

AMENDED AND RESTATED
MASTER PLAN DEVELOPMENT AGREEMENT

For the
WARD NEIGHBORHOOD MASTER PLAN

Between

HAWAII COMMUNITY DEVELOPMENT AUTHORITY,
a body corporate and a public instrumentality of the State of Hawaii,

And

VICTORIA WARD, LIMITED,
On behalf of itself and related affiliates.

AMENDED AND RESTATED

MASTER PLAN DEVELOPMENT AGREEMENT

THIS AMENDED AND RESTATED MASTER PLAN DEVELOPMENT AGREEMENT (“Amended and Restated Agreement”) is made and effective this 13th day of January, 2025 (the “Effective Date”), by and between VICTORIA WARD, LTD., a Delaware corporation, whose mailing address is 1240 Ala Moana Boulevard, Suite 200, Honolulu, Hawai‘i 96814 (“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 (collectively, the “VWL Affiliates”), whose mailing address is 1240 Ala Moana Boulevard, Suite 200, Honolulu, Hawai‘i 96814; and the HAWAII COMMUNITY DEVELOPMENT AUTHORITY, a body corporate and a public instrumentality of the State of Hawai‘i (the “Authority” or “HCDA”), whose mailing address is 547 Queen Street, Honolulu, Hawai‘i 96813. Where applicable, and unless the context otherwise requires, references to “VWL” shall collectively include Victoria Ward, Ltd. and the VWL Affiliates. VWL and HCDA are hereinafter sometimes collectively referred as the “Parties” and individually as a “Party”.

WITNESSETH:

WHEREAS, on May 6, 2009, HCDA issued a Nunc Pro Tunc Order Re: Hearing Officer’s Proposed Findings of Fact, Conclusions of Law, and Decision and Order for a Master Plan Permit (File No.: PL MASP 13.1.3) adopting an Amended and Restated Hearing Officer’s Proposed Findings of Fact, Conclusions of Law, and Decision and Order for a Master Plan Permit effective *nunc pro tunc* to January 14, 2009 (the “D&O”);

WHEREAS, the D&O granted an application submitted by General Growth Properties, Inc. on behalf of its affiliate, Victoria Ward, Ltd., for a master plan permit pursuant to Chapter 206E of the Hawai‘i Revised Statutes (“HRS”) and Title 15, Subtitle 4, Chapter 22 of the Hawai‘i Administrative Rules (the “2005 Mauka Area Rules”) for approximately 59.96 acres of land in the Kaka‘ako Community Development District, O‘ahu, Hawai‘i (“KCDD”) as more fully described in the D&O (the “Ward MP Area”), also known as the Ward Neighborhood Master Plan (“Ward MP”);

WHEREAS, pursuant to Condition No. 16 of the D&O, on June 17, 2009, HCDA and Victoria Ward, Ltd. (together with other parties, who no longer have an ownership interest in the Ward MP Area), executed and filed a Victoria Ward, Limited Master Plan Permit Memorandum of Decision and Order dated May 29, 2009, filed in the Bureau of Conveyances of the State of Hawai‘i (the “Bureau”) as Document No. 3869623, and recorded in said Bureau as Document No. 2009-093051 (the “Memorandum of D&O”);

WHEREAS, on December 30, 2010, HCDA and Victoria Ward, Ltd. (together with other parties, who no longer have an ownership interest in the Ward MP Area) entered into a Master Plan Development Agreement pursuant to Condition No. 2 of the D&O (“Development Agreement”);

WHEREAS, pursuant to Condition No. 2 of the D&O, on January 7, 2011, HCDA and Victoria Ward, Ltd. (together with other parties, who no longer have an ownership interest in the Ward MP Area) executed and filed a Memorandum of Master Plan Development Agreement for the Ward Neighborhood Master Plan dated December 30, 2010, filed with the Assistant Registrar of the Land Court of the State of Hawaii (the “Land Court”) as Document No. 4036891, and recorded in the Bureau as Document No. 2011-004171 (the “Memorandum of Ward MP Development Agreement”);

WHEREAS, pursuant to HRS § 206E-7(b), VWL’s development rights under the D&O and Development Agreement are vested under the community development district rules in effect at the time of initial approval by the Authority (specifically, the 2005 Mauka Area Rules), which shall govern development on the lands within the Ward MP Area subject to such permit and agreement;

WHEREAS, pursuant to the D&O, the Development Agreement, and applicable law, VWL has vested development rights for certain planned and completed residential, commercial, industrial, infrastructure, and other projects and/or entitlements, as well as vested development rights for certain planned and completed public facilities, open space, improvements, and other public benefits within the Ward MP Area, all as more fully described in certain planned development permits (each a “PDP”) and other approvals issued by HCDA during the effective period of the Ward MP, D&O, and Development Agreement;

WHEREAS, pursuant to the D&O and the Development Agreement, the effective period of the Ward MP expired on January 14, 2024;

WHEREAS, effective January 12, 2024, the Parties executed a letter agreement extending the effective period of the Development Agreement, which the Parties agreed would continue to be in full force and effect until the Parties executed an amended and restated Development Agreement, or the Parties mutually agreed in writing to terminate the Development Agreement;

WHEREAS, Victoria Ward, Ltd. and the VWL Affiliates, which are all wholly owned entities of The Howard Hughes Corporation (“HHC”), own certain parcels of land within the Ward MP area described in EXHIBIT A attached hereto and made a part hereof (the “Remaining Ward MP Parcels”) in which Victoria Ward, Ltd. and the VWL Affiliates are in the process of developing and/or improving pursuant to the vested development rights granted during the effective period of the Ward MP, and/or may develop or re-develop in the future after the expiration of the Ward MP;

WHEREAS, during the effective period of the Ward MP, VWL has entitled and/or completed public facilities dedications, open space, and reserved housing units within the Ward MP Area that materially exceed the original vision of the Ward MP and the requirements under the D&O and the Development Agreement;

WHEREAS, in consideration of facilitating VWL’s continued improvement and redevelopment of the original Ward MP Area, VWL is agreeable to providing certain commitments and additional public benefits following the expiration of the Ward MP;

WHEREAS, Section VI. of the Development Agreement provides that VWL and HCDA may negotiate and execute an amended / modified or supplemental Development Agreement to address any additional implementation matters;

WHEREAS, pursuant to HRS § 206E-4, HCDA has the power, among others, to “[m]ake and execute contracts and all other instruments necessary or convenient for the exercise of its power and functions under this chapter”;

WHEREAS, on June 5, 2024, HCDA and VWL executed a letter of intent to document the Parties’ understanding of terms for an amended and restated Development Agreement and a purchase and sale agreement for Block P-3 of the Ward MP Area;

WHEREAS, by amending and restating the Development Agreement in its entirety as provided herein, HCDA and VWL desire and intend to document their agreement regarding the provision and completion of certain public benefits within the Ward MP Area, certain implementation matters relating to VWL’s ongoing rights and entitlements, and certain aspects of VWL’s possible future development or redevelopment on the Remaining Ward MP Parcels, following the expiration of the Ward MP and the D&O;

NOW, THEREFORE, in consideration of the mutual covenants in this Amended and Restated Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree to amend and restate the Development Agreement in its entirety as follows:

SECTION 1

AUAHI STREET PEDESTRIAN PROMENADE AND RELATED IMPROVEMENTS

1.1 **Auahi Street Pedestrian Promenade.** Pursuant to the applicable terms and conditions of KAK 18-038 (Ko‘ula), KAK 19-069 (Victoria Place), KAK 21-001 (Ulana), and KAK 21-002 (The Park Ward Village), VWL shall complete Phase 1 and Phase 2 of the Auahi Street Pedestrian Promenade and realignment to connect with the extended Pohukaina Street at Ward Avenue pursuant to the applicable terms and conditions of previously issued decisions and orders. The completion and maintenance of the Auahi Street Pedestrian Promenade and realignment shall satisfy the applicable provisions in the Ward MP, previously issued decisions and orders, and the PDPs for the projects referenced in this Section 1.

1.2 **Auahi Street City Parcel.** VWL shall improve the City and County of Honolulu (“City”) right of way parcel for Auahi Street fronting KAK 21-001 (Ulana), Tax Map Key No.

(1) 2-1-056: 011 (“Auahi Street City Parcel”), from the centerline of Auahi Street to the curb fronting Ulana in the area shown in EXHIBIT B attached hereto.

- (a) Improvements, to the extent consistent with City road repair design standards, are expected to include patching of existing asphalt in the Auahi Street City Parcel so there is a smooth, continuous driving surface between the Auahi Street City Parcel and the roadways directly adjacent thereto, as well as improvements to curbs, gutter storm drains, streetlights, street trees, and installation of protected bicycle lanes from the entire length of Auahi Street from Koula Street to Kamani Street.
- (b) VWL may also enter into a memorandum of agreement with the Trustees of the Estate of Bernice Pauahi Bishop (the “Trustees”) in which one party constructs the improvements to the entire Auahi Street City Parcel and the other party pays for its share. VWL shall confer with the Trustees in good faith in planning the improvements to the Auahi Street City Parcel to facilitate a cohesive street design.

1.3 **250 Ward Avenue Sidewalk.** VWL shall temporarily widen the sidewalk along Ward Avenue, facing the parcel currently identified as Tax Map Key No. (1) 2-1-053: 030 (“250 Ward Avenue”), to twelve (12) feet to adjoin with the Ward Avenue sidewalk and the walkway for KAK 23-001 (The Launiu) in the area shown in EXHIBIT C attached hereto prior to the staff approval of the temporary certificate of occupancy (“TCO”) for KAK 23-001 (The Launiu).

1.4 **250 Ward Avenue Improvements.** VWL shall submit a new planned development permit for 250 Ward Avenue upon finalization of plans for that parcel, which shall include plans to provide permanent improvements to the temporary sidewalk area that will be compatible with the planned Auahi Plaza sidewalk and tree improvements in connection with KAK 23-001 (The Launiu).

- (a) The planned development permit for 250 Ward Avenue shall be subject to the then current Mauka Area Rules in effect at the time of submission. Upon demolition of the existing structure at 250 Ward Avenue, VWL shall submit a permit application for a conditional use of vacant land or other relevant permit. As applicable, the application shall specify the expected timeline for temporary construction staging and shall propose a use so that the property is not left vacant or abandoned.

1.5 **888 Ala Moana Boulevard Parcel Frontage.** VWL shall confer in good faith with the Trustees to plan improvements to the portion of the VWL property fronting the parcel at 888 Ala Moana Boulevard (the “888 Ala Moana Boulevard Parcel”) in the area shown in EXHIBIT D attached hereto to facilitate a consistent experience for pedestrians, bicyclists and

vehicular users traversing the sidewalk and roadway along Auahi Street from the 888 Ala Moana Boulevard Parcel to KAK 23-001 (The Launiu).

- (a) Improvements subject to this section may include street trees, lighting, signage, and other improvements, as mutually agreed upon by VWL and the HCDA and as applicable.
- (b) The improvements subject to this section shall be completed at the time improvements are made to the Auahi Street City Parcel as described above, or prior to HCDA staff approval of the TCO for KAK 23-001 (The Launiu), whichever is later. Upon request, the HCDA Executive Director may consider and grant additional time for the completion of the improvements subject to this section.

1.6 **Launiu Street Network and Off-Street Improvements.** The Parties acknowledge that the street network and off-street improvements required as part of KAK 23-001 (The Launiu) are designed to facilitate the connection between the Diamond Head portion of the Ward MP (the area east of Ward Avenue) and the other Ward MP areas (the area west of Ward Avenue) (“The Launiu Street Network”).

- (a) If KAK 23-001 (The Launiu) is not constructed, VWL shall provide interim on- and off-street improvements to facilitate the intent of The Launiu Street Network, to be mutually agreed upon between VWL and the HCDA Executive Director. These improvements may include the extension of the bicycle lanes on Auahi Street and Kamani Street, installation of the pedestrian crosswalks on Auahi Street and Kamani Street, and construction of the shared use path from Auahi Street to Ward Avenue.

1.7 **Maintenance.** VWL or its designated successors and assigns shall continuously maintain and manage the areas of the Auahi Street Pedestrian Promenade, including the Launiu Street Network and associated off-street improvements, that are not dedicated to the City, at VWL’s (or its designated successors’ and assigns’) sole cost and expense.

- (a) Maintenance and management for purposes of this section means reasonable day-to-day maintenance, repairs and replacements, and security consistent with the standard of use and operations, conduct, maintenance, and appearance generally prevailing in Ward Village.

SECTION 2

OTHER IMPROVEMENTS AND MAINTENANCE WITHIN WARD VILLAGE

2.1 **Halekauwila Private Driveway.** VWL shall complete the Halekauwila private driveway through Land Block 1 from Ward Avenue to Kamake’e Street as proposed in the Ward MP and pursuant to the applicable terms and conditions of previously issued decisions and

orders, including the PDP for KAK 21-002 (The Park Ward Village), in the area shown in EXHIBIT E attached hereto.

2.2 **Lot F-3 Cultural Preserve.** VWL shall consult with the State of Hawai‘i, Department of Land and Natural Resources Historic Preservation Division (“SHPD”) and the O‘ahu Island Burial Council (“OIBC”) with respect to the planned cultural preserve depicted in the PDP application for KAK 23-027 (Mahana Ward Village) at Exhibit 3 (attached hereto as EXHIBIT F) and shall submit to the HCDA Executive Director a plan to provide perpetual preservation and maintenance for the cultural preserve.

2.3 **Gateway Signage.** VWL shall complete the five planned district-wide gateway signage. Subject to City requirements, the design and proposed signage shall be approved by the HCDA Executive Director. Gateway signs should welcome people to the edge of the community, and be accompanied by landscaping, art / architectural features, and / or public amenities such as a post clock to the extent permitted by City requirements. The five gateway signs proposed by VWL shall be completed as follows:

- (a) Gateway Sign (B) at Ala Moana Boulevard and Ward Avenue prior to issuance of the TCO for KAK 22-024 (Kalae);
- (b) Gateway Sign (A) at Auahi Street and Kamani Street prior to issuance of the TCO for KAK 23-001 (The Launiu);
- (c) Gateway Sign (N) at Halekauwila Street and Ward Avenue prior to issuance of the TCO for KAK 23-027 (Mahana Ward Village);
- (d) Gateway Sign (D) at Ala Moana Boulevard and Kamakee Street prior to issuance of the TCO for KAK 23-037 (Melia); and
- (e) Gateway Sign (K) at Queen Street and Queen Lane prior to issuance of the TCO for KAK 22-024 (Kalae).

2.4 **Other Master Plan Commitments.** Prior to the issuance of the TCO for the last project issued a PDP during the effective period of the Ward MP, VWL shall:

- (a) Complete all required improvements, reserved housing, public facilities, and public open spaces required by the decisions and orders issued during the effective period of the Ward MP; and
- (b) Record and/or file any public facilities dedications required by the decisions and orders issued during the effective period of the Ward MP with the Bureau and/or the Land Court, as appropriate.

2.5 **Maintenance of Parks.** VWL or its designated successors and assigns shall, at its sole cost and expense, continuously maintain and manage the Ewa Plaza (Ka La‘i o Kukuluāe‘o Park), the Central Plaza (Victoria Ward Park - Mauka and Makai), and the Diamond Head Plaza Park (Ka Lei Park). Maintenance and management means reasonable day-to-day

maintenance, repairs and replacements, and security consistent with the standard of use and operations, conduct, maintenance, and appearance generally prevailing in Ward Village.

SECTION 3 **RESERVED HOUSING**

3.1 **Accounting.** A true and accurate accounting of the reserved housing units for the Ward MP as of the Effective Date pursuant to Condition No. 9 of the D&O is attached hereto as EXHIBIT G (the “Reserved Housing Accounting”) and incorporated herein by reference.

3.2 **Completion of Required Reserved Housing.** Pursuant to the terms and requirements of the D&O and PDP Nos. KAK 18-038 (Kō‘ula), KAK 19-069 (Victoria Place), KAK 21-001 (Ulana Ward Village), KAK 21-002 (The Park Ward Village), KAK 22-024 (Kalae), KAK 23-001 (The Launiu), KAK 23-027 (Mahana Ward Village), KAK 23-037 (Block D), and KAK 23-038 (Block E) (collectively, the “Reserved Housing Credited Projects”), VWL shall complete the reserved housing required for each of the Reserved Housing Credited Projects through the construction and completion of KAK 21-001 (Ulana Ward Village) as required by the respective PDPs for the Reserved Housing Credited Projects (the “Required Reserved Housing”). As reflected in the Reserved Housing Accounting, the completion of the reserved housing units at KAK 21-001 Ulana Ward Village shall result in a total of 1,222 reserved housing units in the Ward MP, and shall fully satisfy the applicable provisions of the Ward MP, Condition No. 9 of the D&O, and the relevant condition(s) of the PDPs for the Reserved Housing Credited Projects.

3.3 **Reserved Housing Credits.** Pursuant to the Reserved Housing Accounting, VWL shall have fifty-three (53) reserved housing unit credits after satisfaction of the Required Reserved Housing (the “Reserved Housing Credits”). Subject to all of the provisions of this Amended and Restated Agreement, VWL may, in perpetuity, use or transfer the Reserved Housing Credits on a one-for-one basis to satisfy all or a portion of the reserved housing requirement for any future development(s) and/or re-development(s) within the Ward MP area or within the KCDD.

- (a) “One-for-one basis” shall continue to mean one Reserved Housing Credit to satisfy the requirement for one reserved housing unit, without regard to the size, type and/or number of bedroom(s) of the reserved housing units, or any other proportionality standards or metrics, or the equivalent monetary value in lieu thereof.
- (b) Except as may otherwise be agreed to by the Parties, the Reserved Housing Credits shall be applied in accordance with the number of reserved housing units required, if any, by the then-current Mauka Area Rules in effect at the time the applicable planned development permit for a future project is granted by HCDA. The PDP application for the project shall state the number of Reserved Housing Credits being applied to the project, if any, and shall state the remaining balance of the Reserved Housing Credits, if any.

- (c) Upon notice to HCDA, VWL may elect to transfer any of the Reserved Housing Credits to any VWL Affiliate or a third party upon the condition that the Reserved Housing Credits shall be used as provided in this Amended and Restated Agreement and only for projects within the KCDD.

3.4 **Reserved Housing Credit Adjustments.** In the event that any PDP previously granted by HCDA during the effective period of the Ward MP is amended, withdrawn, expires, or is otherwise terminated prior to the completion of the development authorized by the PDP, the number of Reserved Housing Credits shall commensurately increase or decrease to reflect the commensurate increase or decrease in the associated requirements for reserved housing units under the 2005 Mauka Area Rules, resulting from the amendment, withdrawal, expiration, or termination of such PDP. VWL shall submit the amended accounting and calculation of the adjusted Reserved Housing Credits to the HCDA Executive Director for verification and approval.

SECTION 4 **INDUSTRIAL FLOOR AREA**

4.1 **Accounting.** A true and accurate accounting of the industrial floor area for the Ward MP as of the Effective Date is attached hereto as EXHIBIT H (the “Industrial Floor Area Accounting”). As reflected in the Industrial Floor Area Accounting, by maintaining 279,437 square feet of floor area for industrial use during the effective period of the Ward MP (inclusive of 70,019 square feet of industrial floor area credit from the Land Block P-1 sale to HCDA (the “P-1 Industrial Credit”) and 30,404 square feet of industrial floor area approved for KAK 21-005 (Ulana Ward Village) (the “Ulana Industrial Floor Area”)) (collectively, the “Ward MP Industrial Floor Area”), VWL received a density bonus of 188,861 square feet of floor area for industrial use within the Ward MP (the “Industrial Floor Area Bonus”). Subject to this Section 4, VWL or its designated successors and assigns may re-develop or re-lease the Ward MP Industrial Floor Area for non-industrial uses.

4.2 **Minimum Industrial Floor Area.** Inclusive of the Ulana Industrial Floor Area of 30,404 square feet, but exclusive of the P-1 Industrial Credit of 70,019 square feet, VWL shall maintain a net minimum of 100,000 square feet of industrial uses on land owned by VWL (the “Minimum Industrial Floor Area”); provided that for purposes of maintaining the Minimum Industrial Floor Area:

- (a) Industrial uses as permitted and defined by the 2005 Mauka Area Rules (*i.e.* HAR § 15-22-32(4) and HAR § 15-22-34(4)) shall control for all purposes;
- (b) VWL may re-lease floor area used for other purposes (*i.e.* retail) for industrial use and vice versa as long as the Minimum Industrial Floor Area is maintained; and
- (c) Upon request by VWL, the HCDA Executive Director, at his or her discretion, may permit VWL to re-develop any or all of the Minimum

Industrial Floor Area for other uses, provided that the HCDA Executive Director may consider: (i) the current and reasonably foreseeable market conditions and demand for non-industrial uses; and (ii) that industrial uses are an integral part of the mixed-use vision for the Kaka‘ako Mauka Area. Any reduction in the Minimum Industrial Floor Area permitted by the HCDA Executive Director shall be subject to the Industrial Floor Area Reduction Payment as defined in Section 4.3 below.

