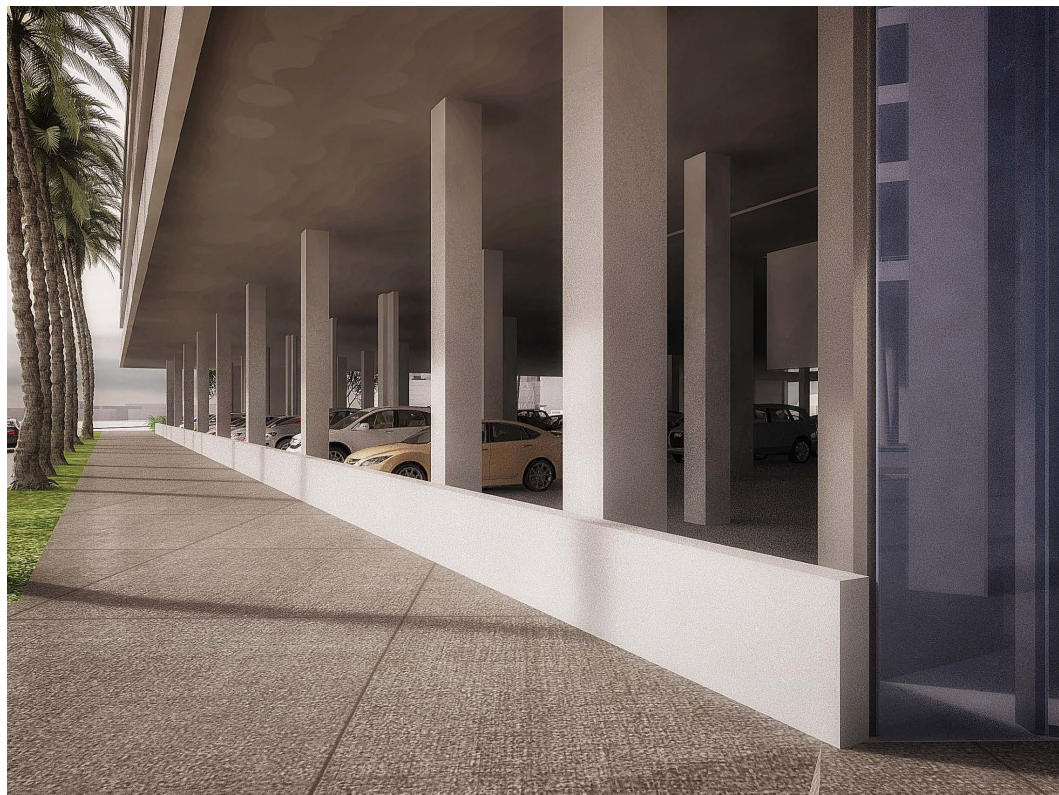




ALLOWED



PROPOSED



ALLOWED



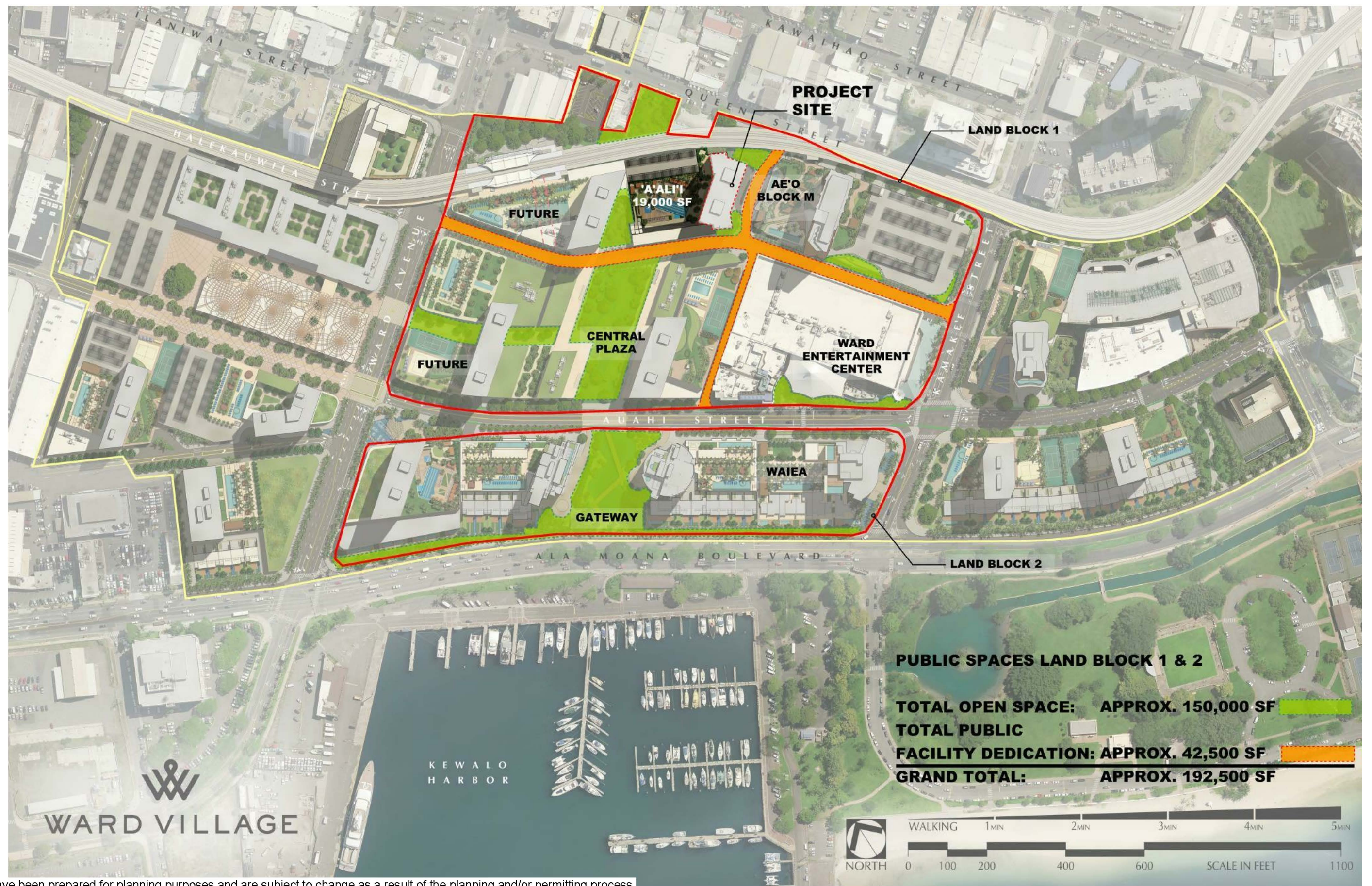
PROPOSED

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