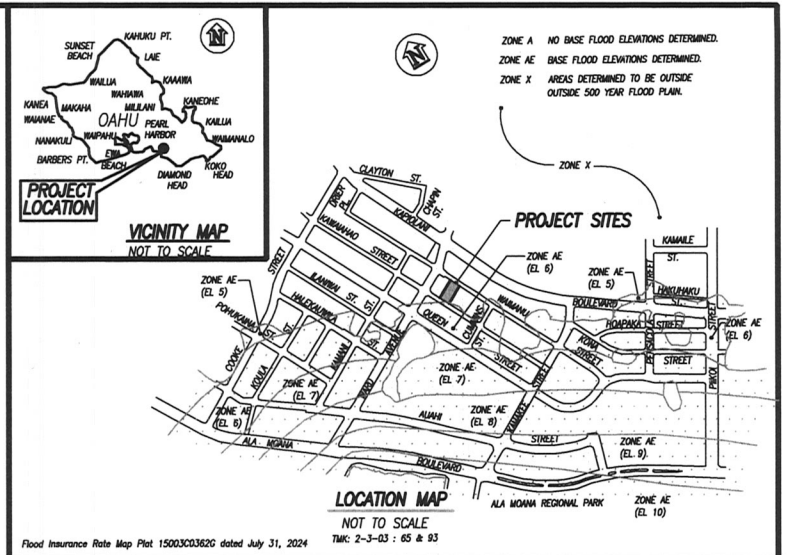


True North
SCALE : 1 IN. = 40 FT.

Legend

Conc = Concrete
D.I. = Drain Inlet
FH = Fire Hydrant
Iv = Irrigation Valve
Fnd = Found
U.P. = Utility Pole
WM = Water Meter
WV = Water Valve
bfps = Backflow Preventors
lp = Light Pole
A/C = Air Conditioning
c/o = Sewer Cleanout
fnd = Found
Subject Property Boundary =
Lot Line =



NOTE

The land shown on this survey is the same as that described in the preliminary title reports issued by Title Guaranty of Hawaii, LLC designated as (i) Title Order No. 7311524764 as to Lot 407, with the legal description and exceptions therein shown on Sheet 2 of this of this survey, and (ii) Title Order No. 7311524765 as to Lot 408, with the legal description and exceptions noted therein shown on Sheet 3 of this survey.
Lot 408 abuts Waimanu Street (private Street-City Maintained), per title report no recorded access easement over private street to access a public street. Lot 407 is a private right of way at Kawaihāo Street as shown on this survey.

The zoning requirements for the subject properties are set forth in that certain zoning report prepared by The Planning & Zoning Resource Company designated as Site No. 160221-27 dated 9/21/2022 as shown on sheet 4 of this survey will need to be updated once the PZR is in final approved form.

There is no evidence of the use as a burial ground.
Said described property Lot 408 is located within a area having a Zone Designation X and Lot 407 is located within Zone Designation X and AE, by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 15003C0362G, with a date of identification of 07/31/2024, for Community Number 150001, in Honolulu, County, State of Hawaii, which is the current Flood Insurance Rate Map for the community in which said property is situated.

△ Building crosses over Easement 5 (Map 12)
of Land Court Application 670.

TMK : 2-3-03 : 65

Flood Zone Designation : X/AE (EL 6)
Address : 952 Kawaihāo Street/exclusive Parking
Property Class is Industrial

TMK : 2-3-03 : 93

Flood Zone Designation : X
Address : 955 Waimanu Street
Property Class is Industrial



This work was prepared by me or under my direct supervision.
ENGINEERS SURVEYORS HAWAII, INC.

Miles S. Horie
Miles S. Horie Exp. 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 10007

ALTA/NSPS LAND TITLE SURVEY Lots 407 and 408 (Deregistered) of Block 12 "Kewalo Tract"

as shown on Map 12
of Land Court Application 670
T.M.K. : 2-3-03 : parcels 65 and 93
at Kukuluaeo and Kewalo, Honolulu, Oahu, Hawaii
Client: The Howard Hughes Corporation

Sheet 1 of 6 Sheets

Honolulu, Hawaii
22-27

ENGINEERS SURVEYORS HAWAII, INC.
CIVIL ENGINEERS ~ LAND SURVEYORS ~ CONSTRUCTION MANAGERS

1320 North School Street
Date: May 12, 2025

To: Victoria Ward Ltd.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17 and 18 of Table A thereof.