4.3 **Industrial Floor Area Reduction Payment.** Subject to the Minimum Industrial Floor Area as required in Section 4.2 above, and in consideration of VWL’s utilization of the Industrial Floor Area Bonus during the effective period of the Ward MP, VWL, upon the actual net reduction of the Ward MP Industrial Floor Area, shall pay to HCDA the Industrial Floor Area Reduction Payment pursuant to the following methodology:

- (a) Upon acceptance of a permit application that includes a reduction in the Ward MP Industrial Floor Area, VWL and HCDA will calculate the net percent reduction in the Ward MP Industrial Floor Area for non-industrial uses (the “Net Percentage of Industrial Floor Area Reduction”);
- (b) The Industrial Floor Area Bonus shall be multiplied by the Net Percentage of Industrial Floor Area Reduction, the product of which shall be expressed in square feet, and shall represent the commensurate amount of the Industrial Floor Area Bonus that VWL realized through the maintenance of the former industrial floor area within the Ward MP (the “Attributed Industrial Density Bonus Area”);
- (c) The Attributed Industrial Density Bonus Area shall be multiplied by \$75.00 per square foot (the “Base Bonus Value”), which shall be subject to an annual adjustment to reflect changes in inflation as measured by the Honolulu Area Consumer Price Index for All Urban Consumers (CPI-U) published by the U.S. Bureau of Labor Statistics (the “Honolulu CPI-U”), which shall be calculated on each anniversary of the effective date of this Agreement, and shall remain in effect for all purposes until the next annual adjustment.
- (d) The Base Bonus Value shall be multiplied by the ratio of the Honolulu CPI-U as published for the month immediately preceding the applicable anniversary of the effective date of this Agreement to the Honolulu CPI-U as published for the month immediately preceding the effective date of this Agreement, the product of which shall be expressed in dollars (the “Attributed Industrial Density Bonus Value”).
- (e) The Attributed Industrial Bonus Area shall be multiplied by the Attributed Industrial Density Bonus Value, the product of which shall be expressed in dollars, and shall constitute the Industrial Floor Area Reduction Payment, which shall be payable by VWL to HCDA upon the actual net reduction of the Ward MP Industrial Floor Area.

4.4 **Example of Industrial Floor Area Reduction Payment.** By way of example, but not limitation, the following is an illustration of the application of the foregoing methodology for a hypothetical re-development of a portion of the Ward MP Industrial Floor Area in which VWL proposes a net industrial floor area reduction of 27,944 square feet, and a hypothetical 1.1 CPI-U ratio:

Reference	Description	Calculation
A	Ward MP Industrial Floor Area	279,437 sf
B	Industrial Floor Area Bonus	188,861 sf
C	Existing Industrial Floor Area on Project Site	40,000 sf
D	Industrial Floor Area in Hypothetical Mixed Use Development	12,056 sf
E=A-(A-C+D)	Net Industrial Floor Area Reduction (sf)	27,944 sf
F=E/ A	Net Industrial Floor Area Reduction (percentage)	10%
G=B*F	Attributed Industrial Density Bonus Area	18,886 sf
H	Attributed Industrial Density Bonus Value (\$75.00+hypothetical 1.1 CPI Ratio)	\$82.50
I=G*H	Industrial Floor Area Reduction Payment	\$1,558,095

SECTION 5 **PDP AMENDMENTS**

5.1 **PDP Amendments; Consistency.** To ensure consistency with the existing Ward MP developments, the provisions of the 2005 Mauka Area Rules shall apply to the processing, consideration, and final disposition of any petition or other request submitted by VWL to the HCDA or the Executive Director to amend or withdraw any PDP for any vested project that was previously approved during the effective period of the Ward MP, including, but not limited to, any amendment of a previously-approved PDP arising from any written agreement between VWL and the HCDA to provide additional public benefits within the original Ward MP area; provided, however, that nothing in this section shall be construed as requiring VWL and the HCDA to consider, negotiate, or enter into such an agreement. Provided further that the 2005 Mauka Area Rules shall not apply to individual tenant storefront improvements, which shall be governed by the Mauka Area Rules in effect at the time of those storefront improvements.

SECTION 6 **ANNUAL REPORT**

6.1 **Annual Report.** VWL shall provide HCDA an annual report demonstrating the status of, and compliance with, any remaining public facilities dedication, open space, and reserved housing requirements of the Ward MP under the 2005 Mauka Area Rules. The annual report shall also include the amount of floor area dedicated and utilized as industrial use, and an accounting for all of the provided and required off-street parking spaces for all VWL developments within the Ward MP.

SECTION 7 **MISCELLANEOUS**

7.1 **Entire agreement.** This Amended and Restated Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof, and shall supersede and replace all prior understandings, negotiations, discussions and agreements between the Parties,

whether written or oral. There are no written or oral agreements or understandings between the Parties, nor any representation made by any Party relative to the subject matter hereof, which are not expressly set forth herein.

7.2 **Authority.** HCDA and VWL each represent and warrant that they each have the full power and authority to execute, deliver, and perform their respective obligations under this Amended and Restated Agreement.

7.3 **Compliance.** VWL represents and warrants, and HCDA acknowledges and agrees based on VWL's representation and warranty, that, as of the Effective Date, VWL is not in default of, and is in full compliance with, all the terms, conditions, and requirements of the D&O, Development Agreement, Ward MP, the PDPs for all projects within the Ward MP, and all other HCDA directives, permits, and orders related thereto.

7.4 VWL represents and warrants, and HCDA acknowledges and agrees based on VWL's representation and warranty, that except for the conditions, terms, and requirements of the D&O, Ward MP, and/or applicable PDPs that are necessary to implement VWL's vested rights with respect to the Ward MP Area pursuant to the express terms of this Amended and Restated Agreement, VWL has fully satisfied all conditions, terms, and requirements of the D&O, Development Agreement, Ward MP, all PDPs for all projects within the Ward MP, and all HCDA directives, permits, and orders related thereto.

7.5 Notwithstanding anything to the contrary in this Section 7.3, VWL acknowledges and agrees to comply with this Amended and Restated Agreement, and shall comply with all conditions of the PDPs for all vested projects and related improvements within the Ward MP Area that are in the process of being constructed as of the Effective Date.

7.6 **Satisfaction of commitments.** The satisfactory completion of the improvements and/or construction described in Section 1, Section 2, and Section 3 hereof, as determined by the HCDA in its sole discretion pursuant to applicable law, shall fully satisfy the relevant provision(s) of the Ward MP, the D&O, and the relevant condition(s) of the PDPs for the projects referenced in those sections as applicable.

7.7 **Joint Development Agreements.** The HCDA Executive Director and VWL shall cooperate in amending or terminating any existing joint development agreements covering or relating to the Remaining Ward MP Parcels as necessary to facilitate the development and/or redevelopment of those parcels.

7.8 **Amendment.** This Amended and Restated Agreement may be amended only by a written instrument executed by the Party or Parties to be bound thereby.

7.9 **Headings.** The captions and headings used in this Amended and Restated Agreement are for convenience only and do not in any way limit, amplify, or otherwise modify the provisions of this Amended and Restated Agreement.

7.10 **Governing law.** This Amended and Restated Agreement shall be governed by the laws of the State of Hawai'i without regard to principles of conflicts of laws.

7.11 **Agreement binding; assignment.** This Amended and Restated Agreement shall bind and inure to the benefit of VWL and HCDA, and their respective heirs, executors, administrators, personal and legal representatives, successors and permitted assigns.

- (a) This Amended and Restated Agreement shall be freely assignable or transferrable by Victoria Ward, Ltd. and any VWL Affiliate as applicable without the consent of HCDA or any other Party; provided, however, that the assigning or transferring Party shall promptly provide written notice to HCDA of such an assignment or transfer.
- (b) Each VWL Affiliate hereby grants to Victoria Ward, Ltd., and Victoria Ward, Ltd. reserves unto itself, its designees and assigns, the right to enter into any amendment, termination, or other modification of this Amended and Restated Agreement (the "Reserved Rights") without the consent or joinder of any VWL Affiliate, or any subsequent owner or holder of any interest in any of the parcels in the Ward MP Area.
- (c) Reserved Rights shall remain vested in Victoria Ward, Ltd. except to the extent specifically assigned by Victoria Ward, Ltd. in a recorded written instrument.
- (d) Except as provided herein, this Amended and Restated Agreement may be assigned by HCDA upon the written consent of VWL, and such consent by VWL shall not be unreasonably withheld or delayed.

7.12 **Severability.** If any provision of this Amended and Restated Agreement is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable; this Amended and Restated Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Amended and Restated Agreement; and the remaining provisions of this Amended and Restated Agreement shall remain in full force and effect and shall not be affected by such illegal, invalid, or unenforceable provision or by its severance from this Amended and Restated Agreement.

7.13 **Benefitted and encumbered premises.** This Amended and Restated Agreement shall benefit and encumber the Remaining Ward MP Parcels. The terms and conditions of this Amended and Restated Agreement shall run with the land that is described herein as the Remaining Ward MP Parcels during the effective period of this Amended and Restated Agreement. Within thirty (30) days of the execution of this Amended and Restated Agreement, the Parties, with respect to the Remaining Ward MP Parcels, shall execute and record with the Bureau: 1) a memorandum of this Amended and Restated Agreement ("Memorandum of Amended and Restated Agreement"); 2) a release of the Memorandum of Ward MP Development Agreement; and 3) a release of the Memorandum of D&O.

7.14 **Commercial properties.** Notwithstanding anything to the contrary herein, except in the event any additional benefits or entitlements are available in connection with any

restoration, development or re-development of the properties set forth on EXHIBIT I attached hereto (the “Ward Commercial Properties”), nothing herein shall burden, restrict or impose obligations (monetary or otherwise) upon any of the Ward Commercial Properties, or adversely impact an existing restoration, development or redevelopments rights, or entitlements that benefit the Ward Commercial Properties as of the Effective Date.

7.15 **Termination.** This Amended and Restated Agreement shall not be terminated, extinguished, or cancelled without the express written approval of both the HCDA Executive Director and Victoria Ward, Ltd., which approval shall not be unreasonably withheld by either Party. Within thirty (30) days of the termination of this Amended and Restated Agreement pursuant to this Section 7.15, the Parties shall execute and record with the Bureau a release of the Memorandum of Amended and Restated Agreement.

7.16 **Electronic distribution and execution.** This Amended and Restated Agreement and any amendment hereto may be distributed and executed by email or other electronic means, and a copy of this Amended and Restated Agreement and any amendment thereto executed and distributed electronically shall be deemed fully binding and an original for all purposes.

7.17 **Multiple counterparts.** This Amended and Restated Agreement may be executed electronically and via email in counterparts, each of which shall be an original, but all of which shall constitute one and the same Amended and Restated Agreement.

7.18 **No third party beneficiaries.** This Amended and Restated Agreement is not intended, and shall not be deemed or construed, to confer any rights, powers or privileges on any person, firm, partnership, corporation, or any other entity not a party hereto, except as otherwise expressly provided herein.

7.19 **No party deemed drafter.** The Parties agree that none of the Parties shall be deemed to be the drafter of this Amended and Restated Agreement, and further, that in the event that this Amended and Restated Agreement is construed by a court of law, such court shall not construe this Amended and Restated Agreement or any provision hereof against any Party as the drafter of this Amended and Restated Agreement.

7.20 **No partnership.** The Parties hereto are not and shall not be considered joint venturers or partners and none of the Parties shall have the power to bind, obligate or represent any other Party except as and to the extent expressly set forth herein.

7.21 **Cooperation.** Each Party agrees to timely execute and deliver, or cause to be timely executed and delivered, such additional or further instruments or documents as may reasonably be requested by any other Party for the purpose of carrying out and facilitating the intentions of the Parties hereto, including, but not limited to, documenting compliance with the terms and conditions of the Ward MP, D&O, PDPs, orders and directives issued by HCDA, and this Amended and Restated Agreement. Any reasonable out-of-pocket expenses associated with preparing or obtaining the requested material shall be borne by the requesting Party. Each Party agrees to cooperate with all other Parties in effecting the transactions contemplated hereunder.

7.22 **Notices.** All notices, demands, and requests that may be given or that are required to be given by any Party to any other Party pursuant to this Amended and Restated

Agreement shall be in writing and shall be mailed to the address(es) first stated above for the applicable Part(ies), or shall be delivered by the means and at the address(es) subsequently agreed upon the Parties in writing.

7.23 **Exhibits.** The following exhibits attached hereto as incorporated herein as through fully set forth herein. In the event of any discrepancy, conflict, or inconsistency between the written text of this Amended and Restated Agreement and/or the written text of the exhibits on one hand, and the graphic or visual representations in the exhibits, on the other hand, the Parties agree that the written text shall control:

<u>Exhibit</u>	<u>Title</u>
EXHIBIT A	Legal Descriptions of Remaining Ward MP Parcels owned by VWL and the VWL Affiliates (the “Remaining Ward MP Parcels”).
EXHIBIT B	Description of Area for Improvement to the City and County of Honolulu Right of Way on Auahi Street Pursuant to Section 1.2.
EXHIBIT C	Description of Area for Widening of Sidewalk Facing 250 Ward Avenue Pursuant to Section 1.3.
EXHIBIT D	Description of Area for Improvements to the Portion of the VWL Property Fronting the 888 Ala Moana Boulevard Parcel Pursuant to Section 1.5.
EXHIBIT E	Description of Halekauwila Private Driveway Through Land Block 1 from Ward Avenue to Kamake’e Street Pursuant to Section 2.1.
EXHIBIT F	Description of Lot F-3 Cultural Preserve (KAK 23-027 (Mahana Ward Village) at Exhibit 3) Pursuant to Section 2.2.
EXHIBIT G	Accounting of the Reserved Housing for the Ward MP as of the Effective Date (the “Reserved Housing Accounting”) Pursuant to Section 3.1.
EXHIBIT H	Accounting of Industrial Floor Area for the Ward MP as of the Effective Date (the “Industrial Floor Area Accounting”) Pursuant to Section 4.1.
EXHIBIT I	Ward Commercial Properties Pursuant to Section 7.14.

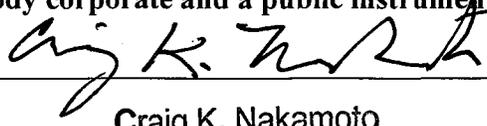
[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have executed this Amended and Restated Agreement as of the date first set forth above.

HCDA:

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

A body corporate and a public instrumentality of the State of Hawaii



By: Craig K. Nakamoto

Its: Executive Director

VWL:

VICTORIA WARD, LIMITED

A Delaware corporation

By: _____

Its: _____

THE VWL AFFILIATES:

1240 ALA MOANA, LLC

A Delaware limited liability company

By: _____

Its: _____

IN WITNESS WHEREOF, the Parties hereto have executed this Amended and Restated Agreement as of the date first set forth above.

HCDA:

HAWAII COMMUNITY DEVELOPMENT AUTHORITY

A body corporate and a public instrumentality of the State of Hawaii

By: _____

Its: Executive Director

VWL:

VICTORIA WARD, LIMITED

A Delaware corporation



By: DONA JOHNSTONE

Its: VICE PRESIDENT

THE VWL AFFILIATES:

1240 ALA MOANA, LLC

A Delaware limited liability company



By: DONA JOHNSTONE

Its: VICE PRESIDENT

BLOCK G WARD VILLAGE, LLC

A Delaware limited liability company



By: DOUG JOHNSTONE

Its: VICE PRESIDENT

KALAE, LLC

A Delaware limited liability company



By: DOUG JOHNSTONE

Its: VICE PRESIDENT

THE LAUNI, LLC

A Delaware limited liability company



By: DOUG JOHNSTONE

Its: VICE PRESIDENT

ULANA WARD VILLAGE, LLC

A Delaware limited liability company



By: DOUG JOHNSTONE

Its: VICE PRESIDENT

THE PARK WARD VILLAGE, LLC

A Delaware limited liability company



By: DOUG JOHNSTONE

Its: VICE PRESIDENT

WARD ENTERTAINMENT CENTER, LLC

A Delaware limited liability company



By: DOUG JOHNSTONE

Its: VICE PRESIDENT

WARD VILLAGE SHOPS, LLC

A Delaware limited liability company



By: DOUG JOHNSTONE

Its: VICE PRESIDENT

BLOCK D WARD VILLAGE, LLC

A Delaware limited liability company



By: DOUG JOHNSTONE

Its: VICE PRESIDENT

BLOCK E WARD VILLAGE, LLC

A Delaware limited liability company

_____ 

By: DOUG JOHNSTONE

Its: VICE PRESIDENT

HHC WV BLOCK E MEMBER, LLC

A Delaware limited liability company

_____ 

By: DOUG JOHNSTONE

Its: VICE PRESIDENT

AUahi SHOPS, LLC

A Delaware limited liability company

_____ 

By: DOUG JOHNSTONE

Its: VICE PRESIDENT

APPROVED AS TO FORM:

By: _____

Deputy Attorney General

State of Hawaii

BLOCK E WARD VILLAGE, LLC

A Delaware limited liability company

By: _____

Its: _____

HHC WV BLOCK E MEMBER, LLC

A Delaware limited liability company

By: _____

Its: _____

AUAHI SHOPS, LLC

A Delaware limited liability company

By: _____

Its: _____

APPROVED AS TO FORM:

Kelly Suzuka

By: Kelly Suzuka

Deputy Attorney General

State of Hawaii

EXHIBIT A

**Legal Descriptions of Remaining Ward MP Parcels owned by VWL and
the VWL Affiliates (the “Remaining Ward MP Parcels”)**

EXHIBIT A: REMAINING WARD MP PARCELS

TMK(s)	Tax Address(es)	Property Name	Ownership
230050300000	1160 Auahi Street-Pier1/Nordstrom	Auahi Shops	Auahi Shops, LLC
230050310000	1170 Auahi Street-TJ Maxx	Ward Village Shops	Ward Village Shops, LLC
230050290000	1170 Auahi Street-Garage	Ward Village Shops	Ward Village Shops, LLC
230050060000	1200 Ala Moana Blvd	Ward Centre	Ward Centre Properties: Victoria Ward, Limited and Block D Ward Village, LLC and Block E Ward Village, LLC and HHC WW Block E Member, LLC
230021110000	Ward Entertainment Center	Ward Entertainment Center	Ward Entertainment Center, LLC
230050040000	1240 Ala Moana Blvd	IBM Building	1240 Ala Moana, LLC
210520220000	Halekauwila St	Roadway (Halekauwila St)	Block G Ward Village, LLC
230030650000	952 Kawaihāo St	F-45 Parking, Block P-2	Block G Ward Village, LLC
230030930000	955 Waimanu St	F-45, Block P-2	Block G Ward Village, LLC
210490630000	610 Ward Ave	Zimmer & Fiddlers Building	Block G Ward Village, LLC
210520110000	509 Ahui Street	834 Pohukaina - HBM (License)	Block G Ward Village, LLC
210520120000	323 Kamani Street	307 Kamani - Fishcake (includes portion of Auahi St Realignment project)	Block G Ward Village, LLC
210520160000	534 Koula Street	MNS, Ltd.	Block G Ward Village, LLC
210520170000	506 Ahui Street	506 Ahui - Otis Warehouse	Block G Ward Village, LLC
210520240000	331 Kamani Street	Kamani Building - Marie Louise, Honolulu Florist, Saint-Gobain Solar Gard, etc.	Block G Ward Village, LLC
210520270000	901 Halekauwila St	Hawaiian Dredging	Block G Ward Village, LLC
210520310000	306/310 Kamani St	306 Kamani - Events Int'l	Block G Ward Village, LLC
210520320000	838 Pohukaina Street	Pohukaina Court - Weinstein	Block G Ward Village, LLC
210520330000	517 Ahui Street	Ahui Bldgs-517 Ahui Street - Diede	Block G Ward Village, LLC
210520340000	537 Ahui Street	Ahui Bldgs-537 Ahui Street - Rainbow Bees	Block G Ward Village, LLC
210520350000	549 Ahui Street	837 Halekauwila St - Pacific Electric Sales	Block G Ward Village, LLC
210520360000	855 Halekauwila St	863/849 Halekauwila Street - Action Rehab / Otis	Block G Ward Village, LLC
210520380000	330 Kamani Street	Howzit Brewing	Block G Ward Village, LLC
210520390000	324 Kamani Street	324 Kamani St - Namba	Block G Ward Village, LLC
210520400000	318 Kamani Street	318 Kamani St - Quiksilver	Block G Ward Village, LLC
210520420000	518 Ahui Street	Jay Kadowaki/Parking Lot	Block G Ward Village, LLC
210520430000	532 Ahui Street	HHC / OPS MAINT STORAGE / Coral Pacific (OMG)	Block G Ward Village, LLC
210520450000	801 Halekauwila Street	801 Halekauwila Street - OPS MAINT SHOP	Block G Ward Village, LLC
210520460000	544 Ahui Street	Halekauwila Building - Waialae Plumbing	Block G Ward Village, LLC
210520510000	531 Ahui Street	Ahui Bldgs-531 Ahui Street - Hon Baking	Block G Ward Village, LLC
210520520000	523 Ahui Street	Ahui Bldgs-523 Ahui Street - Hon Baking	Block G Ward Village, LLC
210520530000	849 Halekauwila St	863/849 Halekauwila: Hawn Lei	Block G Ward Village, LLC
210520200000	320 Ward Ave	Ward Court Dev.-320 Ward	Block G Ward Village, LLC
210520280000	919 Halekauwila St	Ward Court Dev.-350 Ward	Block G Ward Village, LLC
210490800000	873 Kapiolani Blvd (Tenant Pays)	Jack in the Box (Tenant Pays)	Block G Ward Village, LLC
210530010000	820 Auahi Street	Ulana Ward Village	Ulana Ward Village, LLC
210530300000	250 Ward Ave	250 Ward	Victoria Ward, Limited
210560180000	928 Ala Moana Blvd	The Launiu Ward Village	The Launiu, LLC
230011330000	1000 Ala Moana Blvd	Kalae	Kalae, LLC
230021140000	333 Ward Ave	VW Park Mauka and Roads	Victoria Ward, Limited
230021150000	333 Ward Ave	The Park Ward Village	The Park Ward Village, LLC
230021160000	333 Ward Ave	Mahana (Block N West)	Victoria Ward, Limited
230021160000	333 Ward Ave	HART	Victoria Ward, Limited
230021170000	333 Ward Ave	Auahi Phase 2	Victoria Ward, Limited

EXHIBIT A

Legal Description of 1240 Ala Moana, LLC Property

Tax Map Key (1) 2-3-005-004

All of that certain parcel of land situate at the intersection of Ala Moana Boulevard, Queen Street and Auahi Street, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,559 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240644, described as follows:

LOT 7, Block 2, area 25,391 square feet, more or less,
8, Block 2, area 12,688 square feet, more or less, and
9, Block 2, area 11,603 square feet, more or less,

as shown on Map 2, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 53 to Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

Being the land(s) described in Deed with Reservation of Easements and Other Rights dated November 7, 2013, recorded as Document No. A-50700499.