The field work was completed on May 6, 2025.

Notes (Table A items):

Item 16 - Evidence of recent earth moving work or building construction or building additions, none observed
Item 17 - Proposed changes in street right of way lines, or street or sidewalk repairs, none observed.
Item 18 - Plottable offsite easements, not applicable.

Date: 5-16-25

Miles S. Horie
Miles S. Horie Exp. April 30, 2026
Licensed Professional Land Surveyor
Certificate Number 10007

STATUS REPORT

This Report (and any revisions thereto) is issued for the sole benefit of the Purchaser of this Report identified in the Order No. referenced below. Title Guaranty of Hawaii, LLC's responsibility for any actual loss incurred by reason of any incorrectness herein is limited to the lesser of \$3,500 or two times the amount paid for this Report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports as follows as to the title of the Parties named in Schedule A in and to the title to land described in Schedule C, subject to the matters set forth in Schedule B, based solely upon an abstract and examination of the following Indices in the State of Hawaii: (a) the Office of the Clerks of the Circuit Court of the Judicial Circuit within which the land is located; (b) the Office of the Clerk of the District Court of the United States for the District of Hawaii; (c) the Office of the Registrar of Conveyances; and (d) the Office of the Real Property Tax Assessment Division of the County within which the land is located.

BLOCK G WARD VILLAGE, LLC,
a Delaware limited liability company,
as Fee Owner

This report is subject to the Conditions and Stipulations set forth in Schedule D and is dated as of April 9, 2025 at 8:00 a.m.

Inquiries concerning this report should be directed to:
Title Officer - Angela Reiss; Office: (808)539-7789
Email: areiss@TGHAWAII.com
Please reference Title Order No. 7311524764.

7311524764

© Title Guaranty of Hawaii, LLC
225 QUEEN STREET SUITE 500, HONOLULU, HAWAII 96813, PH: (808) 533-6261

Page 1

SCHEDULE B
EXCEPTIONS

1. Real Property Taxes, if any, that may be due and owing.

Tax Key: (1) 2-3-003-065 Area Assessed: 10,000 square feet

Tax Classification: INDUSTRIAL

Street Address : 952 KAWAIAHAO STREET, HONOLULU, HAWAII 96813

Real Property Tax Website: (1) 2-3-003-065

2. Any and all matters not shown in the Indices described in Schedule A.

3. Mineral and water rights of any nature.

4. Easement for concrete drain in favor of Victoria Ward, widow, her heirs and assigns, as reserved in DEED dated February 24, 1931, filed as Land Court Document No. 23617. (Not Plottable)
(Easement is six blocks south of project at Ala Moana Blvd. and does not affect subject property.) (Not Plottable)

5. DESIGNATION OF EASEMENT "5" (Plotted)

REFERENCED : on Map 12, as set forth by Land Court Order No. 14119, filed October 25, 1955

6. The terms and provisions contained in the following:

INSTRUMENT : VICTORIA WARD, LIMITED, MASTER PLAN PERMIT
MEMORANDUM OF DECISION AND ORDER

DATED : May 29, 2009
FILED : Land Court Document No. 3869623
RECORDED : Document No. 2009-093051
PARTIES : VICTORIA WARD, LIMITED, a Delaware corporation,
"VWL", BANK OF HAWAII, a Hawaii corporation, as
trustee under (a) that certain Land Trust Agreement

7311524764

© Title Guaranty of Hawaii, LLC
225 QUEEN STREET SUITE 500, HONOLULU, HAWAII 96813, PH: (808) 533-6261