Legal Description of Auahi Shops, LLC Property

Tax Map Key (1) 2-3-005-030

All of that certain parcel of land (being a portion of the land(s) described in and covered by Lot 1 of Department of Planning and Permitting Subdivision No. 2008/SUB-61, same being a portion of Lot 2, as shown on Map 18 of Land Court Consolidation No. 53 of Victoria Ward, Limited, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240648, a portion of Lot 4 and all of Lots 5, 6, 12 and 13, Block 5 of Land Court Consolidation No. 53 of Victoria Ward Limited, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240644) situate at Kukuluaeo, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 17, as shown on Subdivision map prepared by Gary S. Takamoto, Land Surveyor, with ControlPoint Surveying, Inc., dated August 14, 2013, approved by the Department of Planning and Permitting, City and County of Honolulu, 2013/SUB-58, on August 23, 2013, and thus bounded and described:

Beginning at the southeast corner of this parcel of land, being also the southwest corner of Lot 18 and on the north side of Auahi Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 7,001.73 feet south and 708.95 feet west and running by azimuths measured clockwise from true South:

1. Along the north side of Auahi Street, on a curve to the right with a radius of 1024.63 feet, (no access permitted), the chord azimuth and distance being:

98° 42' 38" 115.36 feet;

2. Thence along same, on a curve to the right with a radius of 1024.63 feet, (access permitted), the chord azimuth and distance being:

102° 39' 53" 26.00 feet;

3. Thence along same, on a curve to the right with a radius of 1024.63 feet, (no access permitted), the chord azimuth and distance being:

110° 18' 59" 247.07 feet;

4. 221° 46' 187.12 feet along Lot 15, the remainder of R.P. 1944 to E.W. Clark on L.C.Aw. 387 to the American Board of Commissioners for Foreign Missions;

5. 231° 52' 22.08 feet along same;

6. Thence along Lot 16, the remainder of R.P. 1944 to E.W. Clark on L.C.Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 661.50 feet, the chord azimuth and distance being:

297° 23' 3.5" 298.81 feet;

7. 16° 12' 129.87 feet along Lot 18, the remainder of R.P. 1944 to E.W. Clark on L.C.Aw. 387 to the American Board of Commissioners for Foreign Missions, to the point of beginning and containing an area of 56,903 square feet, more or less.

Being the land(s) described in Deed with Reservation of Easements and Other Rights dated December 22, 2022, recorded as Document No. A-83960195 thru A-83960197.

Legal Description of Block G Ward Village LLC Property

Tax Map Key (1) 2-1-049-063

All of that certain parcel of land situate Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,558 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240643, described as follows:

LOT C-2-A, area 14,989 square feet, more or less, as shown on Map 31, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501 Part II.

Tax Map Key (1) 2-1-049-080

All of that certain parcel of land situate Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,558 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240643, described as follows:

LOT C-1-A, area 11,637 square feet, more or less, as shown on Map 31, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501 Part II.

Tax Map Key (1) 2-1-052-011

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 52, Block 4, area 4,958 square feet, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501 Part II.

Tax Map Key (1) 2-1-052-012

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 423, area 19,650 square feet, more or less, as shown on Map 19, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501 Part II.

Tax Map Key (1) 2-1-052-016 & 022

PARCEL FIRST:

All of those certain parcels of land situate at Kewalo, Honolulu, City and County and Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT K, area 20,383 square feet, more or less,
KAMANI STREET, PART 2, area 19,958 square feet, and
MOHALA STREET, PART 2, (now known as Ahui Street) area 19,958 square feet, more or less,

as shown on Map 3, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670, which lots have been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

PARCEL SECOND:

All of that certain parcel of land situate at Kewalo, Honolulu, City and County and Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,562 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240647, described as follows:

LOT 450, area 3,829 square feet, more or less, as shown on Map 40, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670, which lots have been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

Tax Map Key (1) 2-1-052-017

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 37, Block 3, area 4,958 square feet,
38, Block 3, area 4,958 square feet, more or less,

as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

Tax Map Key (1) 2-1-052-020

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 424-A, area 43,543 square feet, more or less, as shown on Map 29, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501 Part II.

Tax Map Key (1) 2-1-052-024

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 413, Block 5, area 18,115 square feet, more or less, as shown on Map 16, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501 Part II.

Tax Map Key (1) 2-1-052-027

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 412, Block 5, area 10,000 square feet, more or less, as shown on Map 16, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670, which Lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

Tax Map Key (1) 2-1-052-028

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 59, Block 5, Map 1, area 5,000 square feet, more or less,
60, Block 5, Map 1, area 5,000 square feet, more or less,
61-A, Block 5, Map 29, area 4,858 square feet, more or less,

said Maps filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

Tax Map Key (1) 2-1-052-031

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 56, Block 4, area 4,958 square feet, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501 Part II.

Tax Map Key (1) 2-1-052-032

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 53, Block 4, area 4,958 square feet, more or less,
54, Block 4, area 4,958 square feet, more or less, and
55, Block 4, area 4,958 square feet, more or less,

as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501- 261.

Tax Map Key (1) 2-1-052-033

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 50, Block 4, area 6,250 square feet, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501 Part II.

Tax Map Key (1) 2-1-052-034

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 44, Block 4, area 6,250 square feet, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501 Part II.

Tax Map Key (1) 2-1-052-035

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 410, Block 4, area 7,500 square feet, more or less, as shown on Map 15, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, which Lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

Tax Map Key (1) 2-1-052-036

All of those certain parcels of land situate at Kewalo, Honolulu, City and County and Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOTS: 42, Block 4, area 5,000 square feet,
43, Block 4, area 5,000 square feet, and
45, Block 4, area 6,250 square feet, more or less,

as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670, which lots have been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

Tax Map Key (1) 2-1-052-038

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 47, Block 4, area 6,250 square feet, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501 Part II.

Tax Map Key (1) 2-1-052-039

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 49, Block 4, area 6,250 square feet, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501 Part II.

Tax Map Key (1) 2-1-052-040

All of that certain parcel of land situate at Kewalo, Honolulu, City and County and Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 51, Block 4, area 6,250 square feet, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

Tax Map Key (1) 2-1-052-042

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 31, Block 3, area 5,000 square feet, more or less,
32, Block 3, area 5,000 square feet, more or less,
33, Block 3, area 5,000 square feet, more or less, and
34, Block 3, area 5,000 square feet, more or less,

as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

Tax Map Key (1) 2-1-052-043

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 27, Block 3, area 5,000 square feet, more or less,
28, Block 3, area 5,000 square feet, more or less.
29, Block 3, area 5,000 square feet, more or less, and
30, Block 3, area 5,000 square feet, more or less,

as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

Tax Map Key (1) 2-1-052-045

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 23, Block 3, area 5,000 square feet, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, which Lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

Tax Map Key (1) 2-1-052-046

All of those certain parcels of land situate at Kewalo, Honolulu, City and County and Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 24, Block 3, area 5,000 square feet,
25, Block 3, area 5,000 square feet, and
26, Block 3, area 5,000 square feet, more or less,

as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670, which lots have been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

Tax Map Key (1) 2-1-052-051

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 46, Block 4, area 6,250 square feet, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501 Part II.

Tax Map Key (1) 2-1-052-052

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 48, Block 4, area 6,250 square feet, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501 Part II.

Tax Map Key (1) 2-1-052-053

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 411, Block 4, area 7,500 square feet, more or less, as shown on Map 15, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, which Lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

Tax Map Key (1) 2-3-003-065

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 407, area 10,000 square feet, more or less, as shown on Map 12, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

Tax Map Key (1) 2-3-003-093

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 408, area 10,000 square feet, more or less, as shown on Map 12, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501 Part II.

Being the land(s) described in Deed with Reservation of Easements and Other Rights dated December 22, 2022, recorded as Document No. A-83960198 thru A-83960200.

10. 111° 50' 264.74 feet along same;

11. Thence, along the east side of the intersection of Ala Moana Boulevard and Ward Avenue, on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:

171° 51' 51.97 feet; to the point of beginning and containing an area of 113,705 square feet, more or less.

Said parcel of land being more particularly described in Declaration of Condominium Property Regime of Kalae dated August 1, 2022, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-82510376.

Being the land(s) described in Deed with Reservation of Easements and Other Rights dated March 21, 2023, recorded as Document No. A-84890300 thru A-84890302.

Legal Description of The Launiu, LLC Property

Tax Map Key (1) 2-1-056-018

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 1944 to E. W. Clark on Land Commission Award Number 387 to the American Board of Commissioners for Foreign Missions and Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6 No. 1 to M. Kekuaaoa for Victoria Kamamalu) situate, lying and being at Kukuluaoe, Honolulu, City and County of Honolulu, Island of Oahu, State of Hawaii, being LOT A, as shown on Subdivision Map dated March 3, 2023, approved by the Department of Planning and Permitting, City and County of Honolulu on March 10, 2023, DPP File No. 2022/SUB-38 and thus bounded and described as per survey dated March 14, 2023:

Beginning at the southwest corner of this parcel, and being also the southeast corner of Lot 6-C, Block 19, of Kakaako Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 6,098.40 feet south and 365.97 feet west, and running by azimuths measured clockwise from true South:

1. 206° 24' 292.00 feet along Lot 6-C, Block 19, of Kakaako Subdivision and Lot 2-D, being portions of R.P. 1944 to E.W. Clark on L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P. 4483, L.C. Aw. 7712, Apana 6 No. 1 to M. Kekuaaoa for Victoria Kamamalu;

2. 296° 24' 325.07 feet along south side of Auahi Street;

3. Thence, along same on a curve to the right with a radius of 40.00 feet, the chord azimuth and distance being:

354° 08' 67.65 feet;

4. 51° 52' 241.13 feet along west side of Ward Avenue;

4. Thence along same on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:

84° 08' 32.03 feet;

6. 116° 24' 230.42 feet along north side of Ala Moana Boulevard to the point of beginning and containing an area of 92,136 square feet, more or less.

Said parcel of land being more particularly described in Declaration of Condominium Property Regime of The Launiu Ward Village dated October 10, 2023, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-86850925.

Being the land(s) described in Deed with Reservation of Easements and Other Rights dated July 7, 2023, recorded as Document No. A-86330318.

Legal Description of Ulana Ward Village, LLC Property

Tax Map Key (1) 2-1-053-001

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the lands described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOTS: 425, area 129,979 square feet, more or less
426, area 32,312 square feet, more or less,
427, area 13,625 square feet, more or less,
428, area 32,182 square feet, more or less, and
429, area 6,769 square feet, more or less,

as shown on Map 19, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Land Court Application No. 670 of Victoria Ward, Limited, which lots have been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

Said parcels of land being more particularly described in Declaration of Condominium Property Regime of Ulana Ward Village dated September 2, 2021, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-79200393.

Being the land(s) described in Deed with Reservation of Easements and Other Rights dated December 20, 2022, recorded as Document No. A-80910809. (Corrected by Document No. A-85210383).

**Legal Description of Ward Centre Properties: Victoria Ward, Limited and Block D Ward Village,
LLC and Block E Ward Village, LLC and HHC WV Block E Member, LLC**

Tax Map Key (1) 2-3-005-006

PARCEL FIRST:

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 1944 to E. W. Clark on Land Commission Award Number 387 to the American Board of Commissioners for Foreign Missions) situate, lying and being at Kaakaukui, Kewalo and Kukuluaeo, Honolulu, City and County of Honolulu, Island of Oahu, State of Hawaii, being LOT C and thus bounded and described:

Beginning at the northeast corner of this parcel, and being also the northwest corner of Lot D, as shown on DPP File No. 2023/SUB-64, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 6,865.85 feet south and 1,270.74 feet west, and running by azimuths measured clockwise from true South:

1. 32° 55' 250.00 feet along Lot D, as shown on DDP File No 2023/SUB-64, being a portion of R.P. 1944 to E. W. Clark on L. C. Aw. 387 to the American Board of Commissioners for Foreign Missions;

2. 122° 55' 142.74 feet along north side of Ala Moana Boulevard;

3. Thence, along east side of Kamakee Street on a curve to the right with a radius of 40.00 feet, the chord azimuth and distance being:

 179° 07' 30" 66.49 feet;

4. 235° 20' 183.92 feet along same;

5. Thence, along same on a curve to the right with a radius of 40.00 feet, the chord azimuth and distance being:

 269° 07' 30" 44.49 feet;

6. 302° 55' 72.61 feet along south side of Auahi Street to the point of beginning and containing an area of 36,789 square feet, more or less.

PARCEL SECOND:

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 1944 to E. W. Clark on Land Commission Award Number 387 to the American Board of Commissioner for Foreign Missions) situate, lying and being at Kaakauakui, Kewalo and Kukuluao, Honolulu, City and County of Honolulu, Island of Oahu, State of Hawaii, being LOT D and thus bounded and described:

Beginning at the northwest corner of this parcel, and being also the northeast corner of Lot C, as shown on DPP File No. 2023/SUB-64, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 6,865.85 feet south and 1,270.74 feet west and running by azimuths measured clockwise from true South:

1. 302° 55' 73.38 feet along south side of Auahi Street;
2. Thence, along same on a curve to the left with a radius of 1,100.63 feet, the chord azimuth and distance being:
297° 09' 06" 211.11 feet;
3. 21° 23' 12" 250.00 feet along Lot E, as shown on DPP File No. 2023/SUB-64, being a portion of R. P. 1944 to E. W. Clark on L. C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
4. Thence, along north side of Ala Moana Boulevard on a curve to the right with a radius of 1,350.63 feet, the chord azimuth and distance being:
117° 09' 06" 271.34 feet;
5. 122° 55' 73.38 along same;
6. 212° 55' 250.00 feet along Lot C, as shown on DPP File No. 2023/SUB-64, being a portion of R. P. 1944 to E. W. Clark on L. C. Aw. 387 to the American Board of Commissioners for Foreign Missions, to the point of beginning and containing an area of 80,005 square feet, more or less.

Legal Description of Victoria Ward, Limited Property

Tax Map Key (1) 2-3-002-114

All of that certain parcel of land (being portions of the land(s) described in and covered by Royal Patent 5716, Land Commission Award 10605, Apana 7 to Kamakee Piikoi, Royal Patent 1944 to E.W. Clark, Land Commission Award 387 to the American Board of Commissioners for Foreign Missions and Royal Patent 1990, Land Commission Award 10463, Apana 1 to Napela) situate at Kukuluaeo, Honolulu, City and County of Honolulu, State of Hawaii, being LOT D-2, as shown on Subdivision Map approved by the City and County of Honolulu, on July 10, 2020, File No. DPP 2019/SUB-109, same being portion of Consolidation of Lot D-1, as shown on DPP File No. 2018/SUB-95, Lots 3 (deregistered) of Map 8 and 4-A (deregistered) of Map 12 of Land Court Consolidation 53, and Lots J-1, J-2 and J-3 (Deregistered) of DPP File No. 2008/SUB-58, and thus bounded and described in AFFIDAVIT OF RICO D. EROLIN, dated September 9, 2020, recorded as Document No. A-75650263 as follows:

Beginning at the southeast corner of this parcel, and on the northwest side of Kamakee Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 6,582.45 feet south and 1,183.94 feet west, and running by azimuths measured clockwise from true South:

1. Along Lot B, as shown on DPP File No. 2017/SUB-40, and along the remainder of R.P. 1944 to E.W. Clark, L.C.Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 28.00 feet, the chord azimuth and distance being:

164° 39' 32.5" 21.69 feet;

2. 141° 52' 464.25 feet along same;

3. Thence, along same, on a curve to the left with a radius of 309.00 feet, the chord azimuth and distance being:

139° 59' 43" 20.18 feet;

4. Thence, along same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:

87° 44' 22" 30.81 feet;

5. 37° 21' 18" 31.32 feet along same;

6. Thence, along same, on a curve to the right with a radius of 62.00 feet, the chord azimuth and distance being:

44° 36' 39" 15.66 feet;

7. 51° 52' 291.62 feet along same;
8. Thence, along same, on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being:
 - 32° 34' 33.05 feet;
9. 13° 16' 5.48 feet along same;
10. 122° 55' 42.72 feet along the north side of Auahi Street;
11. 212° 55' 7.93 feet along Lot C-1, as shown on DPP File No. 2018/SUB-95, along the remainder of R.P. 1944 to E.W. Clark, L.C.Aw. 387 to the American Board of Commissioners for Foreign Missions;
12. Thence, along same, on a curve to the right with a radius of 62.00 feet, the chord azimuth and distance being:
 - 222° 23' 30" 20.41 feet;
13. 231° 52' 313.34 feet along same;
14. Thence, along same, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:
 - 224° 36' 39" 7.58 feet;
15. 217° 21' 18" 35.85 feet along same;
16. Thence, along same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:
 - 170° 34' 11" 29.15 feet;
17. Thence, along same, on a curve to the left with a radius of 309.00 feet, the chord azimuth and distance being:
 - 119° 07' 22" 50.23 feet;
18. 114° 27' 40" 193.01 feet along same;
19. 24° 27' 40" 92.81 feet along same;
20. Thence, along same, on a curve to the right with a radius of 149.50 feet, the chord azimuth and distance being:

- 38° 09' 50" 70.83 feet;
21. 51° 52' 206.27 feet along same;
22. 122° 55' 143.99 feet along the north side of Auahi Street;
23. Thence, along same, on a curve to the left with a radius of 2038.00 feet, the chord azimuth and distance being:
- 121° 00' 57" 135.20 feet;
24. 232° 06' 30" 375.08 feet along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portions of R.P. 1944 to E.W. Clark, L.C.Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P. 1990, L.C.Aw. 10463, Apana 1 to Napela;
25. Thence, along same, on a curve to the left with a radius of 256.00 feet, the chord azimuth and distance being:
- 140° 41' 54" 10.44 feet;
26. 141° 52' 270.24 feet along same;
27. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Mission, on a curve to the left with a radius of 28.00 feet, the chord azimuth and distance being:
- 119° 46' 26" 21.06 feet;
28. 231° 52' 47.83 feet along southerly side of Ward Avenue;
29. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portion of R.P. 1944 to E.W. Clark, L.C.Aw. 387 to the American Board of Commissioners for Foreign Mission, on a curve to the left with a radius of 28.00 feet, the chord azimuth and distance being:
- 343° 57' 34" 21.06 feet;
30. 321° 52' 270.24 feet along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court

Consolidation 53 and portions of R.P. 1944 to E.W. Clark, L.C.Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P. 1990, L.C.Aw. 10463. Apana 1 to Napela;

31. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and Lot D-1 as shown on DPP File No. 2018/SUB-95, and portion of R.P. 1944 to E.W. Clark, L.C.Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 224.00 feet, the chord azimuth and distance being:

308° 09' 50" 106.12 feet;

32. 294° 27' 40" 298.96 feet along the remainders of Lot D-1 as shown on DPP File No. 2018/SUB-95 and Lot A as shown on DPP File No. 2017/SUB-40, and portion of R.P. 1944 to E.W. Clark, L.C.Aw. 387 to the American Board of Commissioners for Foreign Missions;

33. Thence, along Lot A as shown on DPP File No. 2017/SUB-40, on a curve to the right with a radius of 341.00 feet, the chord azimuth and distance being:

299° 50' 06" 63.87 feet;

34. Thence, along same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:

261° 16' 46" 27.75 feet;

35. 217° 21' 26.03 feet along same;

36. Thence, along same, on a curve to the right with a radius of 260.00 feet, the chord azimuth and distance being:

236° 36' 171.44 feet;

37. Thence, along same, on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being:

243° 51' 30" 20.78 feet;

38. 231° 52' 7.77 feet along same;

39. Thence, along Lot A, as shown on DPP File No. 2017/SUB-40, along the remainders of portions of R.P. 5716, L.C.Aw. 10605, Ap. 7 to Kamakee Piikoi and R.P. 1944 to E.W. Clark, L.C.Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 28.00 feet, the chord azimuth and distance being:

202° 22' 05" 27.57 feet;

40. 321° 52' 37.58 feet along the southwest side of Queen Street;

41. 51° 52' 31.77 feet along Lot 2 as shown on DPP File No. 2015/SUB-19, along the remainders of R.P. 5716, L.C.Aw. 10605, Ap. 7 to Kamakee Piikoi and R.P. 1944 to E.W. Clark, L.C.Aw. 387 to the American Board of Commissioners for Foreign Missions;

42. Thence, along Lot 2 as shown on DPP File No. 2015/SUB-19, along the remainder of R.P. 1944 to E.W. Clark, L.C.Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the right with a radius of 74.00 feet, the chord azimuth and distance being:

63° 51' 30" 30.75 feet;

43. Thence, along same, on a curve to the left with a radius of 236.00 feet, the chord azimuth and distance being:

56° 36' 155.61 feet;

44. 37° 21' 26.95 feet along same;

45. Thence, along same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:

359° 36' 30" 24.48 feet;

46. 321° 52' 505.55 feet along same;

47. Thence, along same, on a curve to the left with a radius of 28.00 feet, the chord azimuth and distance being:

299° 04' 27.5" 21.69 feet;

48. 51° 52' 48.81 feet along the northwest side of Kamakee

Street to the point of beginning and containing an area of 155,716 square feet, more or less.