Page 2

SCHEDULE B CONTINUED

and Conveyance dated October 21, 2004 (Trust No. 89433) and filed as Land Court Document No. 3188119, and (b) that certain Land Trust Agreement and Conveyance dated October 21, 2004 (Trust No. 89434) and filed as Land Court Document No. 3188118, "Bank of Hawaii Trust", FIRST HAWAIIAN BANK, a Hawaii corporation, as trustee under (a) that certain unrecorded Land Trust Agreement dated September 20, 2006 (Trust No. FHB-TRES 200601), and (b) that certain unrecorded Land Trust Agreement dated September 20, 2006 (Trust No. FHB-TRES 200602), "First Hawaiian Trust", and HAWAII COMMUNITY DEVELOPMENT AUTHORITY, a body corporate and a public instrumentality of the State of Hawaii, "Authority" (Not Plottable)

7. The terms and provisions contained in the following: (Not Plottable)

INSTRUMENT : MEMORANDUM OF AMENDED AND RESTATED MASTER PLAN
DEVELOPMENT AGREEMENT FOR THE WARD NEIGHBORHOOD
MASTER PLAN

DATED : February 7, 2025
RECORDED : Document No. A-9172000463
PARTIES : VICTORIA WARD, LIMITED, a Delaware corporation,
"VWL", 1240 ALA MOANA, LLC, a Delaware limited
liability company, BLOCK G WARD VILLAGE, LLC, a
Delaware limited liability company, KALAE, LLC, a
Delaware limited liability company, THE LAUNIA,
LLC, a Delaware limited liability company, ULANA
WARD VILLAGE, LLC, a Delaware limited liability
company, THE PARK WARD VILLAGE, LLC, a Delaware
limited liability company, WARD ENTERTAINMENT
CENTER, LLC, a Delaware limited liability company,
WARD VILLAGE SHOPS, LLC, a Delaware limited
liability company, BLOCK D WARD VILLAGE, LLC, a
Delaware limited liability company, BLOCK E WARD
VILLAGE, LLC, a Delaware limited liability company,
HHC WV BLOCK E MEMBER, LLC, a Delaware limited
liability company, and AUAHI SHOPS, LLC, a Delaware
limited liability company; and the HAWAII COMMUNITY
DEVELOPMENT AUTHORITY, a body corporate and a
public instrumentality of the State of Hawaii,
"HCDA"

7311524764

© Title Guaranty of Hawaii, LLC
225 QUEEN STREET SUITE 500, HONOLULU, HAWAII 96813, PH: (808) 533-6261

Page 3

ALTA/NSPS LAND TITLE SURVEY
Lots 407 and 408 (Deregistered)
of Block 670
as shown on Map 12
of Land Court Application 670
T.M.K. : 2-3-03 : parcels 65 and 93
at Kewalo, Honolulu, Oahu, Hawaii

Client: The Howard Hughes Corporation

Sheet 2 of 6 Sheets

SCHEDULE B CONTINUED

Said Amended and Restated Memorandum amends and restates the original memorandum dated December 30, 2010, filed as Land Court Document No. 4036891, recorded as Document No. 2011-004171. *(Not Plottable)*

8. Any rights or interests which may exist or arise by reason of the following facts shown on ALTA/NSPS Survey prepared by Miles S. Horie, Land Surveyor, with Engineers Surveyors Hawaii, Inc., dated September 9, 2022:

(A) Building crosses over Easement 5 (Map 12) of Land Court Application 670 *(Plotted)*

9. The terms and provisions contained in the following: *(Not Plottable)*

INSTRUMENT : DEED WITH RESERVATION OF EASEMENTS AND OTHER RIGHTS

DATED : December 22, 2022

RECORDED : Document No. A-83960198 thru A-83960200

10. MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING *(Not Plottable)*

MORTGAGOR : BLOCK G WARD VILLAGE LLC, a Delaware limited liability company, et. al.