Being a portion of the land(s) described in Trustee's Conveyance and Termination of Land Trust Agreement dated December 20, 2022, recorded as Document No. A-83960201 through A-83960202.

Tax Map Key (1) 2-3-002-116

All of those certain parcels of land (being portions of the land(s) described in and covered by Royal Patent Number 5716, Land Commission Award Number 10605, Apana 7 to Kamakee Piikoi, Royal Patent Number 1944 to E. W. Clark, Land Commission Award Number 387 to the American Board of Commissioners for Foreign Missions, and Royal Patent Number 1990, Land Commission Award Number 10463, Apana 1 to Napela) situate at Kukuluaeo, Honolulu, City and County of Honolulu, Oahu, State of Hawaii, being also portion of the consolidation and resubdivision of Lot D-1, as shown on DDP File No. 2018/SUB-95, and Lot 3, Block 4, Map 8, of Land Court Consolidation No. 53 of Victoria Ward, Limited, Lot 4-A, Block 4, Map 12, of Land Court Consolidation No. 53 of Victoria Ward, Limited, and Lots J-1, J-2 and J-3, Map 2, of Land Court Application No. 670 of Victoria Ward, Limited, of DPP File No. 2008/SUB-58, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240641, being LOT F as show on Subdivision Map dated May 27, 2020, approved by the Department of Planning and Permitting, City and County of Honolulu on July 10, 2020, Subdivision File No. 2019/SUB-109, and thus bounded and described per survey dated August 19, 2020:

Beginning at the northwest corner of this parcel, and on the southerly side of Ward Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 5,654.60 feet south and 2,106.46 feet west, and running by azimuths measured clockwise from true South:

- | | | | | | |
|----|------|-----|-----|--------|---|
| 1. | 231° | 52' | | 256.02 | feet along southerly side of Ward Avenue; |
| 2. | 307° | 50' | 30" | 227.76 | feet along Lot 1 of Land Court Application 971 and Lot 10, Block 4, of Kewalo Tract; |
| 3. | 231° | 52' | | 139.88 | feet along Lot 10, Block 4, of Kewalo Tract; |
| 4. | 321° | 52' | | 100.00 | feet along southwest side of Queen Street; |
| 5. | 51° | 52' | | 116.62 | feet along Lot 13, Block 4, of Kewalo Tract, a portion of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi; |
| 5. | 308° | 46' | 15" | 51.34 | feet along same; |
| 7. | 231° | 52' | | 104.99 | feet along same; |

8. 321° 52' 100.00 feet along southwest side of Queen Street;
9. 51° 52' 91.77 feet along Lot 16, Block 4, of Kewalo Tract, a portion of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, and along Lot A as shown on DPP File No. 2017/SUB-40;
10. 114° 27' 40" 109.96 feet along Lot A as shown on DPP File No. 2017/SUB-40;
11. 24° 27' 40" 129.76 feet along same:
12. 114° 27' 40" 12.27 feet along same;
13. 51° 52' 71.13 feet along same;
14. 24° 27' 40" 74.86 feet along same;
15. 114° 27' 40" 71.86 feet along the remainder of Lot D-1 as shown on DPP File No. 2018/SUB-95;
16. Thence, along the remainders of Lots D-1 as shown on DPP File No. 2018/SUB-95 and 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, on a curve to the right with a radius of 224.00 feet, the chord azimuth and distance being:
- 128° 09' 50" 106.12 feet;
17. 141° 52' 270.24 feet along remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portions of R.P. 1990, L.C. Aw. 10463, Apana1 to Napela and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
18. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the right with a radius of 28.00 feet, the chord azimuth and distance being:

163° 57' 34" 21.06 feet, to the point of beginning and containing
an area of 153,171 square feet, more or less.

Being a portion of the land(s) described in Warranty Deed dated July 9, 2015, recorded as Document No. A-56680701.

Tax Map Key (1) 2-3-002-117

All of those certain parcels of land (being portions of the land(s) described in and covered by Royal Patent Number 5716, Land Commission Award Number 10605, Apana 7 to Kamakee Piikoi, Royal Patent Number 1944 to E. W. Clark, Land Commission Award Number 387 to the American Board of Commissioners for Foreign Missions, and Royal Patent Number 1990, Land Commission Award Number 10463, Apana 2 to Napela and Royal Patent Number 8237, Land Commission Award Number 1903, Apana 2 to Lolohi) situate at Kukuluaeo, Honolulu, City and County of Honolulu, Oahu, State of Hawaii, being also portion of the consolidation and resubdivision of Lot D-1, as shown on DDP File No. 2018/SUB-95, and Lot 3, Block 4, Map 8, of Land Court Consolidation No. 53 of Victoria Ward, Limited, Lot 4-A, Block 4, Map 12, of Land Court Consolidation No. 53 of Victoria Ward, Limited, and Lots J-1, J-2 and J-3, Map 2, of Land Court Application No. 670 of Victoria Ward, Limited, of DPP File No. 2008/SUB-58, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240641, being LOT G, as shown on Subdivision Map dated May 27, 2020, approved by the Department of Planning and Permitting, City and County of Honolulu on July 10, 2020, Subdivision File No. 2019/SUB-109, and thus bounded and described per survey dated August 19, 2020:

Beginning at the northeast corner of this parcel, and on the southerly side of Ward Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 5,912.76 feet south and 2,435.30 feet west, and running by azimuths measured clockwise from true South:

1. Thence, along remainder of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, along remainders of portions of R.P. 1990, L.C. Aw. 10463, Apana 2 to Napela and R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:

06° 52' 42.43 feet;

2. 321° 52' 11.30 feet along same;

3. Thence, along remainders of Lots 3 of Map 8 and 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, along remainders of portions of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, R.P. 1990, L.C. Aw. 10463, Apana 2 to Napela and R.P. 8237, L.C. Aw. 1903, Apana 2 to Lolohi, on a curve to the left with a radius of 1170.00 feet, the chord azimuth and distance being:

316° 03' 57" 236.51 feet;

4. Thence, along north side of Auahi Street on a curve to the left with a radius of 2038.00 feet, the chord azimuth and distance being:

117° 25' 16" 72.64 feet;

5. 116° 24' 168.09 feet along same;

6. Thence, along the east corner of Auahi Street and Ward Avenue on a curve to the right with a radius of 40.00 feet, the chord azimuth and distance being:

145° 16' 38.62 feet;

7. Thence, along same on a curve to the right with a radius of 43.25 feet, the chord azimuth and distance being:

203° 00' 41.76 feet;

8. 231° 52' 69.57 feet along southerly side of Ward Avenue to the point of beginning and containing an area of 12,306 square feet, more or less.

Being a portion of the land(s) described in Warranty Deed dated July 9, 2015, recorded as Document No. A-56680701.

Tax Map Key (1) 2-1-053-030

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the land(s) described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOT 422-A, area 41,135 square feet, more or less, as shown on Map 29, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward, Limited, which lot has been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501 Part II.

Legal Description of The Park Ward Village, LLC Property

Tax Map Key (1) 2-3-002-115

All of that certain parcel of land (being portions of the land(s) described in and covered by Royal Patent 1990, Land Commission Award 10463, Apana 1 to Napela, Royal Patent 1990, Land Commission Award 10463, Apana 2 to Napela, Royal Patent 8237, Land Commission Award 1903, Apana 2 to Lolohi, Royal Patent 1944 to E.W. Clark, Land Commission Award 387 to the American Board of Commissioners for Foreign Missions) situate, lying and being at Kukuluaeo, Honolulu, City and County of Honolulu, State of Hawaii, being LOT E, containing an area of 119,437 square feet, more or less, as shown on Subdivision Map dated May 27, 2020, approved by the City and County of Honolulu on July 10, 2020, Subdivision File No. 2019/SUB-109 and thus bounded and described as follows:

Beginning at the northwest corner of this parcel, and on the southerly side of Ward Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 5,912.76 feet south and 2,435.30 feet west, and running by azimuths measured clockwise from true South:

1. 231° 52' 370.24 feet along southerly side of Ward Avenue;
2. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the right with a radius of 28.00 feet, the chord azimuth and distance being:
299° 46' 26" 21.06 feet;
3. 321° 52' 270.24 feet along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, and portions of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P. 1990, L.C.Aw. 10463, Apana 1 to Napela;
4. Thence, along same, on a curve to the left with a radius of 256.00 feet, the chord azimuth and distance being:
320° 41' 54" 10.44 feet;
5. 52° 06' 30" 375.08 feet along same;

6. Thence, along the north side of Auahi Street, on a curve to the left with a radius of 2038.00 feet, the chord azimuth and distance being:

118° 46' 43" 23.93 feet;

6. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 and Lot 3 (Deregistered) of Map 8 of Land Court Consolidation 53, along the remainders of portions of R.P. 8237, L.C. Aw. 1903, Apana 2 to Lolohi, R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, and R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela, on a curve to the left with a radius of 1170.00 feet, the chord azimuth and distance being:

136° 03' 57" 236.51 feet;

8. 141° 52' 11.30 feet along remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, portions of R.P. 1944 to E.W. Clark, L.C. Aw 387 to the American Board of Commissioners for Foreign Missions and R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela;

9. Thence, along same, on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:

186° 52' 42.43 feet to the point of beginning and containing an area of 119,437 square feet, more or less.

Said parcel of land being more particularly described in Declaration of Condominium Property Regime of The Park Ward Village dated May 10, 2021, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-78310520.

Being the land(s) described in Deed with Reservation of Easements and Other Rights dated March 7, 2022, recorded as Document No. A-81110390.

Legal Description of Ward Village Shops, LLC Property

Tax Map Key (1) 2-3-005-029

All of that certain parcel of land (being portions of the land(s) described in and covered by Lots 1 and 2 of Department of Planning and Permitting Subdivision No. 2008/SUB-61, same being a portion of Lot 2, as shown on Map 18 of Land Court Consolidation No. 53 of Victoria Ward, Limited, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240648, Lot 2-C, as shown on Map 2 of Land Court Consolidation No. 188 of Waimanu Investment Venture, Hawaii limited partnership having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240649, Lot 31-A, as shown on Map 9 of Land Court Application No. 948 of Hawaiian Dredging Company, Limited, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240650) situate at Kukuluaeo, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 16, as shown on Subdivision map prepared by Gary S. Takamoto, Land Surveyor, with ControlPoint Surveying, Inc., dated August 14, 2013, approved by the Department of Planning and Permitting, City and County of Honolulu, 2013/SUB-58, on August 23, 2013, and thus bounded and described:

Beginning at the northwest corner of this parcel of land, being also the east corner of Lot 15 and on the south side of Queen Street Extension, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 6,616.62 feet south and 781.43 feet west and running by azimuths measured clockwise from true South:

1. Along the south side of Queen Street Extension, on a curve to the left with a radius of 468.00 feet, (limited access permitted, egress only), the chord azimuth and distance being:

305° 11' 21" 6.74 feet;

2. Thence along same, on a curve to the left with a radius of 468.00 feet, (no vehicle access permitted), the chord azimuth and distance being:

299° 55' 33" 79.15 feet;

3. Thence along same, on a curve to the left with a radius of 468.00 feet, (access permitted), the chord azimuth and distance being:

292° 59' 35" 34.00 feet;

4. Thence along same, on a curve to the left with a radius of 468.00 feet, (no access permitted), the chord azimuth and distance being:

285° 22' 05" 90.41 feet;

5. Thence along same, on a curve to the left with a radius of 468.00 feet, (access permitted), the chord azimuth and distance being:

279° 01' 10" 13.16 feet;

6. 12° 26' 30" 197.41 feet along Lot 18, the remainder of Grant

3194 to Kalae(w) & Kaaua(k) and along the remainder of R.P. 1944 to E.W. Clark on L.C.Aw. 387 to the American Board of Commissioners for Foreign Missions;

- 7. 102° 34' 32.77 feet along Lot 18, the remainder of R.P. 1944 to E.W. Clark on L.C. Aw. 387 to the American Board of Commissions for Foreign Missions;
- 8. 192° 08' 30" 10.46 feet along same;
- 9. 106° 12' 22.94 feet along same;
- 10. 16° 12' 9.06 feet along same;
- 11. Thence along Lot 17, the remainder of R.P. 1944 to E.W. Clark on L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the right with a radius of 661.50 feet, the chord azimuth and distance being:
 - 117° 23' 3.5" 298.81 feet;
- 12. 231° 52' 199.11 feet along Lot 15 to the point of beginning and containing an area of 56,167 square feet, more or less.

Together with a non-exclusive easement for access, flowage and utility purposes over and across Easement "17" as shown on Map 31 of Land Court Consolidation No. 53, as granted by GRANT OF EASEMENT FOR ACCESS, FLOWAGE AND UTILITY PURPOSES dated August 26, 2010, filed as Land Court Document No. 4005589; subject to the terms and conditions contained therein.

Being a portion of the land(s) described in Deed with Reservation of Easements and Other Rights dated December 22, 2022, recorded as Document No. A-83960206 through A-83960208.

Tax Map Key (1) 2-3-005-031

As to the interest of Ward Village Shops, LLC, a Delaware limited liability company, in and to:

LOT 18, area 73,323 square feet, more or less, as shown on Subdivision Map dated March 4, 2013, approved by the City and County of Honolulu on August 23, 2013, Subdivision No. 2013/SUB-58, comprised of the following:

FIRST:

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Lots 1 and 2 of Department of Planning and Permitting Subdivision No. 2008/SUB-61, same being portions of Lot 2, as shown on Map 18 of Land Court Consolidation No. 53 of Victoria Ward, Limited, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240648; Lot 2-C, as shown on Map 2 of Land Court Consolidation No. 188 of Waimanu Investment Venture, a Hawaii limited partnership, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240649; Lot 31-A, as shown on Map 9 of Land Court Application No. 948 of Hawaiian Dredging Company, Limited, having been deregistered and recorded in the Bureau of Conveyance of the State of Hawaii as Document No. A-46240650; and Lot A-1, as shown on Map 25 of Land Court Consolidation No. 53 of Victoria Ward, Limited, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240652, situate at Kukuluaeo, Honolulu, City and County of Honolulu.

SECOND:

Portion(s) of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, described as follows:

LOT 3, as shown on Map 18, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 53 of Victoria Ward, Limited;

Note: Said above Lot 3 is also described as Lot 3-A, as shown on proposed Land Court Map No. ___ of Land Court Consolidation No. 53, approved by the City and County of Honolulu under Subdivision No. 2008/SUB-61 on March 6, 2009, and Lot 3-B as shown on proposed Land Court Map No. ___ of Land Court Consolidation No. 53, approved by the City and County of Honolulu under Subdivision No. 2008/SUB-61 on March 6, 2009.

Being portion(s) of land(s) described in Transfer Certificate of Title No. 642,199 issued to HAWAII COMMUNITY DEVELOPMENT AUTHORITY, a public body and a body corporate and politic of the State of Hawaii; and

LOT 5, as shown on Map 3, filed in the Office of the Assistance Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 188 of Waimanu Investment Venture, a Hawaii limited partnership;

Note: Said above Lot 5 is also described as Lot 5-A, as shown on proposed Land Court Map No. ___ of Land Court Consolidation No. 188, approved by the City and County of Honolulu under Subdivision No. 2008/SUB-61 on March 6, 2009, and Lot 5-B as shown on proposed Land Court Map No. ___ of Land Court Consolidation No. 188, approved by the City and County of Honolulu under Subdivision No. 2008/SUB-61 on March 6, 2009.

Being portion(s) of the land(s) described in Transfer Certificate of Title No. 805,674 issued to HAWAII COMMUNITY DEVELOPMENT AUTHORITY, a public body and a body corporate and politic of the State of Hawaii.

A perimeter boundary of LOT 18 being comprised of the Parcels First and Second, described as follows:

Beginning at the southwest corner of this parcel of land, being also the southeast corner of Lot 17 and on the north side of Auahi Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 7,001.73 feet south and 708.95 feet west and running by azimuths measured clockwise from true South:

1. 196° 12' 138.93 feet along Lot 17 and Lot 16, along the remainder of R.P. 1944 to E.W. Clark on L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
2. 286° 12' 22.94 feet along Lot 16, along the remainder of R.P. 1944 to E.W. Clark on L.C.Aw. 387 to the American Board of Commissioners for Foreign Missions;
3. 12° 08' 30" 10.46 feet along same;
4. 282° 34' 32.77 feet along same;
5. 192° 26' 30" 197.41 feet along Lot 16, along the remainders of R.P. 1944 to E.W. Clark on L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and Grant 3194 to Kalae (w) & Kaaua (k);
6. Thence along the south side of Queen Street Extension, on a curve to the left with a radius of 468.00 feet, the chord azimuth and distance being:
 267° 05' 30" 180.56 feet;
7. Thence along Lot 3 as shown on DPP File No. 2008/SUB-61, along the remainder of Lot 5 (Map 3) of Land Court Consolidation 188, on a curve to the left with a radius of 19.50 feet, the chord azimuth and distance being:

- 5° 34' 50" 11.67 feet;
8. 348° 10' 20" 29.40 feet along same;
9. Thence along Lot 3 as shown on DPP File No. 2008/SUB-61, along the remainders of Lot 5 (Map 3) of Land Court Consolidation 188 and Lot 3 (Map 18) of Land Court Consolidation 3, on a curve to the right with a radius of 364.50 feet, the chord azimuth and distance being:
- 2° 47' 40" 184.03 feet;
10. 17° 25' 6.20 feet along Lot 3 as shown on DPP File No. 2008/SUB-61, along the remainder of Lot 3 (Map 18) of Land Court Consolidation 53;
11. Thence along same, on a curve to the right with a radius of 64.50 feet, the chord azimuth and distance being:
- 26° 58' 30" 21.42 feet;
12. 111° 12' 26.16 feet along Lot 5 (Map 18) of Land Court Consolidation 53;
13. 7° 00' 98.85 feet along same;
14. 97° 21' 48" 67.17 feet along the north side of Auahi Street;
15. Thence along same, on a curve to the left with a radius of 2260.89 feet, the chord azimuth and distance being:
- 95° 21' 54" 157.68 feet;
16. Thence along same, on a curve to the right with a radius of 1024.63 feet, (no access permitted), the chord azimuth and distance being:
- 94° 25' 30" 37.85 feet to the point of beginning and containing an area of 73,323 square feet, more or less.