MORTGAGEE : BANK OF AMERICA, N.A., as administrative agent, its respective successors and /or assigns

DATED : December 22, 2022

RECORDED : Document No. A-83960209

AMOUNT : \$200,000,000.00 - covers the land described herein, besides other land

7311524764

© Title Guaranty of Hawaii, LLC
225 QUEEN STREET SUITE 500, HONOLULU, HAWAII 96813, PH. (808) 533-6261

Page 4

SCHEDULE B CONTINUED

ABOVE MORTGAGE AMENDED BY INSTRUMENT

DATED : as of December 28, 2023

RECORDED : Document No. A-87670177

11. ASSIGNMENT OF LEASES AND RENTS *(Not Plottable)*

ASSIGNOR : BLOCK G WARD VILLAGE, LLC, a Delaware limited liability company

ASSIGNEE : BANK OF AMERICA, N.A., as administrative agent, its respective successors and/or assigns

DATED : December 21, 2022

RECORDED : Document No. A-83960210

AMOUNT : \$200,000,000.00 - covers the land described herein, besides other land

12. The terms and provisions contained in the following: *(Not Plottable)*

INSTRUMENT : RESERVED RIGHTS AGREEMENT

DATED : December 21, 2022

PARTIES : VICTORIA WARD LIMITED, a Delaware limited liability company, 1108 AUAHI, LLC, a Delaware limited liability company, AALII, LLC, a Delaware limited liability company, 988 HALEKAUWILA, LLC, a Delaware limited liability company, 1001 QUEEN, LLC, a Delaware limited liability company, and 1118 ALA MOANA, LLC, a Delaware limited liability company, "Reserved Right Parties", and THE HOWARD HUGHES CORPORATION, a Delaware limited liability company, "Sponsor"

A Memorandum of which is dated effective December 21, 2022, recorded as Document No. A-83960211.

7311524764

© Title Guaranty of Hawaii, LLC
225 QUEEN STREET SUITE 500, HONOLULU, HAWAII 96813, PH. (808) 533-6261

Page 5

SCHEDULE B CONTINUED

13. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose. *(Plotted)*

14. Any unrecorded leases and matters arising from or affecting the same.

15. Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the land described in Schedule C herein. *(Not Plottable)*

END OF SCHEDULE B

7311524764

© Title Guaranty of Hawaii, LLC
225 QUEEN STREET SUITE 500, HONOLULU, HAWAII 96813, PH. (808) 533-6261

Page 6

ALTA/NSPS LAND TITLE SURVEY
Lots 407 and 408 (Deregistered)
of Block 670

as shown on Map 12
of Land Court Application 670
T.M.K. : 2-3-03 : parcels 65 and 93
at Kewalo, Honolulu, Oahu, Hawaii

Client: The Howard Hughes Corporation

Sheet 3 of 6 Sheets

STATUS REPORT

This Report (and any revisions thereto) is issued for the sole benefit of the Purchaser of this Report identified in the Order No. referenced below. Title Guaranty of Hawaii, LLC's responsibility for any actual loss incurred by reason of any incorrectness herein is limited to the lesser of \$3,500 or two times the amount paid for this Report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports as follows as to the title of the Parties named in Schedule A in and to the title to land described in Schedule C, subject to the matters set forth in Schedule B, based solely upon an abstract and examination of the following Indices in the State of Hawaii: (a) the Office of the Clerks of the Circuit Court of the Judicial Circuit within which the land is located; (b) the Office of the Clerk of the District Court of the United States for the District of Hawaii; (c) the Office of the Registrar of Conveyances; and (d) the Office of the Real Property Tax Assessment Division of the County within which the land is located.

BLOCK G WARD VILLAGE, LLC,
a Delaware limited liability company,
as Fee Owner

This report is subject to the Conditions and Stipulations set forth in Schedule D and is dated as of April 7, 2025 at 8:00 a.m.

Inquiries concerning this report should be directed to:
Title Officer - Angela Reis; Office: (808)539-7789
Email: areis@TGHAWAII.com
Please reference Title Order No. 7311524765.