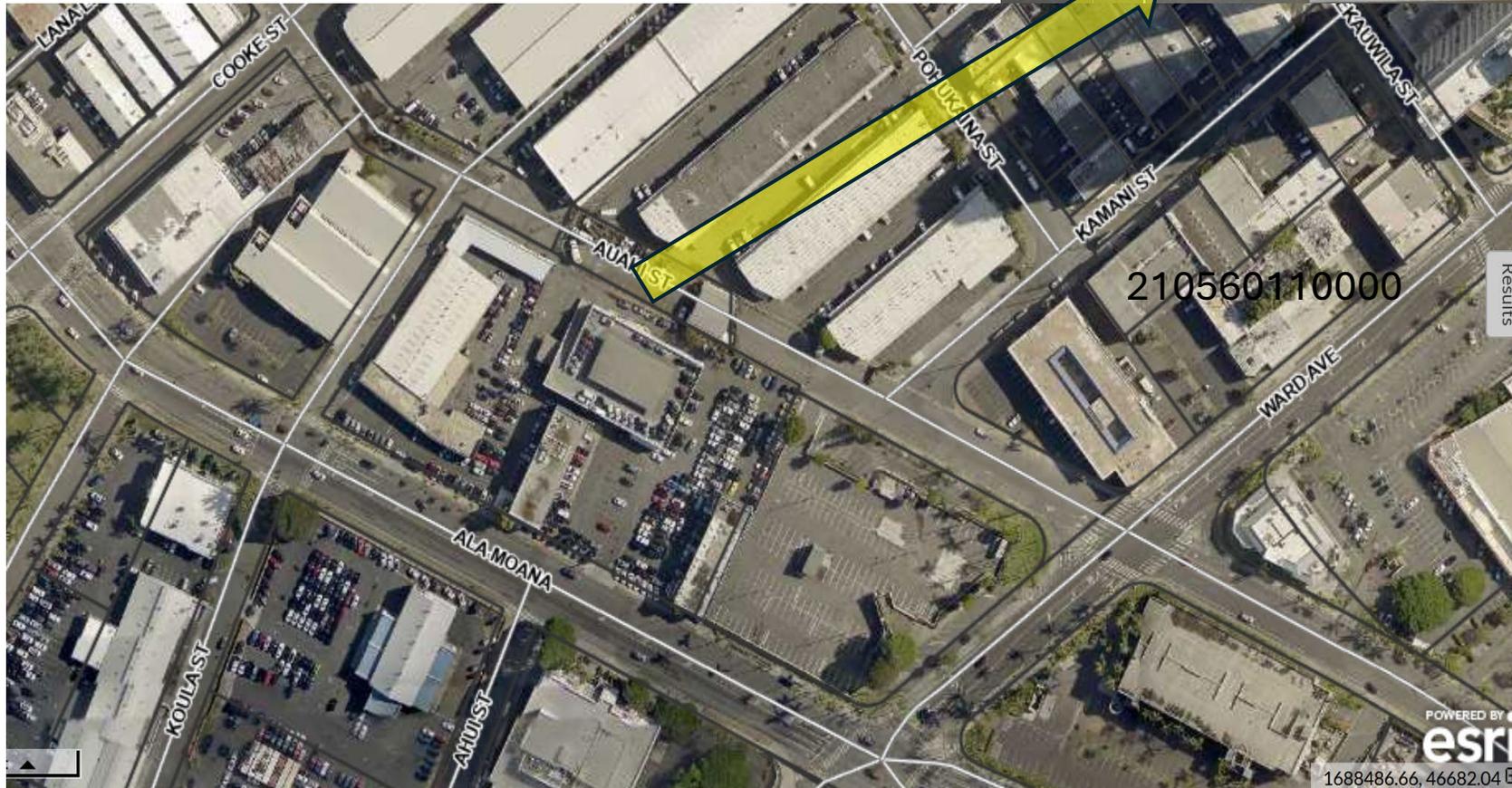
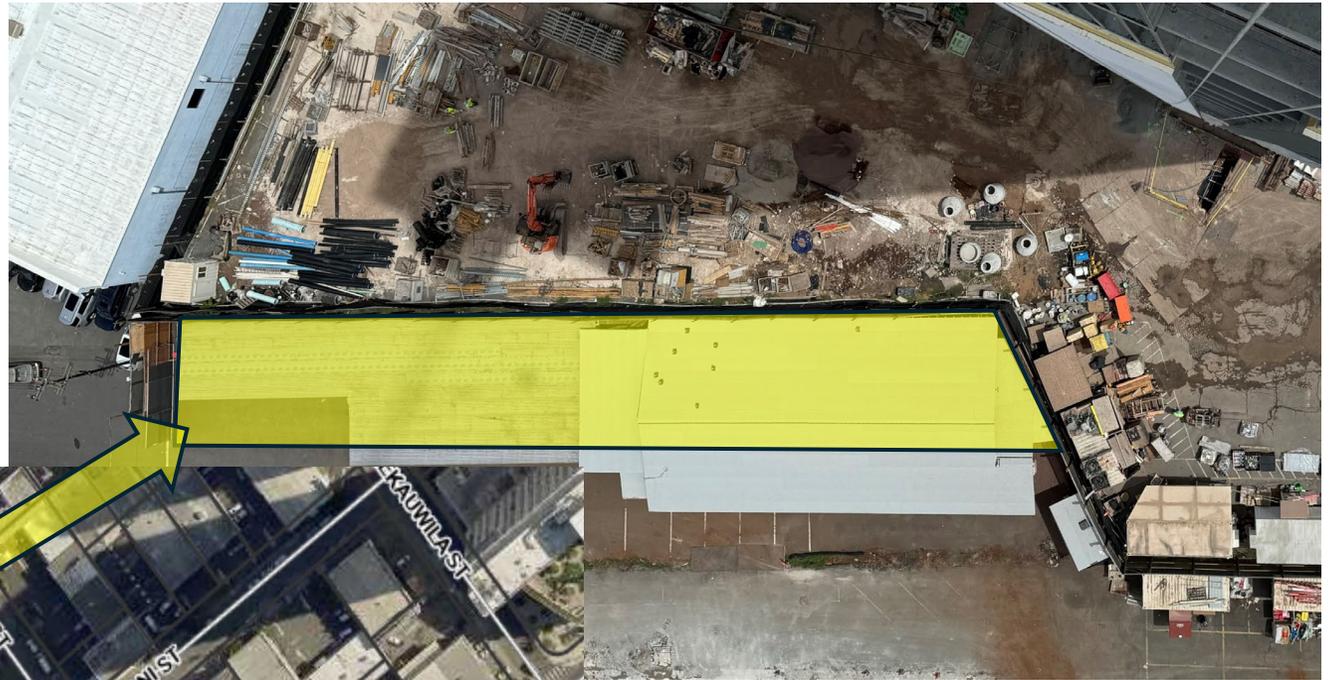
Together with a non-exclusive easement for access, flowage and utility purposes over and across Easement "17" as shown on Map 31 of Land Court Consolidation No. 53, as granted by GRANT OF EASEMENT FOR ACCESS, FLOWAGE AND UTILITY PURPOSES dated August 26, 2010, filed as Land Court Document No. 4005589; subject to the terms and conditions contained therein.

Being a portion of the land(s) described in Deed with Reservation of Easements and Other Rights dated December 22, 2022, recorded as Document No. A-83960206 through A-83960208.

EXHIBIT B

**Description of Area for Improvement to the City and County of Honolulu Right of Way on
Auahi Street Pursuant to Section 1.2**

EXHIBIT B – AREA FRONTING ULANA
WARD VILLAGE FOR IMPROVEMENT
TO THE CITY & COUNTY OF
HONOLULU ROAD LOT (AUAHI STREET)
Portion of TMK - 210560110000
*Graphic for illustrative purposes only.



Results

POWERED BY
esri

1688486.66, 46682.04

EXHIBIT C

**Description of Area for Widening of Sidewalk Facing 250 Ward Avenue Pursuant to
Section 1.3**

EXHIBIT C – AREA FOR WIDENING OF AUAHI
STREET SIDEWALK

250 WARD AVENUE

Portion of TMK 210530300000

*Graphic for illustrative purposes only.

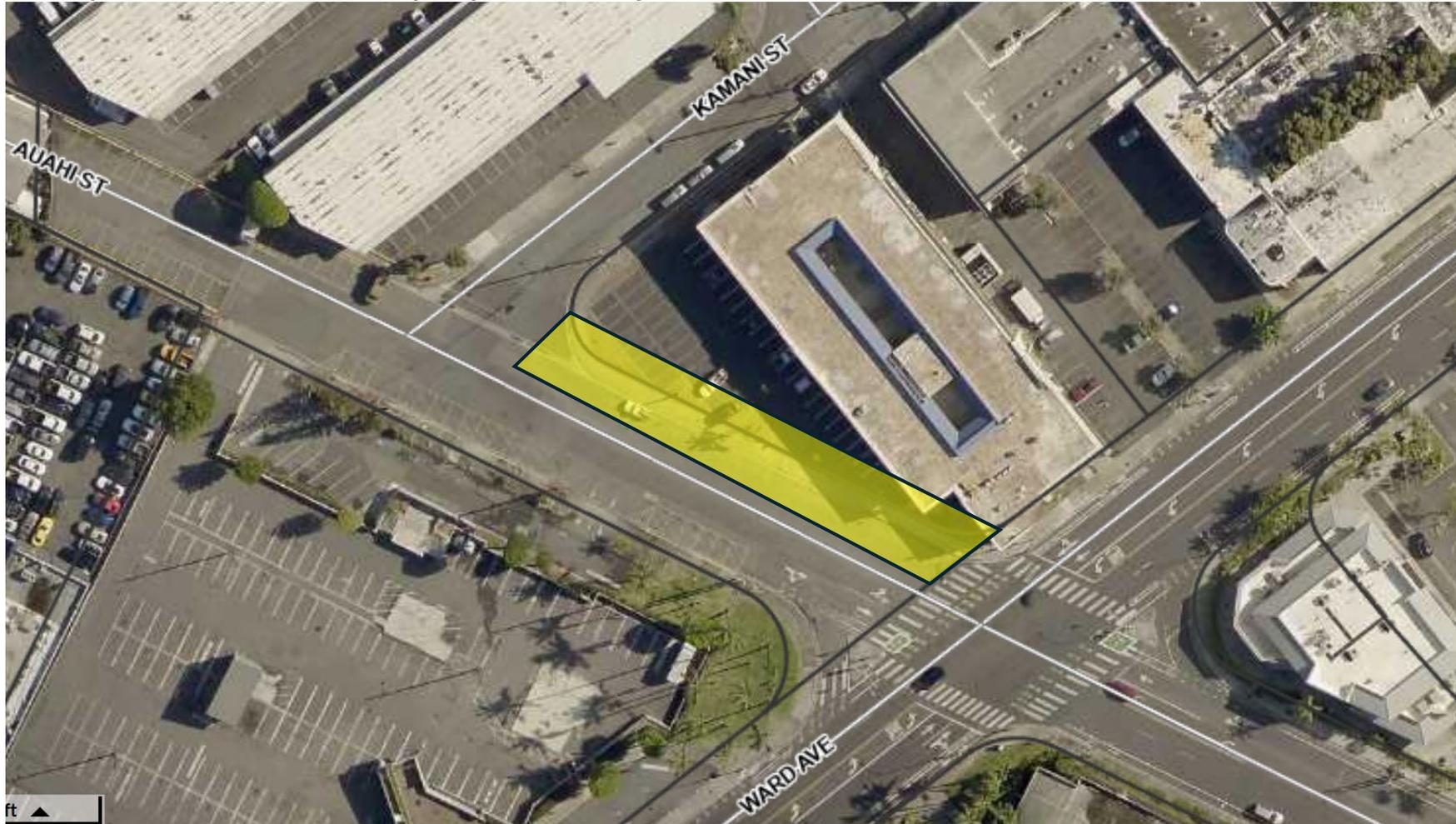


EXHIBIT D

**Description of Area for Improvements to the Portion of the VWL Property Fronting the
888 Ala Moana Boulevard Parcel Pursuant to Section 1.5**

EXHIBIT D – IMPROVEMENT TO A
PORTION OF ROAD AREA FRONTING
ULANA WARD VILLAGE
TMK 210530010000

*Graphic for illustrative purposes only.

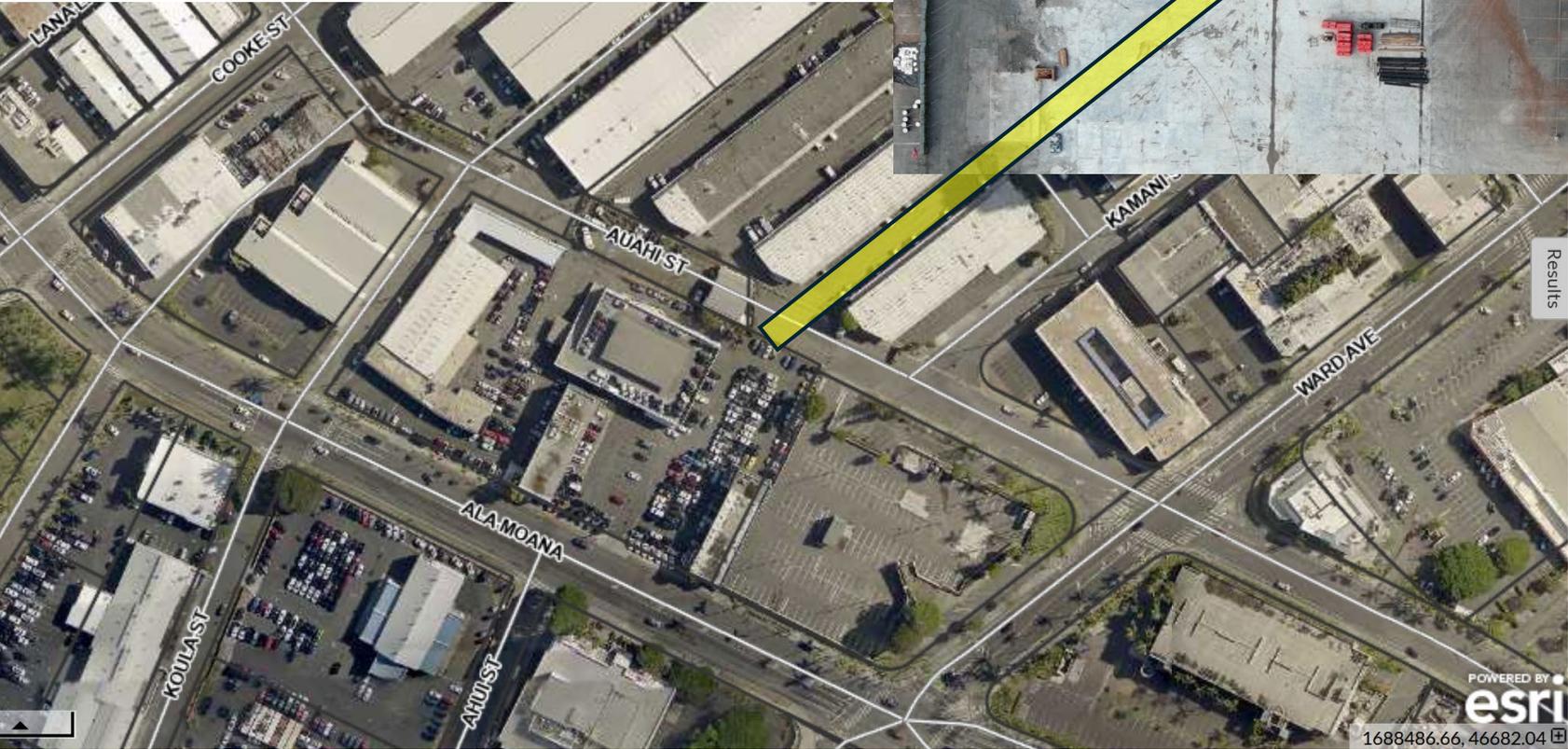


EXHIBIT E

**Description of Halekauwila Private Driveway Through Land Block 1 from Ward Avenue
to Kamake'e Street Pursuant to Section 2.1**

LAND COURT

REGULAR SYSTEM

AFTER RECORDATION, RETURN BY: MAIL

PICKUP TO:

Patrick K. Lau, Esq.
VICTORIA WARD, LIMITED
1240 Ala Moana Blvd., #200
Honolulu, Hawaii 96814

Tax Map Key Nos.: (1) 2-3-002: 107 (por.); 108; 109, 110

This document contains 30 pages

AFFIDAVIT OF RICO D. EROLIN

STATE OF HAWAII)
) ss:
CITY AND COUNTY OF HONOLULU)

RICO D. EROLIN, being first duly sworn on oath, deposes and says that:

1. I am a Licensed Professional Land Surveyor, Certificate No. 9325, in the City and County of Honolulu, State of Hawaii.

2. Attached hereto as **Exhibit A** is a true and correct copy of the letter from the Acting Director of the Department of Planning and Permitting of the City and County of Honolulu dated December 22, 2017, granting final approval of the subdivision map ("**Map**") for the consolidation and resubdivision of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19 into four lots: Lot A of 91,967 square feet; Lot B of 161,614 square feet (area subsequently corrected, see below and **Exhibit A-1**); Lot C of 80,070 square feet; and Lot D of 185,319 square feet; designation of Easements A-7 (for access and utility purposes in favor of Victoria Ward, Limited) and P-3 to P-7 (for pedestrian access purposes in favor of the public); and cancellation of Easements A-2 to A-6.

3. Attached hereto as **Exhibit A-1** is a true and correct copy of the letter from the Acting Director of the Department of Planning and Permitting of the City and County of Honolulu dated January 5, 2018, acknowledging receipt and acceptance of the corrected map (the "**Corrected Map**") to replace the Map. The Corrected Map corrects the size of the area of Lot B from 161,614 square feet to the correct size of 161,694 square feet.

4. Attached hereto as **Exhibit B** is a true and correct reduced copy of the approved Corrected Map, depicting the consolidation and resubdivision of said Lots and the correction of the size of the area of Lot B as aforesaid.

5. Attached hereto as **Exhibit C** is a true and correct copy of the metes and bounds description for newly subdivided Lot A, said metes and bounds description for said Lot A conforms to the accompanying Corrected Map attached hereto as **Exhibit B** and is accurate and correct to the best of my knowledge.

6. Attached hereto as **Exhibit D** is a true and correct copy of the metes and bounds description for newly subdivided Lot B, said metes and bounds description for said Lot B conforms to the accompanying Corrected Map attached hereto as **Exhibit B** and is accurate and correct to the best of my knowledge.

7. Attached hereto as **Exhibit E** is a true and correct copy of the metes and bounds description for newly subdivided Lot C, said metes and bounds description for said Lot C conforms to the accompanying Corrected Map attached hereto as **Exhibit B** and is accurate and correct to the best of my knowledge.

8. Attached hereto as **Exhibit F** is a true and correct copy of the metes and bounds description for newly subdivided Lot D, said metes and bounds description for said Lot D conforms to the accompanying Corrected Map attached hereto as **Exhibit B** and is accurate and correct to the best of my knowledge.

9. This Affidavit is made in accordance with Hawaii Revised Statutes, Section 502-17(d).

Further your Affiant sayeth naught.

DATED: Honolulu, Hawaii, February 28, 2018.



RICO D. EROLIN
Licensed Professional Land Surveyor,
Certificate No. 9325

This 30-page **AFFIDAVIT OF RICO D. EROLIN**, dated Feb 28, 2018, was subscribed and sworn to before me this 1st day of March, 2018, in the First Circuit of the State of Hawaii, by **RICO D. EROLIN**.

Doc. Date: Feb 28, 2018 # Pages 30
Notary Name: Rowena J. Chong 1st Circuit
Doc. Description: Affidavit of Rico D. Erolin
Rowena J. Chong March 1, 2018
Notary Signature Date


Print Notary Name: Rowena J. Chong
Notary Public, State of Hawaii

My Commission expires: Feb 1, 2020

EXHIBIT A

LETTER FROM THE ACTING DIRECTOR OF THE DEPARTMENT OF PLANNING AND PERMITTING OF THE CITY AND COUNTY OF HONOLULU

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 768-8000 * Fax (808) 768-4950

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR
TIMOTHY F. T. HIU
DEPUTY DIRECTOR

SUBDIVISION	
File Number	: 2017/SUB-40
Project	: SUB / Kakaako - Auahi St., Queen St. & Kamakee St. / TMK: 2-3-002: 067,
Location	:
Tax Map Key	: 2-3-002:067 (various)
Owner	: VICTORIA WARD, LIMITED
Surveyor	: ControlPoint Surveying, Inc.
Agent	: ControlPoint Surveying, Inc.

Description of the Proposal: Consolidation and resubdivision of Lots 1, 3, 4, and 5 as shown on DPP File No. 2015/SUB-19 into four lots: Lot A of 91,967 square feet, Lot B of 161,614 square feet, Lot C of 80,070 square feet, and Lot D of 185,319 square feet; designation of Easements A-7 (for access and utility purposes in favor of Victoria Ward, Limited) and P-3 to P-7 (for pedestrian access purposes in favor of the public); and cancellation of Easements A-2 to A-6.

The lots in this subdivision are under a joint development agreement as part of the Ward Master Plan approved by the Hawaii Community Development Authority. The joint development agreement has been recorded in the Bureau of Conveyances on May 11, 2015, as Document A-56090748.

Approval was granted to the proposal.

Copies of the final survey map with the stamp of approval are enclosed.

THIS COPY IS NOTIFICATION OF THE ACTION TAKEN AND THE DATE IT WAS SIGNED.


FOR
ACTING DIRECTOR
December 22, 2017

SIGNATURE
TITLE
DATE

This action does not constitute approval of any other required permits, such as building or sign permits. Should you have any questions, please call the Subdivision Branch at 768-8100 or 768-8099.

EXHIBIT A-1

LETTER FROM THE ACTING DIRECTOR OF THE DEPARTMENT OF PLANNING AND PERMITTING OF THE CITY AND COUNTY OF HONOLULU

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.gov/dpp • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

SUBDIVISION	
File Number	: 2017/SUB-40
Project	: SUB / Kakaako – Auahi St., Queen St. and Kamakee St.
Location	:
Tax Map Key	: 2-3-002: 067 (various)
Owner	: Victoria Ward, Limited
Surveyor	: ControlPoint Surveying, Inc.
Agent	: ControlPoint Surveying, Inc.

This is to acknowledge receipt and acceptance of your transmittal letter and corrected map received on January 4, 2018. The corrected map shall replace the final map approved on December 22, 2017 through the Department of Planning and Permitting (DPP) File No. 2017/SUB-40.

It is our understanding that the revised map is to correct errors on the gross and net lot areas for Lot B. With the correction, Lot B has a gross area of 161,694 square feet. No other changes to the map have been made and the correction does not change or affect the overall subdivision as approved on December 22, 2017.

Copies of the corrected final map bearing the stamp of approval are enclosed.

Doc. 1547962

THIS COPY IS NOTIFICATION OF THE ACTION TAKEN AND THE DATE IT WAS SIGNED.


For **ACTING DIRECTOR** *January 5, 2018*

SIGNATURE
TITLE
DATE

This approval does not constitute approval of any other required permits, such as building or sign permits. Should you have any questions, please call the Subdivision Branch at 768-8100 or 768-8099.