7311524765

© Title Guaranty of Hawaii, LLC
225 QUEEN STREET SUITE 500, HONOLULU, HAWAII 96813, PH. (808) 533-6261

Page 1

SCHEDULE B
EXCEPTIONS

- Real Property Taxes, if any, that may be due and owing.
Tax Key: (1) 2-3-003-093 Area Assessed: 10,000 square feet
Tax Classification: INDUSTRIAL
Street Address : 955 WAIMANU STREET, HONOLULU, HAWAII 96814
Real Property Tax Website: (1) 2-3-003-093
- Any and all matters not shown in the Indices described in Schedule A.
- Mineral and water rights of any nature.
- Easement for concrete drain in favor of Victoria Ward, widow, her heirs and assigns, as reserved in DEED dated February 24, 1931, filed as Land Court Document No. 23617. *(Not Plottable)*
(Easement is six blocks south of project at Ala Moana Blvd. and does not affect subject property.)
- DESIGNATION OF EASEMENT "5"
REFERENCED : on Map 12, as set forth by Land Court Order No. 14119, filed October 25, 1955
- The terms and provisions contained in the following: *(Not Plottable)*

INSTRUMENT : VICTORIA WARD, LIMITED, MASTER PLAN PERMIT
MEMORANDUM OF DECISION AND ORDER
DATED : May 29, 2009
FILED : Land Court Document No. 3869623
RECORDED : Document No. 2009-093051
PARTIES : VICTORIA WARD, LIMITED, a Delaware corporation,
"VWL", BANK OF HAWAII, a Hawaii corporation, as
trustee under (a) that certain Land Trust Agreement

7311524765

© Title Guaranty of Hawaii, LLC
225 QUEEN STREET SUITE 500, HONOLULU, HAWAII 96813, PH. (808) 533-6261

Page 2

SCHEDULE B CONTINUED

and Conveyance dated October 21, 2004 (Trust No. 89433) and filed as Land Court Document No. 3188119, and (b) that certain Land Trust Agreement and Conveyance dated October 21, 2004 (Trust No. 89434) and filed as Land Court Document No. 3188118, "Bank of Hawaii Trust", FIRST HAWAIIAN BANK, a Hawaii corporation, as trustee under (a) that certain unrecorded Land Trust Agreement dated September 20, 2006 (Trust No. FHB-TRES 200601), and (b) that certain unrecorded Land Trust Agreement dated September 20, 2006 (Trust No. FHB-TRES 200602), "First Hawaiian Trust", and HAWAII COMMUNITY DEVELOPMENT AUTHORITY, a body corporate and a public instrumentality of the State of Hawaii, "Authority"

- The terms and provisions contained in the following: *(Not Plottable)*

INSTRUMENT : MEMORANDUM OF AMENDED AND RESTATED MASTER PLAN
DEVELOPMENT AGREEMENT FOR THE WARD NEIGHBORHOOD
MASTER PLAN
DATED : February 7, 2025
RECORDED : Document No. A-9172000463
PARTIES : VICTORIA WARD, LIMITED, a Delaware corporation,
"VWL", 1240 ALA MOANA, LLC, a Delaware limited
liability company, BLOCK G WARD VILLAGE, LLC, a
Delaware limited liability company, KALAE, LLC, a
Delaware limited liability company, THE LAUNIU,
LLC, a Delaware limited liability company, ULANA
WARD VILLAGE, LLC, a Delaware limited liability
company, THE PARK WARD VILLAGE, LLC, a Delaware
limited liability company, WARD ENTERTAINMENT
CENTER, LLC, a Delaware limited liability company,
WARD VILLAGE SHOPS, LLC, a Delaware limited
liability company, BLOCK D WARD VILLAGE, LLC, a
Delaware limited liability company, BLOCK E WARD
VILLAGE, LLC, a Delaware limited liability company,
HHC WV BLOCK E MEMBER, LLC, a Delaware limited
liability company, and AUAHI SHOPS, LLC, a Delaware
limited liability company; and the HAWAII COMMUNITY
DEVELOPMENT AUTHORITY, a body corporate and a
public instrumentality of the State of Hawaii,
"HCDA"

7311524765

© Title Guaranty of Hawaii, LLC
225 QUEEN STREET SUITE 500, HONOLULU, HAWAII 96813, PH. (808) 533-6261

Page 3

ALTA/NSPS LAND TITLE SURVEY
Lots 407 and 408 (Deregistered)
of Block 670

as shown on Map 12
of Land Court Application 670
T.M.K. : 2-3-03 : parcels 65 and 93
at Kewalo, Honolulu, Oahu, Hawaii

Client: The Howard Hughes Corporation

Sheet 4 of 6 Sheets

SCHEDULE B CONTINUED

Said Amended and Restated Memorandum amends and restates the original memorandum dated December 30, 2010, filed as Land Court Document No. 4036891, recorded as Document No. 2011-004171.