EXHIBIT B

APPROVED CORRECTED MAP

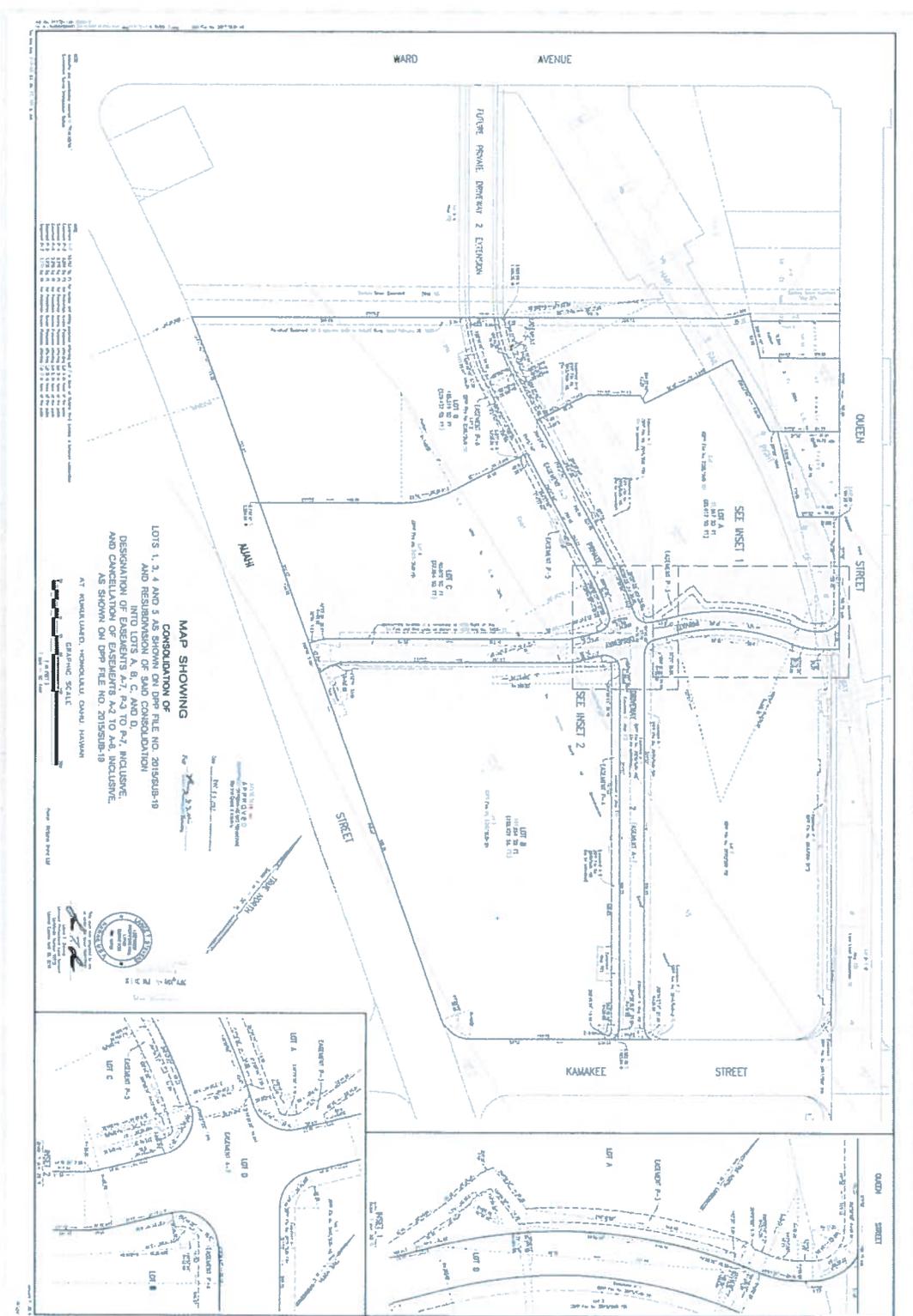


EXHIBIT C

METES AND BOUNDS DESCRIPTION FOR NEWLY SUBDIVIDED LOT A

Lot A

Being portion of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19. Being also portions of R.P. 5716, L.C. Aw. 10605, Ap. 7 to Kamakee Piikoi and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions.

Situated at Kukuluaeo, Honolulu, Oahu, Hawaii.

Beginning at the most Northerly corner of this parcel, on the Northeast corner of Lot 16 of Kewalo Tract, Block 4, and on the Southwest side of Queen Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 5,837.68 feet South and 1,389.23 feet West, and running by azimuths measured clockwise from True South:

1. 321° 52' 142.57 feet along the Southwesterly side of Queen Street;
2. Thence, along the remainder of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainders of R.P. 5716, L.C. Aw. 10605, Ap. 7 to Kamakee Piikoi and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the right with a radius of 28.00 feet, the chord azimuth and distance being:
22° 22' 05" 27.57 feet;
3. 51° 52' 7.77 feet along the remainders of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19 and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
4. Thence, along the same, on a curve to the right with a radius of 50.00 feet, the chord and azimuth and distance being:
63° 51' 30" 20.78 feet;

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Subject, however, to Easement P-3 and more particularly described as follows:

Easement P-3

Being portion of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19. Being also portions of R.P. 5716, L.C. Aw. 10605, Ap. 7 to Kamakee Piikoi and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions.

Situated at Kukuluaoe, Honolulu, Oahu, Hawaii.

Beginning at the most Northerly corner of this easement, on the Northeast corner of Lot 16 of Kewalo Tract, Block 4, and on the Southwest side of Queen Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 5,837.68 feet South and 1,389.23 feet West, and running by azimuths measured clockwise from True South:

1. 321° 52' 142.57 feet along the Southwesterly side of Queen Street;
2. Thence, along the remainder of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainders of R.P. 5716, L.C. Aw. 10605, Ap. 7 to Kamakee Piikoi and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the right with a radius of 28.00 feet, the chord azimuth and distance being:
22° 22' 05" 27.57 feet;
3. 51° 52' 7.77 feet along the remainders of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19 and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
4. Thence, along the same, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:
63° 51' 30" 20.78 feet;

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5. Thence, along the same, on a curve to the left with a radius of 260.00 feet, the chord azimuth and distance being:
74° 10' 30" 15.20 feet;
6. 162° 30' 5.00 feet along the same;
7. Thence, along the same, on a curve to the left with a radius of 265.00 feet, the chord azimuth and distance being:
59° 50' 45" 116.10 feet;
8. 104° 05' 37" 24.28 feet along the same;
9. Thence, along the same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:
13° 20' 35" 14.21 feet;
10. 16° 04' 20" 36.28 feet along the same;
11. 307° 21' 4.46 feet along the same;
12. 37° 21' 14.95 feet along the same;
13. Thence, along the same, on a curve to the right with a radius of 20.00 feet, the chord and azimuth and distance being:
81° 16' 46" 27.75 feet;
14. Thence, along the same, on a curve to the left with a radius of 341.00 feet, the chord azimuth and distance being:
124° 20' 39" 10.29 feet;
15. 213° 28' 46" 3.00 feet along the same;
16. 121° 04' 24" 54.28 feet along the same;
17. 114° 27' 40" 227.10 feet along the same;
18. 204° 27' 40" 8.00 feet along the same;
19. 294° 27' 40" 227.56 feet along the same;

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February 22, 2018
Honolulu, Hawaii



A handwritten signature in black ink, appearing to read "Rico D. Erolin".

Rico D. Erolin
Licensed Professional Land Surveyor
Certificate Number 9325

Tax Map Key: (1) 2-3-02: Por. 107, 109 & 110

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EXHIBIT D

METES AND BOUNDS DESCRIPTION FOR NEWLY SUBDIVIDED LOT B

Lot B

Being portion of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19. Being also portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions.

Situated at Kukuluaeo, Honolulu, Oahu, Hawaii.

Beginning at the most Easterly corner of this parcel and on the Northwest side of Kamakee Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 6,582.45 feet South and 1,183.94 feet West, and running by azimuths measured clockwise from True South:

1. 51° 52' 190.52 feet along the Southwest side of Kamakee Street;
2. Thence, along the same, on a curve to the right with a radius of 40.00 feet, the chord azimuth and distance being:
87° 23' 30" 46.48 feet;
3. 122° 55' 498.31 feet along the Northerly side of Auahi Street;
4. 193° 16' 5.48 feet along the remainder of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainder of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
5. Thence, along the same, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:
212° 34' 33.05 feet;
6. 231° 52' 291.62 feet along the same;
7. Thence, along the same, on a curve to the left with a radius of 62.00 feet, the chord azimuth and distance being:
224° 36' 39" 15.66 feet;

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2. Thence, along the remainder of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainder of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:

202° 45' 39" 19.46 feet
3. 141° 52' 500.83 feet along the same;
4. Thence, along the same, on a curve to the left with a radius of 12.00 feet, the chord azimuth and distance being:

71° 14' 26" 13.38 feet
5. 127° 21' 18" 8.00 feet along the same;
6. Thence, along the same, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:

267° 44' 22" 30.81 feet;
7. Thence, along the same, on a curve to the right with a radius of 309.00 feet, the chord azimuth and distance being:

319° 59' 43" 20.18 feet;
8. 321° 52' 464.25 feet along the same;
9. Thence, along the same, on a curve to the right with a radius of 28.00 feet, the chord azimuth and distance being:

344° 39' 32.5" 21.69 feet;

to the point of beginning and
containing an area of 5,773 square
feet.

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February 22, 2018
Honolulu, Hawaii



A handwritten signature in black ink, appearing to read "Rico D. Erolin", written over a horizontal line.

Rico D. Erolin
Licensed Professional Land Surveyor
Certificate Number 9325

Tax Map Key: (1) 2-3-02: 108 & Por. 109

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EXHIBIT E

METES AND BOUNDS DESCRIPTION FOR NEWLY SUBDIVIDED LOT C

Lot C

Being portion of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19. Being also portion R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions.

Situated at Kukuluaeo, Honolulu, Oahu, Hawaii.

Beginning at the Southwest corner of this parcel, and on the North side of Auahi Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 6,298.40 feet South and 2,004.04 feet West, and running by azimuths measured clockwise from True South:

1. 231° 52' 186.96 feet along the remainder of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainder of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
2. Thence, along the same, on a curve to the left with a radius of 149.50 feet, the chord azimuth and distance being:
218° 09' 50" 70.83 feet;
3. 204° 27' 40" 111.28 feet along the same;
4. 294° 27' 40" 193.01 feet along the same;
5. Thence, along the same, on a curve to the right with a radius of 309.00 feet, the chord azimuth and distance being:
299° 07' 22" 50.23 feet;
6. Thence, along the same, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:
350° 34' 11" 29.15 feet;
7. 37° 21' 18" 35.85 feet along the same;

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8. Thence, along the same, on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:

44° 36' 39" 7.58 feet;

9. 51° 52' 313.34 feet along the same;

10. Thence, along the same, on a curve to the left with a radius of 62.00 feet, the chord azimuth and distance being:

42° 23' 30" 20.41 feet;

11. 32° 55' 7.93 feet along the same;

12. 122° 55' 202.07 feet along the Northerly side of Auahi Street to the point of beginning and containing an area of 80,070 square feet.

Subject, however, to Easement P-5 and more particularly described as follows:

Easement P-5

Being portion of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19. Being also portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions.

Situated at Kukuluaeo, Honolulu, Oahu, Hawaii.

Beginning at the Southwest corner of this easement, 24° 27' 40", 13.00 feet from the North corner of Lot C, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 6,037.81 feet South and 1,772.52 feet West, and running by azimuths measured clockwise from True South:

1. 204° 27' 40" 8.00 feet along the remainder of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainder of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;

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2. 294° 27' 40" 193.01 feet along the same;
3. Thence, along the same, on a curve to the right with a radius of 304.00 feet, the chord azimuth and distance being:
298° 58' 13" 47.80 feet;
4. 213° 28' 46" 5.00 feet along the same;
5. Thence, along the same, on a curve to the right with a radius of 309.00 feet, the chord azimuth and distance being:
303° 37' 55" 1.64 feet;
6. Thence, along the same, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:
350° 34' 11" 29.15 feet;
7. 127° 21' 18" 8.00 feet along the same;
8. Thence, along the same, on a curve to the left with a radius of 12.00 feet, the chord azimuth and distance being:
198° 12' 26" 7.87 feet;
9. Thence, along the same, on a curve to the left with a radius of 296.00 feet, the chord azimuth and distance being:
120° 04' 39" 57.94 feet;
10. 114° 27' 40" 193.01 feet along the same to the point of beginning and containing an area of 2,215 square feet.





Rico D. Erolin
Licensed Professional Land Surveyor
Certificate Number 9325

February 22, 2018
Honolulu, Hawaii

Tax Map Key: (1) 2-3-02: Por. 109 and Por. 110.

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Honolulu, Hawaii 96814

EXHIBIT F

METES AND BOUNDS DESCRIPTION FOR NEWLY SUBDIVIDED LOT D

Lot D

Being portion of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19. Being also portions of R.P. 5716, L.C. Aw. 10605, Ap. 7 to Kamakee Piikoi and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions.

Situated at Kukuluaeo, Honolulu, Oahu, Hawaii.

Beginning at the Southeast corner of this parcel, and on the North side of Auahi Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 6,298.40 feet South and 2,004.04 feet West, and running by azimuths measured clockwise from True South:

1. 122° 55' 152.97 feet along the Northerly side of Auahi Street;
2. Thence, along the same, on a curve to the left with a radius of 2038.00 feet, the chord azimuth and distance being:
121° 17' 42" 115.35 feet;
3. 231° 52' 708.18 feet along Lot 4-A (Map 12) of Land Court Consolidation 53;
4. 220° 17' 31.72 feet along the same;
5. 308° 46' 15" 62.00 feet along Lots J-2 and J-3 (Map 2) of Land Court Application 670, along Lot 13 of Kewalo Tract, along the remainder of R.P. 5716, L.C. Aw. 10605, Ap. 7 to Kamakee Piikoi;
6. 231° 52' 104.99 feet along Lot 13 of Kewalo Tract, along the remainder of R.P. 5716, L.C. Aw. 10605, Ap. 7 to Kamakee Piikoi;
7. 321° 52' 100.00 feet along the Southwesterly side of Queen Street;
8. 51° 52' 91.77 feet along Lot 16 of of Kewalo Tract, along the remainder of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along

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the remainders of R.P. 5716, L.C. Aw. 10605, Ap. 7 to Kamakee Piikoi and ; R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;

- 9. 114° 27' 40" 109.96 feet along the remainder of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainder of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
- 10. 24° 27' 40" 129.76 feet along the same;
- 11. 114° 27' 40" 12.27 feet along the same;
- 12. 51° 52' 71.13 feet along the same;
- 13. 24° 27' 40" 74.86 feet along the same;
- 14. 294° 27' 40" 227.10 feet along the same;
- 15. Thence, along the same, on a curve to the right with a radius of 341.00 feet, the chord azimuth and distance being:
299° 50' 06" 63.87 feet;
- 16. Thence, along the same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:
261° 16' 46" 27.75 feet;
- 17. 217° 21' 26.03 feet along the same;
- 18. Thence, along the same, on a curve to the right with a radius of 260.00 feet, the chord azimuth and distance being:
236° 36' 171.44 feet
- 19. Thence, along the same, on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being:
243° 51' 30" 20.78 feet;

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27. Thence, along the same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:
359° 36' 30" 24.48 feet;
28. 321° 52' 505.55 feet along the same;
29. Thence, along the same, on a curve to the left with a radius of 28.00 feet, the chord azimuth and distance being:
299° 04' 27.5" 21.69 feet;
30. 51° 52' 48.81 feet along the Northwest side of Kamakee Street;
31. Thence, along the remainder of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainder of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 28.00 feet, the chord azimuth and distance being:
164° 39' 32.5" 21.69 feet;
32. 141° 52' 464.25 feet along the same;
33. Thence, along the same, on a curve to the left with a radius of 309.00 feet, the chord azimuth and distance being:
139° 59' 43" 20.18 feet;
34. Thence, along the same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:
87° 44' 22" 30.81 feet;
35. 37° 21' 18" 31.32 feet along the same;
36. Thence, along the same, on a curve to the right with a radius of 62.00 feet, the chord azimuth and distance being:
44° 36' 39" 15.66 feet;
37. 51° 52' 291.62 feet along the same;

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38. Thence, along the same, on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being:
32° 34' 33.05 feet;
39. 13° 16' 5.48 feet along the same;
40. 122° 55' 42.72 feet along the North side of Auahi Street;
41. 212° 55' 7.93 feet along the remainder of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainder of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
42. Thence, along the same, on a curve to the right with a radius of 62.00 feet, the chord azimuth and distance being:
222° 23' 30" 20.41 feet;
43. 231° 52' 313.34 feet along the same;
44. Thence, along the same, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:
224° 36' 39" 7.58 feet;
45. 217° 21' 18" 35.85 feet along the same;
46. Thence, along the same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:
170° 34' 11" 29.15 feet;
47. Thence, along the same, on a curve to the left with a radius of 309.00 feet, the chord azimuth and distance being:
119° 07' .22" .50.23 feet;
48. 114° 27' 40" 193.01 feet along the same;
49. 24° 27' 40" 111.28 feet along the same;

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50. Thence, along the same, on a curve to the right with a radius of 149.50 feet, the chord azimuth and distance being:

38° 09' 50" 70.83 feet;

51. 51° 52' 186.96 feet along the same to the point of beginning and containing an area of 185,319 square feet.

Subject, however, to Easements P-6, P-7 and A-7 and more particularly described as follows:

Easement P-6

Being portion of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19. Being also portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions.

Situated at Kukuluaeo, Honolulu, Oahu, Hawaii.

Beginning at the Southeast corner of this easement, 24° 27' 40", 13.00 feet from the Southeasterly corner of Lot D, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 6,037.81 feet South and 1,772.52 feet West, and running by azimuths measured clockwise from True South:

1. 114° 27' 40" 105.95 feet along the remainder of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainder of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
2. Thence, along the same, on a curve to the right with a radius of 269.00 feet, the chord azimuth and distance being:
125° 15' 41" 100.81 feet;
3. 231° 52' 8.04 feet along the same;
4. Thence, along the same, on a curve to the left with a radius of 261.00 feet, the chord azimuth and distance being:

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- 305° 10' 19" 97.01 feet;
5. 294° 27' 40" 105.95 feet along the same;
 6. 24° 27' 40" 8.00 feet along the same to the point of beginning and containing an area of 1,615 square feet.

Easement P-7

Being portion of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19. Being also portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions.

Situated at Kukuluaeo, Honolulu, Oahu, Hawaii.

Beginning at the Northwest corner of this easement, 231° 52', 414.03 feet from the Southwest corner of Lot D, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 5,899.69 feet South and 1,905.35 feet West, and running by azimuths measured clockwise from True South:

1. Thence, along the remainder of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainder of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 211.00 feet, the chord azimuth and distance being:

304° 27' 34" 73.27 feet;
2. 294° 27' 40" 71.86 feet along the same;
3. 24° 27' 40" 8.00 feet along the same;
4. 114° 27' 40" 71.86 feet along the same;
5. Thence, along the same, on a curve to the right with a radius of 219.00 feet, the chord azimuth and distance being:

124° 35' 44" 77.07 feet;

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6. 231° 52' 8.06 feet along the same to the point of beginning and containing an area of 1,179 square feet.

Easement A-7

Being portion of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19. Being also portions of R.P. 5716, L.C. Aw. 10605, Ap. 7 to Kamakee Piikoi and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions.

Situated at Kukuluaeo, Honolulu, Oahu, Hawaii.

Beginning at the most Easterly corner of this easement, being also the most Easterly corner of Lot D and on the Northwest side of Kamakee Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 6,582.45 feet South and 1,183.94 feet West, and running by azimuths measured clockwise from True South:

1. Thence, along the remainder of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainder of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 28.00 feet, the chord azimuth and distance being:
164° 39' 32.5" 21.69 feet;
2. 141° 52' 464.25 feet along the same;
3. Thence, along the same, on a curve to the left with a radius of 309.00 feet, the chord azimuth and distance being:
139° 59' 43" 20.18 feet;
4. Thence, along the same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:
87° 44' 22" 30.81 feet;

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5. 37° 21' 18" 31.32 feet along the same;
6. Thence, along the same, on a curve to the right with a radius of 62.00 feet, the chord azimuth and distance being:
44° 36' 39" 15.66 feet;
7. 51° 52' 291.62 feet along the same;
8. Thence, along the same, on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being:
32° 34' 33.05 feet;
9. 13° 16' 5.48 feet along the same;
10. 122° 55' 42.72 feet along the North side of Auahi Street;
11. 212° 55' 7.93 feet along the remainder of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainder of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
12. Thence, along the same, on a curve to the right with a radius of 62.00 feet, the chord azimuth and distance being:
222° 23' 30" 20.41 feet;
13. 231° 52' 313.34 feet along the same;
14. Thence, along the same, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:
224° 36' 39" 7.58 feet;
15. 217° 21' 18" 35.85 feet along the same;
16. Thence, along the same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:
170° 34' 11" 29.15 feet;

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- 17. Thence, along the same, on a curve to the left with a radius of 309.00 feet, the chord azimuth and distance being:

119° 07' 22" 50.23 feet;
- 18. 114° 27' 40" 298.96 feet along the same;
- 19. Thence, along the same, on a curve to the right with a radius of 256.00 feet, the chord azimuth and distance being:

125° 06' 48" 94.64 feet;
- 20. 231° 52' 32.21 feet along Lot 4-A (Map 12) of Land Court Consolidation 53;
- 21. Thence, along the remainder of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainder of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;; on a curve to the left with a radius of 224.00 feet, the chord azimuth and distance being:

304° 40' 32" 79.45 feet;
- 22. 294° 27' 40" 298.96 feet along the same;
- 23. Thence, along the same, on a curve to the right with a radius of 341.00 feet, the chord azimuth and distance being:

299° 50' 06" 63.87 feet;
- 24. Thence, along the same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:

261° 16' 46" 27.75 feet;
- 25. 217° 21' 26.03 feet along the same;
- 26. Thence, along the same, on a curve to the right with a radius of 260.00 feet, the chord azimuth and distance being:

236° 36' 171.44 feet;

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615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

27. Thence, along the same, on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being:
- 243° 51' 30" 20.78 feet;
28. 231° 52' 7.77 feet along the same;
29. Thence, along the remainder of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainders of R.P. 5716, L.C. Aw. 10605, Ap. 7 to Kamakee Piikoi and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 28.00 feet, the chord azimuth and distance being:
- 202° 22' 05" 27.57 feet;
30. 321° 52' 37.58 feet along the Southwesterly side of Queen Street;
31. 51° 52' 31.77 feet along Lot 2 of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainders of R.P. 5716, L.C. Aw. 10605, Ap. 7 to Kamakee Piikoi and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
32. Thence, along Lot 2 of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainder of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the right with a radius of 74.00 feet, the chord azimuth and distance being:
- 63° 51' 30" 30.75 feet;
33. Thence, along the same, on a curve to the left with a radius of 236.00 feet, the chord azimuth and distance being:

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 Honolulu, Hawaii 96814

- 56° 36' 155.61 feet;
34. 37° 21' 26.95 feet along the same;
35. Thence, along the same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:
359° 36' 30" 24.48 feet;
36. 321° 52' 505.55 feet along the same;
37. Thence, along the same, on a curve to the left with a radius of 28.00 feet, the chord azimuth and distance being:
299° 04' 27.5" 21.69 feet;
38. 51° 52' 48.81 feet along the Northwest side of Kamakee Street to the point of beginning and containing an area of 53,062 square feet.



Rico D. Erolin
Licensed Professional Land Surveyor
Certificate Number 9325

February 22, 2018
Honolulu, Hawaii

Tax Map Key: (1) 2-3-02: Por. 107 thru 110

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

LAND COURT

REGULAR SYSTEM

AFTER RECORDATION, RETURN BY:



MAIL



PICKUP TO:

Victoria Ward, Limited (NTS)
1240 Ala Moana Boulevard, Suite 200
Honolulu, Hawaii 96814

Tax Map Keys: (1) 2-3-002-002, -059, -107 & -110

Total Pages: 27

AFFIDAVIT OF RICO D. EROLIN

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

RICO D. EROLIN, being first duly sworn on oath, deposes and says that:

1. I am a Licensed Professional Land Surveyor, Certificate No. 9325-LS, in the City and County of Honolulu, State of Hawaii.

2. Attached hereto as Exhibit A is a true and correct copy of the letter from the Director of the Department of Planning and Permitting of the City and County of Honolulu dated July 10, 2020, granting final approval of the subdivision map ("**Map**") for the consolidation and resubdivision of Lot D-1 of DPP File No. 2018/SUB-95, Lots 3 and 4-A (Deregistered) as shown on Maps 8 and 12 of Land Court Consolidation 53, and Lots J-1, J-2, and J-3 (Deregistered) of Land Court Application 670, as shown on DPP File No. 2008/SUB-58, into four lots: Lot D-2 of 155,716 square feet, Lot E of 119,437 square feet, Lot F of 153,171 square feet, and Lot G (future roadway lot) of 12,306 square feet; the designation of Easements A-8, B, P-9 and P-10; and the cancellation of Easements P-6 as shown on DPP File No. 2017/SUB-40, and P-8 as shown on DPP File No. 2018/SUB-95.

3. Attached hereto as Exhibit B is a true and correct reduced copy of the approved Map depicting the consolidation and resubdivision described in Paragraph 2, above.

4. Attached hereto as Exhibit C is a true and correct copy of the metes and bounds description for newly-subdivided **LOT D-2**, and said metes and bounds description for said **LOT D-2** conforms to the accompanying Map attached hereto as Exhibit B and is accurate and correct to the best of my knowledge.

5. Attached hereto as Exhibit D is a true and correct copy of the metes and bounds description for newly-subdivided **LOT E**, and said metes and bounds description for said **LOT E** conforms to the accompanying Map attached hereto as Exhibit B and is accurate and correct to the best of my knowledge.

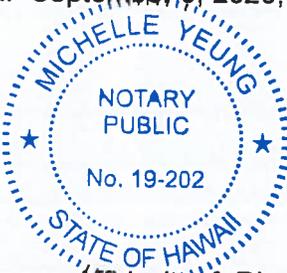
6. Attached hereto as Exhibit E is a true and correct copy of the metes and bounds description for newly-subdivided **LOT F**, and said metes and bounds description for said **LOT F** conforms to the accompanying Map attached hereto as Exhibit B and is accurate and correct to the best of my knowledge.

7. Attached hereto as Exhibit F is a true and correct copy of the metes and bounds description for newly-subdivided **LOT G**, and said metes and bounds description for said **LOT G** conforms to the accompanying Map attached hereto as Exhibit B and is accurate and correct to the best of my knowledge.

8. This Affidavit is made in accordance with Hawaii Revised Statutes, Section 502-17(d).

Further your Affiant sayeth naught.

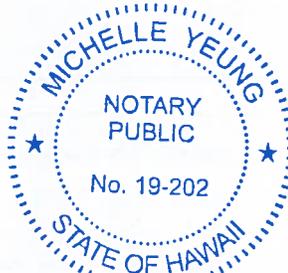
Dated: September 9, 2020, at Honolulu, Hawaii.



[Handwritten signature]

RICO D. EROLIN
Licensed Professional Land Surveyor
Certificate No. 9325-LS

This 27 -page Affidavit of Rico D. Erolin dated September 9, 2020, was subscribed and sworn to before me this 10th day of SEPTEMBER, 2020.



[Handwritten signature]

Print Name: MICHELLE YEUNG
My commission expires: 5/12/23

[Handwritten signature]
MICHELLE YEUNG
MY COMMISSION EXPIRES 5/12/23

EXHIBIT "A"

DEPARTMENT OF PLANNING AND PERMITTING CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET * HONOLULU, HAWAII 96813

Phone: (808) 768-8000 * Fax: (808) 768-4950

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR
TIMOTHY F. T. HIU
DEPUTY DIRECTOR
EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

File Number	:	2019/SUB-109
Project	:	SUB / Kakaako - Ward Ave. & Auahi St. / TMK: 2-3-002: 002, 059, por 107
Location	:	333 Ward Ave Honolulu / Downtown 96814
Tax Map Key	:	2-3-002:002 (various)
Owner	:	VICTORIA WARD LIMITED
Surveyor	:	ControlPoint Surveying, Inc.
Agent	:	ControlPoint Surveying, Inc.

Description of the Proposal: Consolidation and resubdivision of Lot D-1 of DPP File No. 2018/SUB-95, Lots 3 and 4-A (Deregistered) as shown on Maps 8 and 12 of Land Court Consolidation 53, and Lots J-1, J-2, and J-3 (Deregistered) of Land Court Application 670, as shown on DPP File No. 2008/SUB-58, into four lots: Lot D-2 of 155,716 square feet, Lot E of 119,437 square feet, Lot F of 153,171 square feet, and Lot G (future roadway lot) of 12,306 square feet; the designation of Easements A-8, B, P-9 and P-10; and the cancellation of Easements P-6 as shown on DPP File No. 2017/SUB-40, and P-8 as shown on DPP File No. 2018/SUB-95.

Approval was granted to the proposal.

Copies of the final survey map with the stamp of approval are enclosed.

THIS COPY IS NOTIFICATION OF THE ACTION TAKEN AND THE DATE IT WAS SIGNED.

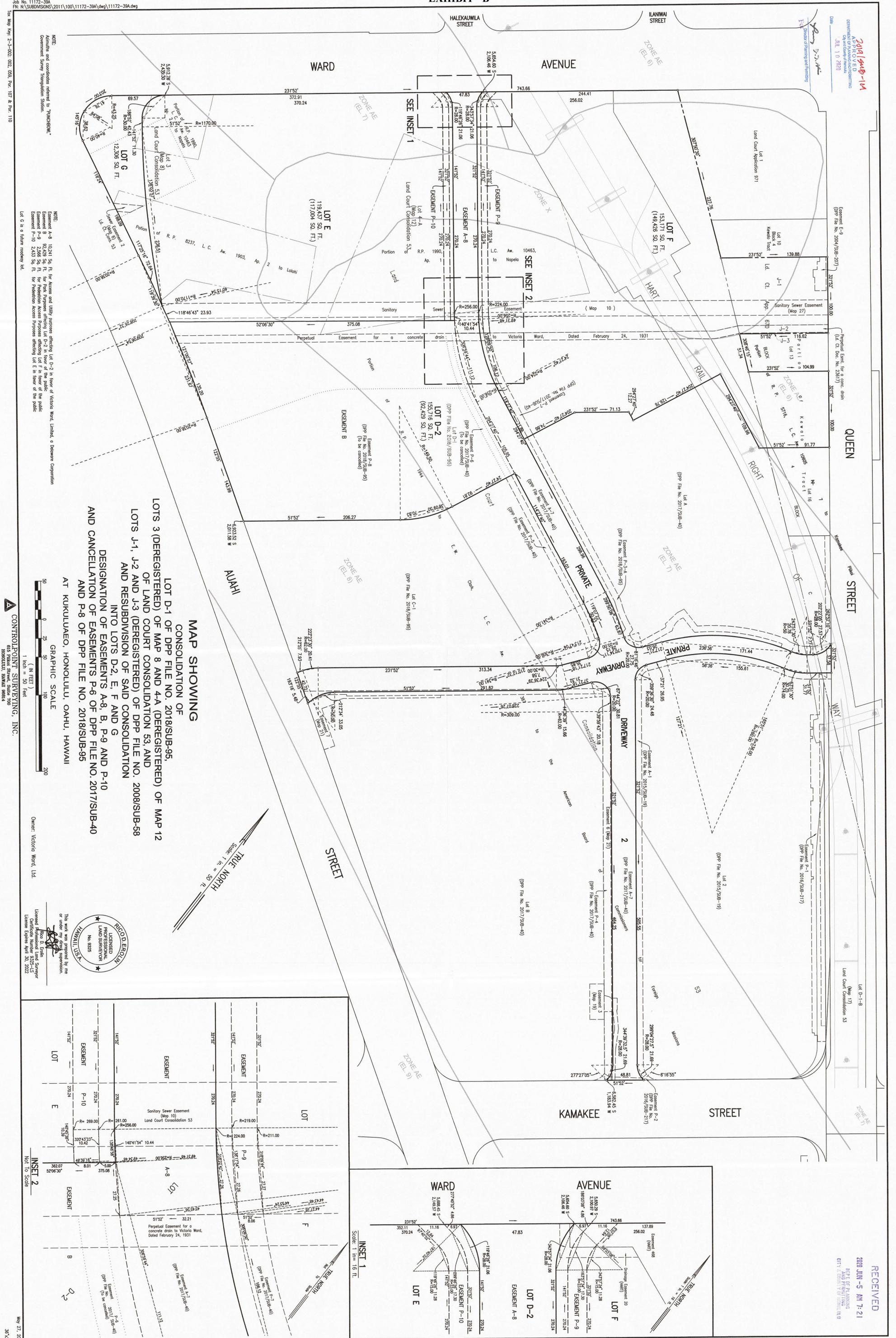
  ACTING DIRECTOR July 10, 2020
SIGNATURE TITLE DATE

This action does not constitute approval of any other required permits, such as building or sign permits. Should you have any questions, please call the Subdivision Branch at 768-8100 or 768-8101.

END OF EXHIBIT "A"

2018 1548-154
APPROVED
DEPARTMENT OF PLANNING AND PERMITTING
On a Conditional Use
JUL 10 2020

RECEIVED
2020 JUN -5 AM 7:21
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU, HI

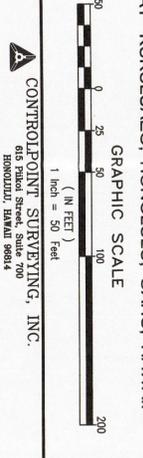


MAP SHOWING
CONSOLIDATION OF
LOT D-1 OF DPP FILE NO. 2018/SUB-95,
LOTS 3 (DEREGISTERED) OF MAP 12
OF LAND COURT CONSOLIDATION 53, AND
LOTS J-1, J-2 AND J-3 (DEREGISTERED) OF DPP FILE NO. 2008/SUB-58
AND RESUBDIVISION OF SAID CONSOLIDATION
INTO LOTS D-2, E, F AND G
DESIGNATION OF EASEMENTS A-8, B, P-9 AND P-10
AND CANCELLATION OF EASEMENTS P-6 OF DPP FILE NO. 2017/SUB-40
AND P-8 OF DPP FILE NO. 2018/SUB-95
AT KUKULUAEO, HONOLULU, OAHU, HAWAII

NOTE:
Ammunite and coordinates referred to "POINT BROWN"
Government Survey Triangulation Station.

NOTE:
Easement A-8 10,241 Sq. Ft. for Access and Utility purposes affecting Lot D-2 in favor of Victoria Ward, Limited, a Delaware Corporation
Easement A-9 2,568 Sq. Ft. for Access and Utility purposes affecting Lot D-2 in favor of the public
Easement P-9 2,568 Sq. Ft. for Pedestrian Access purposes affecting Lot F in favor of the public
Easement P-10 2,433 Sq. Ft. for Pedestrian Access purposes affecting Lot E in favor of the public

Lot G is a future roadway lot.



CONTROL POINT SURVEYING, INC.
1 inch = 50 Feet
Scale: 1 in. = 50 ft.
Owner: Victoria Ward, Ltd.
Licensed Professional Land Surveyor
No. 8035
This work was prepared by me or under my direct supervision.
Rico D. Eskin
Professional Land Surveyor
License Expires April 30, 2022

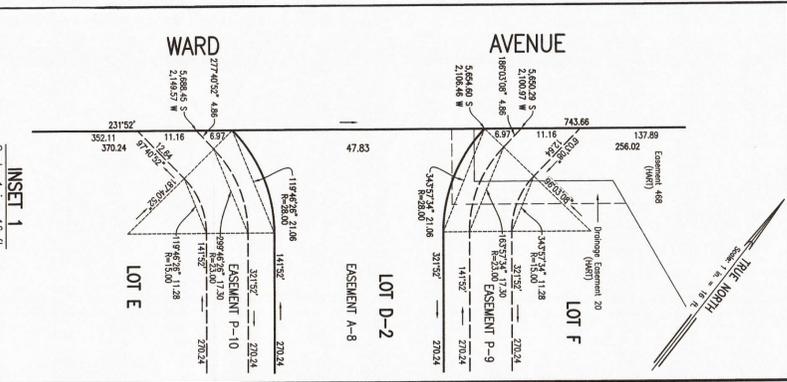
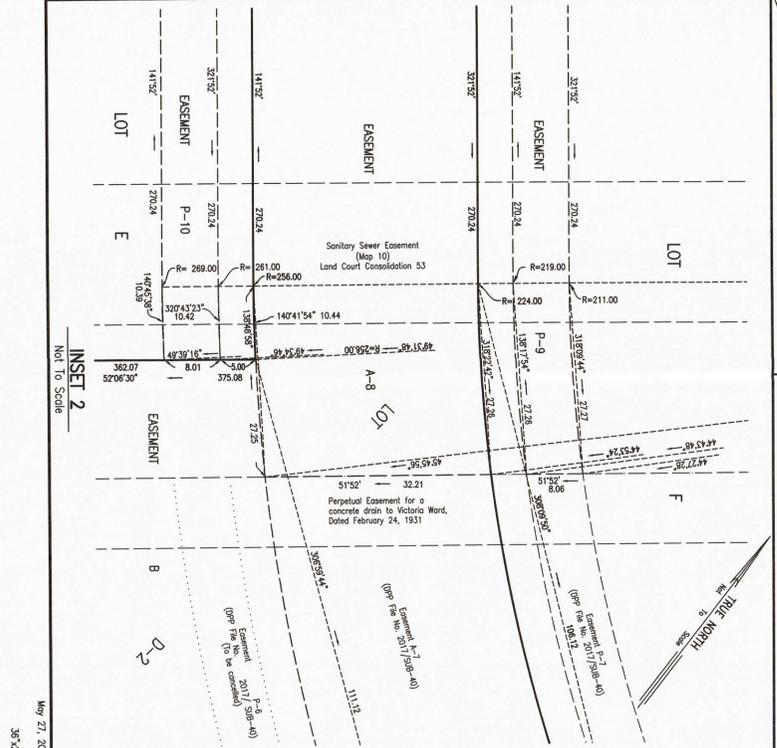


EXHIBIT "C"

Lot D-2

Being portion of Consolidation of Lot D-1, as shown on DPP File No. 2018/SUB-95. Lots 3 (Deregistered) of Map 8 and 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, and Lots J-1, J-2 and J-3 (Deregistered) of DPP File No. 2008/SUB-58 Being also portions of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela.

Situated at Kukuluaeo, Honolulu, Oahu, Hawaii.

Beginning at the Southeast corner of this parcel, and on the Northwest side of Kamakee Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 6,582.45 feet South and 1,183.94 feet West, and running by azimuths measured clockwise from True South:

1. Along Lot B, as shown on DPP File No. 2017/SUB-40, and along the remainder of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 28.00 feet, the chord azimuth and distance being:

164° 39' 32.5" 21.69 feet;
2. 141° 52' 464.25 feet along same;
3. Thence, along same, on a curve to the left with a radius of 309.00 feet, the chord azimuth and distance being:

139° 59' 43" 20.18 feet;
4. Thence, along same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:

87° 44' 22" 30.81 feet;
5. 37° 21' 18" 31.32 feet along same;

6. Thence, along same, on a curve to the right with a radius of 62.00 feet, the chord azimuth and distance being:
44° 36' 39" 15.66 feet;
7. 51° 52' 291.62 feet along same;
8. Thence, along same, on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being:
32° 34' 33.05 feet;
9. 13° 16' 5.48 feet along same;
10. 122° 55' 42.72 feet along the North side of Auahi Street;
11. 212° 55' 7.93 feet along Lot C-1, as shown on DPP File No. 2018/SUB-95, along the remainder of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
12. Thence, along same, on a curve to the right with a radius of 62.00 feet, the chord azimuth and distance being:
222° 23' 30" 20.41 feet;
13. 231° 52' 313.34 feet along same;
14. Thence, along same, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:
224° 36' 39" 7.58 feet;
15. 217° 21' 18" 35.85 feet along same;
16. Thence, along same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:
170° 34' 11" 29.15 feet;
17. Thence, along same, on a curve to the left with a radius of 309.00 feet, the chord azimuth and distance being:
119° 07' 22" 50.23 feet;

28. 231° 52' 47.83 feet along Southerly side of Ward Avenue;
29. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Mission, on a curve to the left with a radius of 28.00 feet, the chord azimuth and distance being:
343° 57' 34" 21.06 feet;
30. 321° 52' 270.24 feet along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portions of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Mission and R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela;
31. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and Lot D-1 as shown on DPP File No. 2018/SUB-95, and portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 224.00 feet, the chord azimuth and distance being:
308° 09' 50" 106.12 feet;
32. 294° 27' 40" 298.96 feet along the remainders of Lot D-1 as shown on DPP File No. 2018/SUB-95 and Lot A as shown on DPP File No. 2017/SUB-40, and portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;

33. Thence, along Lot A as shown on DPP File No. 2017/SUB-40, on a curve to the right with a radius of 341.00 feet, the chord azimuth and distance being:
299° 50' 06" 63.87 feet;
34. Thence, along same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:
261° 16' 46" 27.75 feet;
35. 217° 21' 26.03 feet along same;
36. Thence, along same, on a curve to the right with a radius of 260.00 feet, the chord azimuth and distance being:
236° 36' 171.44 feet
37. Thence, along same, on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being:
243° 51' 30" 20.78 feet;
38. 231° 52' 7.77 feet along same;
39. Thence, along Lot A, as shown on DPP File No. 2017/SUB-40, along the remainders of portions of R.P. 5716, L.C. Aw. 10605, Ap. 7 to Kamakee Piikoi and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 28.00 feet, the chord azimuth and distance being:
202° 22' 05" 27.57 feet;
40. 321° 52' 37.58 feet along the Southwest side of Queen Street;

41. 51° 52' 31.77 feet along Lot 2 as shown on DPP File No. 2015/SUB-19, along the remainders of R.P. 5716, L.C. Aw. 10605, Ap. 7 to Kamakee Piikoi and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
42. Thence, along Lot 2 as shown on DPP File No. 2015/SUB-19, along the remainder of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the right with a radius of 74.00 feet, the chord azimuth and distance being:
63° 51' 30" 30.75 feet;
43. Thence, along same, on a curve to the left with a radius of 236.00 feet, the chord azimuth and distance being:
56° 36' 155.61 feet;
44. 37° 21' 26.95 feet along same;
45. Thence, along same, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:
359° 36' 30" 24.48 feet;
46. 321° 52' 505.55 feet along same;
47. Thence, along same, on a curve to the left with a radius of 28.00 feet, the chord azimuth and distance being:
299° 04' 27.5" 21.69 feet;
48. 51° 52' 48.81 feet along the Northwest side of Kamakee Street to the point of beginning and containing an area of 155,716 square feet.

Subject, however, to HART Rail Right-of-Way and Drainage Easement 20, Perpetual Easement for a concrete drain to Victoria Ward dated February 24, 1931, Sanitary Sewer Easement as shown on Map 10 of Land Court Consolidation 53, Easement A-7 as shown on shown on DPP File No. 2017/SUB-40, Easements D-1, D-2, D-3 and D-4 as shown on DPP File No. 2020/SUB-89, and Easements A-8 and B, more particularly described as follows:

Easement A-8

(For Access and Utility Purposes in Favor of Victoria Ward)

Being portion of Consolidation of Lot D-1 as shown on DPP File No. 2018/SUB-95 Lots 3 (Deregistered) of Map 8 and 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and Lots J-1, J-2 and J-3 (Deregistered) of DPP File No. 2008/SUB-58. Being also portions of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P 1990, L.C. Aw. 10463, Apana 1 to Napela.

Situated at Kukuluaeo, Honolulu, Oahu, Hawaii.

Beginning at the Northwest corner of this parcel, and on the Southerly side of Ward Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 5,654.60 feet South and 2,106.46 feet West, and running by azimuths measured clockwise from True South:

1. Along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, and portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 28.00 feet, the chord azimuth and distance being:

343° 57' 34" 21.06 feet;

2. 321° 52' 270.24 feet along the remainders of Lot 4-A (Deregistered) of Map 12 of Land

Court Consolidation 53 and portions of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela;

3. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and Lot D-1 as shown on DPP File No. 2018/SUB-95, on a curve to the left with a radius of 224.00 feet, the chord azimuth and distance being:

318° 22' 42" 27.26 feet;

4. 51° 52' 32.21 feet along Lot D-1 as shown on DPP File No. 2018/SUB-95;

5. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, and portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 256.00 feet, the chord azimuth and distance being;

138° 48' 58" 27.25 feet;

6. 141° 52' 270.24 feet along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portions of R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;

7. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 28.00 feet, the chord azimuth and distance being;

119° 46' 26" 21.06 feet;

8. 231° 52' 47.83 feet along Southerly side of Ward Avenue to the point of beginning and containing an area of 10,241 square feet.