8. Any rights or interests which may exist or arise by reason of the following facts shown on ALTA/NSPS Survey prepared by Miles S. Horie, Land Surveyor, with Engineers Surveyors Hawaii, Inc., dated September 9, 2022:

- (A) Building crosses over Easement 5 (Map 12) of Land Court Application 670. *(Plotted)*
- (B) Gate and A.C. Unit with Concrete pad into Easement 5, as to Lot 408. *(Plotted)*
- (C) Concrete pads extends into Lot 407. *(Plotted)*

9. The terms and provisions contained in the following: *(Not Plottable)*

INSTRUMENT : DEED WITH RESERVATION OF EASEMENTS AND OTHER RIGHTS

DATED : December 22, 2022

RECORDED : Document No. A-83960198 thru A-83960200

10. MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING *(Not Plottable)*

MORTGAGOR : BLOCK G WARD VILLAGE LLC, a Delaware limited liability company, et. al.

MORTGAGEE : BANK OF AMERICA, N.A., as administrative agent, its respective successors and /or assigns

DATED : December 22, 2022

RECORDED : Document No. A-83960209

AMOUNT : \$200,000,000.00 - covers the land described herein, besides other land

7311524765

© Title Guaranty of Hawaii, LLC
225 QUEEN STREET SUITE 500, HONOLULU, HAWAII 96813, PH: (808) 533-6261

Page 4

SCHEDULE B CONTINUED

ABOVE MORTGAGE AMENDED BY INSTRUMENT

DATED : as of December 28, 2023

RECORDED : Document No. A-87670177 *(Not Plottable)*

11. ASSIGNMENT OF LEASES AND RENTS *(Not Plottable)*

ASSIGNOR : BLOCK G WARD VILLAGE, LLC, a Delaware limited liability company

ASSIGNEE : BANK OF AMERICA, N.A., as administrative agent, its respective successors and/or assigns

DATED : December 21, 2022

RECORDED : Document No. A-83960210

AMOUNT : \$200,000,000.00 - covers the land described herein, besides other land

12. The terms and provisions contained in the following: *(Not Plottable)*

INSTRUMENT : RESERVED RIGHTS AGREEMENT

DATED : December 21, 2022

PARTIES : VICTORIA WARD LIMITED, a Delaware limited liability company, 1108 AUAHI, LLC, a Delaware limited liability company, AALII, LLC, a Delaware limited liability company, 988 HALEKAUWILA, LLC, a Delaware limited liability company, 1001 QUEEN, LLC, a Delaware limited liability company, and 1118 ALA MOANA, LLC, a Delaware limited liability company, "Reserved Right Parties", and THE HOWARD HUGHES CORPORATION, a Delaware limited liability company, "Sponsor"

A Memorandum of which is dated effective December 21, 2022, recorded as Document No. A-83960211.

7311524765

© Title Guaranty of Hawaii, LLC
225 QUEEN STREET SUITE 500, HONOLULU, HAWAII 96813, PH: (808) 533-6261

Page 5

SCHEDULE B CONTINUED

13. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose. *(Plotted)*

14. Any unrecorded leases and matters arising from or affecting the same.

15. Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the land described in Schedule C herein. *(Not Plottable)*

END OF SCHEDULE B

7311524765

© Title Guaranty of Hawaii, LLC
225 QUEEN STREET SUITE 500, HONOLULU, HAWAII 96813, PH: (808) 533-6261