Easement B
(For Park Purposes in Favor of the Public)

Being portion of Consolidation of Lot D-1 as shown on DPP File No. 2018/SUB-95 Lots 3 (Deregistered) of Map 8 and 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and Lots J-1, J-2 and J-3 (Deregistered) of DPP File No. 2008/SUB-58. Being also portions of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P 1990, L.C. Aw. 10463, Apana 1 to Napela.

Situated at Kukuluaeo, Honolulu, Oahu, Hawaii.

Beginning at the Northwest corner of this parcel, and on the Southerly side of Ward Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 6,923.52 feet South and 2,011.58 feet West, and running by azimuths measured clockwise from True South:

1. 122° 55' 143.99 feet along the North side of Auahi Street;

2. Thence, along same, on a curve to the left with a radius of 2038.00 feet, the chord azimuth and distance being:

121° 00' 57" 135.20 feet;

3. 232° 06' 30" 375.08 feet along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portions of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela;
4. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and Lot D-1 as shown on DPP File No. 2018/SUB-95 on a curve to the left with a radius of 256.00 feet, the chord azimuth and distance being:
306° 59' 44" 111.12 feet;
5. 294° 27' 40" 105.95 feet along the remainder Lot D-1 as shown on DPP File No. 2018/SUB-95;
6. 24° 27' 40" 92.81 feet along Lot C-1 as shown on DPP File No. 2018/SUB-95;
7. Thence, along same, on a curve to the right with a radius of 149.50 feet, the chord azimuth and distance being:
38° 09' 50" 70.83 feet;
8. 51° 52' 206.27 feet along Lot C-1 as shown on DPP File No. 2018/SUB-95 to the point of beginning and containing an area of 92,429 square feet;

August 19, 2020
Honolulu, Hawaii




Rico D. Erolin
Licensed Professional Land Surveyor
Certificate Number 9325

Tax Map Key: (1) 2-3-02: 002, 059, por. 107 & por. 110

EXHIBIT "D"

Lot E

Being portion of Consolidation of Lot D-1, as shown on DPP File No. 2018/SUB-95. Lots 3 (Deregistered) of Map 8 and 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, and Lots J-1, J-2 and J-3 (Deregistered) of DPP File No. 2008/SUB-58. Being also portions of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, R.P. 1990, L.C. Aw. 10463, Apana 1 and 2 to Napela and R.P. 8237, L.C. Aw. 1903, Apana 2 to Lolohi.

Situated at Kukuluaeo, Honolulu, Oahu, Hawaii.

Beginning at the Northwest corner of this parcel, and on the Southerly side of Ward Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 5,912.76 feet South and 2,435.30 feet West, and running by azimuths measured clockwise from True South:

1. 231° 52' 370.24 feet along Southerly side of Ward Avenue;
2. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portion of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the right with a radius of 28.00 feet, the chord azimuth and distance being:

299° 46' 26" 21.06 feet;
3. 321° 52' 270.24 feet along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, and portions of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela;

4. Thence, along same, on a curve to the left with a radius of 256.00 feet, the chord azimuth and distance being:

320° 41' 54" 10.44 feet;
5. 52° 06' 30" 375.08 feet along same;
6. Thence, along the North side of Auahi Street, on a curve to the left with a radius of 2038.00 feet, the chord azimuth and distance being:

118° 46' 43" 23.93 feet;
7. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 and Lot 3 (Deregistered) of Map 8 of Land Court Consolidation 53, along the remainders of portions of R.P. 8237, L.C. Aw. 1903, Apana 2 to Lolohi, R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, and R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela, on a curve to the left with a radius of 1170.00 feet, the chord azimuth and distance being:

136° 03' 57" 236.51 feet;
8. 141° 52' 11.30 feet along remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, portions of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela;

9. Thence, along same, on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:

186° 52' 42.43 feet;

to the point of beginning and containing an area of 119,437 square feet.

Subject, however, to Sanitary Sewer Easement as shown on Map 10 of Land Court Consolidation 53, and Easement P-10, more particularly described as follows:

Easement P-10

(For Pedestrian Access Purposes in Favor of the Public)

Being portion of Consolidation of Lot D-1 as shown on DPP File No. 2018/SUB-95 Lots 3 (Deregistered) of Map 8 and 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and Lots J-1, J-2 and J-3 (Deregistered) of DPP File No. 2008/SUB-58. Being also portions of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P 1990, L.C. Aw. 10463, Apana 1 to Napela.

Situated at Kukuluaeo, Honolulu, Oahu, Hawaii.

Beginning at the Northeast corner of this parcel, and on the Southerly side of Ward Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 5,688.45 feet South and 2,149.57 feet West, and running by azimuths measured clockwise from True South:

1. 277° 40' 52" 4.86 feet along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portion of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions ;

2. Thence, along same on a curve to the right with a radius of 23.00 feet, the chord azimuth and distance being:

299° 46' 26" 17.30 feet;
3. 321° 52' 270.24 feet along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, and portions of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela;
4. Thence, along same on a curve to the left with a radius of 261.00 feet, the chord azimuth and distance being:

320° 43' 23" 10.42 feet;
5. 52° 06' 30" 8.01 feet along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
6. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portions of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela, on a curve to the right with a radius of 269.00 feet, the chord azimuth and distance being:

140° 45' 38" 10.39 feet;
7. 141° 52' 270.24 feet along same;

8. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation and portion of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the left with a radius of 15.00 feet, the chord azimuth and distance being:

119° 46' 26" 11.28 feet;

9. 97° 40' 52" 12.64 feet along same to the point of beginning and containing an area of 2,433 square feet.

August 19, 2020
Honolulu, Hawaii




Rico D. Erolin
Licensed Professional Land Surveyor
Certificate Number 9325

Tax Map Key: (1) 2-3-02: 002, 059, por. 107 & por. 110

EXHIBIT "E"

Lot F

Being portion of Consolidation of Lot D-1, as shown on DPP File No. 2018/SUB-95. Lots 3 (Deregistered) of Map 8 and 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, and Lots J-1, J-2 and J-3 (Deregistered) of DPP File No. 2008/SUB-58. Being also portions of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela.

Situated at Kukuluaeo, Honolulu, Oahu, Hawaii.

Beginning at the Northwest corner of this parcel, and on the Southerly side of Ward Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 5,654.60 feet South and 2,106.46 feet West, and running by azimuths measured clockwise from True South:

- | | | | |
|----|--------------|-------------|--|
| 1. | 231° 52' | 256.02 feet | along Southerly side of Ward Avenue; |
| 2. | 307° 50' 30" | 227.76 feet | along Lot 1 of Land Court Application 971 and Lot 10, Block 4, of Kewalo Tract; |
| 3. | 231° 52' | 139.88 feet | along Lot 10, Block 4, of Kewalo Tract; |
| 4. | 321° 52' | 100.00 feet | along Southwest side of Queen Street; |
| 5. | 51° 52' | 116.62 feet | along Lot 13, Block 4, of Kewalo Tract, a portion of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi; |
| 6. | 308° 46' 15" | 51.54 feet | along same; |
| 7. | 231° 52' | 104.99 feet | along same; |
| 8. | 321° 52' | 100.00 feet | along Southwest side of Queen Street; |

9. 51° 52' 91.77 feet along Lot 16, Block 4, of Kewalo Tract, a portion of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, and along Lot A as shown on DPP File No. 20174/SUB-40;
10. 204° 27' 40" 109.96 feet along Lot A as shown on DPP File No. 20174/SUB-40;
11. 24° 27' 40" 129.76 feet along same;
12. 204° 27' 40" 12.27 feet along same;
13. 231° 52' 71.13 feet along same;
14. 24° 27' 40" 74.86 feet along same;
15. 114° 27' 40" 71.86 feet along the remainder of Lot D-1 as shown on DPP File No. 2018/SUB-95;
16. Thence, along the remainders of Lots D-1 as shown on DPP File No. 2018/SUB-95 and 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, on a curve to the right with a radius of 224.00 feet, the chord azimuth and distance being:
128° 09' 50" 106.12 feet;
17. 141° 52' 270.24 feet along remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portions of R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;

18. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the right with a radius of 28.00 feet, the chord azimuth and distance being:

343° 57' 34" 21.06 feet;

to the point of beginning and containing an area of 153,171 square feet.

Subject, however, to HART Rail Right-of-Way and Drainage Easement 20, Perpetual Easement for a concrete drain to Victoria Ward dated February 24, 1931, Sanitary Sewer Easement as shown on Map 10 of Land Court Consolidation 53, and Easement P-9, more particularly described as follows:

Easement P-9

(For Pedestrian Access Purposes in Favor of the Public)

Being portion of Consolidation of Lot D-1 as shown on DPP File No. 2018/SUB-95 Lots 3 (Deregistered) of Map 8 and 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and Lots J-1, J-2 and J-3 (Deregistered) of DPP File No. 2008/SUB-58. Being also portions of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P 1990, L.C. Aw. 10463, Apana 1 to Napela.

Situated at Kukuluaeo, Honolulu, Oahu, Hawaii.

Beginning at the Northeast corner of this parcel, and on the Southerly side of Ward Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 5,650.29 feet South and 2,100.97 feet West, and running by azimuths measured clockwise from True South:

1. 231° 52' 11.16 feet along Southerly side of Ward Avenue;

2. 06° 03' 08" 12.64 feet along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;

3. Thence, along same on a curve to the left with a radius of 15.00 feet, the chord azimuth and distance being:

343° 57' 34" 11.28 feet;

4. 321° 52' 270.24 feet along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portions of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela;

5. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and Lot D-1 as shown on DPP File No. 2018/SUB-95, on a curve to the left with a radius of 211.00 feet, the chord azimuth and distance being:

318° 09' 44" 27.27 feet;

6. 51° 52' 8.06 feet along the remainder of Lot D-1 as shown on DPP File No. 2018/SUB-95;

7. Thence, along same on a curve to the right with a radius of 219.00 feet, the chord azimuth and distance being:

138° 17' 54" 27.26 feet;

8. 141° 52' 270.24 feet along the remainders of Lot D-1 as shown on DPP File No. 2018/SUB-95, Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portions of R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
9. Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the right with a radius of 23.00 feet, the chord azimuth and distance being:
163° 57' 34" 17.30 feet;
10. 186° 03' 08" 4.86 feet along same to the point of beginning and containing an area of 2,566 square feet.

August 19, 2020
Honolulu, Hawaii




Rico D. Erolin
Licensed Professional Land Surveyor
Certificate Number 9325

Tax Map Key: (1) 2-3-02: 002, 059, por. 107 & por. 110

3. Thence, along remainders of Lots 3 of Map 8 and 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, along remainders of portions of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, R.P. 1990, L.C. Aw. 10463, Apana 2 to Napela and R.P. 8237, L.C. Aw. 1903, Apana 2 to Lolohi, on a curve to the left with a radius of 1170.00 feet, the chord azimuth and distance being:

316° 03' 57" 236.51 feet;
4. Thence, along North side of Auahi Street on a curve to the left with a radius of 2038.00 feet, the chord azimuth and distance being:

117° 25' 16" 72.64 feet;
5. 116° 24' 168.09 feet along same;
6. Thence, along the East corner of Auahi Street and Ward Avenue on a curve to the right with a radius of 40.00 feet, the chord azimuth and distance being:

145° 16' 38.62 feet;
7. Thence, along same on a curve to the right with a radius of 43.25 feet, the chord azimuth and distance being:

203° 00' 41.76 feet;
8. 231° 52' 69.57 feet along Southerly side of Ward Avenue to the point of beginning and containing an area of 12,306 square feet.

Subject, however, to Sewer Easement 2 as shown on Map 8 of Land Court Consolidation 53.

August 19, 2020
Honolulu, Hawaii





Rico D. Erolin
Licensed Professional Land Surveyor
Certificate Number 9325

Tax Map Key: (1) 2-3-02: 002, 059, por. 107 & por. 110

EXHIBIT F

**Description of Lot F-3 Cultural Preserve (KAK 23-027 (Mahana Ward Village) at Exhibit
3) Pursuant to Section 2.2**

Lot F-3

Being a portion of Lot F as shown on DPP File No.2019/SUB-109. Being also portions of Royal Patent 1944 to E. W. Clark on Land Commission Award 387 to the American Board of Commissioners for Foreign Missions, and Royal Patent 5716, Land Commission Award 10605, Apana 7 No. 1 to Kamakee Piikoi.

Situated at Kukuluaeo, Honolulu, Oahu, Hawaii.

Beginning at the Northeast corner of this parcel, on the South side of Queen Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 5,746.51 feet South and 1,460.81 feet West, and running by azimuths measured clockwise from true South:

- | | | | |
|----|--------------|-------------|--|
| 1. | 51° 52' | 91.77 feet | along Lot 6, Block 4, Kewalo Tract, along Lot A as shown on DPP File No.2017/SUB-40; |
| 2. | 114° 27' 40" | 109.96 feet | along Lot A as shown on DPP File No.2017/SUB-40; |
| 3. | 228° 13' 25" | 37.47 feet | along the remainder of Lot F as shown on DPP File No.2019/SUB-109; |
| 4. | 231° 52' | 104.99 feet | along Lot 13, Block 4, Kewalo Tract; |
| 5. | 232° 06' 30" | 100.00 feet | along the South side of Queen Street to the point of beginning and containing an area of 11,723 square feet. |

August 13, 2024
Honolulu, Hawaii




Rico D. Erolin
Licensed Professional Land Surveyor
Certificate Number 9325

Tax Map Key: (1) 2-3-002: 116 (Por.)

EXHIBIT G

**Accounting of the Reserved Housing for the Ward MP as of the Effective Date (the
“Reserved Housing Accounting”) Pursuant to Section 3.1**

TABLE 4

Reserved Housing		
Project	Residential Units	Reserved Housing Units Provided
<i>KAK 13-036 [LB2-P1] Waiea [Note 1]</i>	177	0
<i>KAK 13-037 [LB3-P1] Anaha</i>	318	0
<i>KAK 13-038 [LB5-P1] Ke Kilohana</i>	424	375
<i>KAK 14-074 [LB1-P2] Ae'o</i>	466	0
<i>KAK 16-075 [LB1-P3] 'A'ali'i</i>	751	150
<i>KAK 18-038 [LB1-P4] Kō'ula [Note 2]</i>	570	0
<i>KAK 19-069 [LB2-P3] Victoria Place</i>	350	0
<i>KAK 21-001 [LB5-P2] Ulana Ward Village</i>	697	697
<i>KAK 21-002 [LB1-P5] Park Ward Village</i>	546	0
<i>KAK 22-024 [LB2-P4] Kalae</i>	330	0
<i>KAK 23-001 [LB5-P3] The Launiu</i>	486	0
<i>KAK 23-027 [LB1-P6] Mahana</i>	340	0
<i>KAK 23-037 [LB4-P1] Melia</i>	242	0
<i>KAK 23-038 [LB4-P2] Ilima</i>	<u>148</u>	<u>0</u>
Total Residential Units	5845	1222
Reserved Housing Units Required (20%)		1169
Reserved Housing Units Balance - exceeding requirements		53

Note 1: The Waiea Planned Development Permit was issued for 177 Units, which is used as the basis for the associated Reserved Housing requirement. Note however, that due to post Development Permit unit combinations by buyers, the final built condition is 174 Units.

Note 2: The KOULA Planned Development Permit was issued for 570 Units, however, the unit count has been reduced to 566 Units in the 1/31/2020 Building Permit plan set.

EXHIBIT H

**Accounting of Industrial Floor Area for the Ward MP as of the Effective Date (the
“Industrial Floor Area Accounting”) Pursuant to Section 4.1**

VWL - Ward Master Plan - Industrial Use Report for 2023

WARD VILLAGE 2023 INDUSTRIAL USE - SUMMARY

Industrial Uses per §15-22-32	HCDA Building Floor Area [SF]		
	Block G	Block P	Total
Repair Service	0	0	0
Wholesale Supplies/Dist.	11,671	2,251	13,922
Warehouse	0	0	0
Public Utility Storage/Support	5,923	0	5,923
Manufacturing	3,246	0	3,246
Manufacturing Services/Warehousing	97,014	3,120	100,134
Laundry/Laundry Service and Cleaning/Dyeing	14,047	0	14,047
Vocational/Tech/Trade School	3,922	0	3,922
Radio/TV Broadcasting	0	0	0
Motion Picture Recording	0	0	0
Freight Movers and Canteen Svcs	390	0	390
Funeral Services	0	0	0
Passenger Transportation Terminal	0	0	0
Printing/Lithographing/Publishing	0	0	0
Lumber and Bldg Material Storage	0	0	0
Miscellaneous Services	15,787	0	15,787
Wholesaler without Stock	0	0	0
Veterinary Establishment/Kennel	672	0	672
Aluminum Cans Collection	0	0	0
Pest Control Services	0	0	0
Automobile Service Station/Car Wash	0	0	0
Personal Services Establishment	7,090	0	7,090
Industrial Uses	159,762	5,371	165,133
Not Industrial Use	65,563	12,024	77,588
Vacant	54,755	0	54,755
TOTAL	280,080	17,395	297,476

EXHIBIT I

Ward Commercial Properties Pursuant to Section 7.14.

EXHIBIT I: WARD COMMERCIAL PROPERTIES

TMK(s)	Tax Address(es)	Property Name	Ownership
230050300000	1160 Auahi Street-Pier1/Nordstrom	Auahi Shops	Auahi Shops, LLC
230050310000	1170 Auahi Street-TJ Maxx	Ward Village Shops	Ward Village Shops, LLC
230050290000	1170 Auahi Street-Garage	Ward Village Shops	Ward Village Shops, LLC
230050060000	1200 Ala Moana Blvd	Ward Centre	Ward Centre Properties: Victoria Ward, Limited and Block D Ward Village, LLC and Block E Ward Village, LLC and HHC WV Block E Member, LLC
230021110000	Ward Entertainment Center	Ward Entertainment Center	Ward Entertainment Center, LLC
230050040000	1240 Ala Moana Blvd	IBM Building	1240 Ala Moana, LLC
210520220000	Halekauwila St	Roadway (Halekauwila St)	Block G Ward Village, LLC
230030650000	952 Kawaiahao St	F-45 Parking, Block P-2	Block G Ward Village, LLC
230030930000	955 Waimanu St	F-45, Block P-2	Block G Ward Village, LLC
210490630000	610 Ward Ave	Zimmer & Fiddlers Building	Block G Ward Village, LLC
210520110000	509 Ahui Street	834 Pohukaina - HBM (License)	Block G Ward Village, LLC
210520120000	323 Kamani Street	307 Kamani - Fishcake (includes portion of Auahi St Realignment project)	Block G Ward Village, LLC
210520160000	534 Koula Street	MNS, Ltd.	Block G Ward Village, LLC
210520170000	506 Ahui Street	506 Ahui - Otis Warehouse	Block G Ward Village, LLC
210520240000	331 Kamani Street	Kamani Building - Marie Louise, Honolulu Florist, Saint-Gobain Solar Gard, etc.	Block G Ward Village, LLC
210520270000	901 Halekauwila St	Hawaiian Dredging	Block G Ward Village, LLC
210520310000	306/310 Kamani St	306 Kamani - Events Int'l	Block G Ward Village, LLC
210520320000	838 Pohukaina Street	Pohukaina Court - Weinstein	Block G Ward Village, LLC
210520330000	517 Ahui Street	Ahui Bldgs-517 Ahui Street - Diede	Block G Ward Village, LLC
210520340000	537 Ahui Street	Ahui Bldgs-537 Ahui Street - Rainbow Bees	Block G Ward Village, LLC
210520350000	549 Ahui Street	837 Halekauwila St - Pacific Electric Sales	Block G Ward Village, LLC
210520360000	855 Halekauwila St	863/849 Halekauwila Street - Action Rehab / Otis	Block G Ward Village, LLC
210520380000	330 Kamani Street	Howzit Brewing	Block G Ward Village, LLC
210520390000	324 Kamani Street	324 Kamani St - Namba	Block G Ward Village, LLC
210520400000	318 Kamani Street	318 Kamani St - Quiksilver	Block G Ward Village, LLC
210520420000	518 Ahui Street	Jay Kadowaki/Parking Lot	Block G Ward Village, LLC
210520430000	532 Ahui Street	HHC / OPS MAINT STORAGE / Coral Pacific (OMG)	Block G Ward Village, LLC
210520450000	801 Halekauwila Street	801 Halekauwila Street - OPS MAINT SHOP	Block G Ward Village, LLC
210520460000	544 Ahui Street	Halekauwila Building - Waiatae Plumbing	Block G Ward Village, LLC
210520510000	531 Ahui Street	Ahui Bldgs-531 Ahui Street - Hon Baking	Block G Ward Village, LLC
210520520000	523 Ahui Street	Ahui Bldgs-523 Ahui Street - Hon Baking	Block G Ward Village, LLC
210520530000	849 Halekauwila St	863/849 Halekauwila: Hawn Lei	Block G Ward Village, LLC
210520200000	320 Ward Ave	Ward Court Dev.-320 Ward	Block G Ward Village, LLC
210520280000	919 Halekauwila St	Ward Court Dev.-350 Ward	Block G Ward Village, LLC
210490800000	873 Kapiolani Blvd (Tenant Pays)	Jack in the Box (Tenant Pays)	Block G Ward Village, LLC