Page 6

ALTA/NSPS LAND TITLE SURVEY

Lots 407 and 408 (Deregistered)

of Block 670

as shown on Map 12

of Land Court Application 670

T.M.K. : 2-3-03 : parcels 65 and 93

at Kewalo, Honolulu, Oahu, Hawaii

Client: The Howard Hughes Corporation

Sheet 5 of 6 Sheets



THE PLANNING & ZONING RESOURCE COMPANY
1300 South Meridian Avenue, Suite 400 • Oklahoma City, Oklahoma 73108
Telephone (405) 840-4344 • Fax (405) 840-2608

ZONING AND SITE REQUIREMENTS SUMMARY

PZR REPORT® FOR:
WARD VILLAGE RETAIL ASSETS
952 KAWAIAHAO STREET TMK: 2-3-003:065 AND
955 WAIMANU STREET TMK: 2-3-003:093
HONOLULU, HAWAII 96814

Prepared For:

THE HOWARD HUGHES CORPORATION

Date: Draft (1) – 9/1/2022
PZR SITE NUMBER: 160221-27

NATIONAL PLANNING & ZONING CONSULTING SERVICE

Page 1 of 5 - © 9/1/2022 PZR - \core\local\apps\PZR\ZArch1\cur_db\0160221\Reports\160221-27 Honolulu, HI (HCA).doc

THE PLANNING & ZONING RESOURCE COMPANY
1300 SOUTH MERIDIAN AVENUE, SUITE 400
OKLAHOMA CITY, OKLAHOMA 73108
(405) 840-4344
(405) 840-2608 FAX

ZONING AND SITE REQUIREMENTS SUMMARY

I. Property Location and Size

1. Jurisdiction:	City and County of Honolulu, Hawaii
2. Name:	Ward Village Retail Assets
3. Address:	952 Kawaiahao St. TMK: 2-3-003:065 and 955 Waimanu St. TMK: 2-3-003:093
4. Size:	Lot 407: 0.22 Acres or 10,000 Square Feet Lot 408: 0.22 Acres or 10,000 Square Feet Total: 0.44 Acres or 20,000 Square Feet +/- (Per Survey)

II. Existing Land Use and Zoning

1. Date of Existing Ordinance:	Current as Provided Online: https://www.honolulu.gov/ocs/roh/193-site-ocs-cal/975-roh-chapter-21.html
2. Existing Zoning Designation:	Kakaako Community Development District and are subject to the Kakaako Mauka Area Rules within the Kapiolani Neighborhood District and with a Mixed-Use Land Designation as shown on the attached MASP 13.1.3
3. Adjacent Zoning Designation and or Uses if Applicable:	Surrounded by the Kakaako Community Development District
4. Existing Land Use:	Commercial Mixed Use
Is The Existing Use in Conformance?	Yes, as Permitted Uses (See Figure 1.9 for Code reference)

III. Zoning Regulations

1. Are copies of zoning regulations available for this site?	Yes, Attached
2. If any aspect of the property is not in conformance with current zoning, does the municipality provide ordinances dealing with non-conforming use?	Yes, Attached (For Information Only)

Page 2 of 5 - © 9/1/2022 PZR - \core\local\apps\PZR\ZArch1\cur_db\0160221\Reports\160221-27 Honolulu, HI (HCA).doc

IV. Property Specification

1. Building Set-Back Lines	
	Required Existing
a. Front:	0 – 15 Feet, Maximum with 75% of Frontage Occupancy at Build-to Line Waimanu Street: 8 Feet; Does not exceed 75% of frontage within build-to line. (Per Survey)
b. Side / Rear:	0 Feet Not Applicable
Is The Existing Building in Conformance?	Yes (See Figure NZ.2 of the Mauka Area Rules for Code reference)
2. Building Size	
a. Maximum Building Height or Stories:	400 Feet
b. Existing Building Height or Stories:	24.4 Feet (Per Survey)
c. Building Site Area Requirements:	None Specified
Is The Existing Building in Conformance?	Yes (See Figure 1.8 and Figure NZ.2 of the Mauka Area Rules for Code reference)
3. Density	
a. Building Density Formula:	Maximum Floor Area Ratio: 3.5 Existing: 6,869 / 20,000 = 0.34 (Per Survey)
b. Approximate Building Footprint:	6,869 Square Feet (Per Survey)
Is The Building Coverage in Conformance?	Yes (See Figure NZ.2 of the Mauka Area Rules for Code reference)
4. Parking	
a. Parking Space Formula:	Commercial: 1 Space per 400 Square Feet of Floor Area (6,869 / 400 = 17)
b. Parking Spaces Required:	17 Total Parking Spaces
c. Existing Parking Spaces:	21 Total Parking Spaces including 1 Handicap Parking Spaces (Per Survey)
Is The Existing Parking in Conformance?	Yes (See Section 15.217-63 of the Mauka Area Rules for Code reference)

Page 3 of 5 - © 9/1/2022 PZR - \core\local\apps\PZR\ZArch1\cur_db\0160221\Reports\160221-27 Honolulu, HI (HCA).doc

V. Site History

1. Was special permitting or condition(s) applied to existing zoning?	Yes
a. Site Plan Approval or Planned Unit Development?	Site Plan Approval (Copy Unavailable)
b. Other?	Not Applicable
2. Violation Information	
a. Are there any outstanding zoning code violations on file?	This information has been requested and shall be forwarded upon receipt.
b. Are there any outstanding building code violations on file?	A review of the City of Honolulu's online records revealed there are no open building code violations. (See Attache)
c. Are there any outstanding fire code violations on file?	According to Christine Cabalo, Information Specialist, there are no open fire code violations. (See Attache)
3. Is a Certificate of Occupancy available for the site?	Copies of Certificates of Occupancy have been requested and shall be forwarded upon receipt, if available. Please note, the absence of a Certificate of Occupancy for the project would not be considered a violation and would not give rise to any enforcement action affecting the project, and a new Certificate of Occupancy would only be issued in the event of a change in use or to the extent of any construction activity, restoring, renovating or expanding the project or any part thereof.

VI. Conclusions

1. Conformance Status:	Legal Conforming
2. Nonconforming Characteristics of the Site:	None
3. Recommended Action:	None
4. Rebuildability Clause:	Not Applicable

Other Comments: Please note, the City of Honolulu does not provide a formal Zoning Verification Letter. Zoning was confirmed through verbal confirmation from Nicholas Ing, Planning and Permitting and the Zoning Map (Copy Attache)

Please note, this Report was prepared as a Draft Report, as we have not received all municipal information from the jurisdiction. It is believed to be accurate to all available information known to PZR as of the date shown. A Final Report will be issued upon receipt of municipal documents, and any substantial changes to the Report will be noted in this Section.

Page 4 of 5 - © 9/1/2022 PZR - \core\local\apps\PZR\ZArch1\cur_db\0160221\Reports\160221-27 Honolulu, HI (HCA).doc

The Planning & Zoning Resource Company has relied on information provided by the following:

Municipal Officials	Surveyor
City and County of Honolulu Planning and Permitting 650 South King Street, 7 th Floor Honolulu, Hawaii 96813 808.768.8000	Engineers Surveyors Hawaii, Inc. 1320 North School Street Honolulu, Hawaii 96817 Survey Dated: August 22, 2022

This report was prepared by Rhonda Chancellor. Questions may be directed to Stephanie at 800.344.2944 ext. 3312 or by email to stephanie.davis@pwr.com. Please reference PZR Site Number 160221-27.

Page 5 of 5 - © 9/1/2022 PZR - \core\local\apps\PZR\ZArch1\cur_db\0160221\Reports\160221-27 Honolulu, HI (HCA).doc

ALTA/NSPS LAND TITLE SURVEY
Lots 407 and 408 (Deregistered)
of Block 670
as shown on Map 12
of Land Court Application 670
T.M.K. : 2-3-03 : parcels 65 and 93
at Kewalo, Honolulu, Oahu, Hawaii

Client: The Howard Hughes Corporation

Sheet 6 of 6 Sheets