

WATANABE ING LLP  
A Limited Liability Partnership

BRIAN A. KANG                    6495-0  
SUMMER H. KAIAWE            9599-0  
First Hawaiian Center  
999 Bishop Street, Suite 1250  
Honolulu, Hawai‘i 96813  
Telephone No. (808) 544-8300

Attorneys for VICTORIA WARD, LIMITED

BEFORE THE HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY  
OF THE STATE OF HAWAI‘I

In re Application of

VICTORIA WARD, LIMITED

For an Amended Planned Development  
Permit for Land Block 1, Project 6 (Mahana  
Ward Village).

Application No. KAK 25-045

VICTORIA WARD, LIMITED’S WITNESS  
LIST; CERTIFICATE OF SERVICE

Presentation Hearing:

Date: March 4, 2026

Time: 9:00 a.m.

Modification Hearing:

Date: March 5, 2026

Time: 9:00 a.m.

**VICTORIA WARD, LIMITED’S WITNESS LIST**

Applicant Victoria Ward, Limited (“VWL”) submits its Witness List for the Presentation  
Hearing and Modification Hearing as follows:

	<b>Witness</b>	<b>Affiliation</b>	<b>Description of Expected Testimony</b>
1.	Ka‘iulani Sodaro	Senior Vice President, Planning and Development, Victoria Ward, Ltd.	Ward Neighborhood Master Plan status, compliance; amended project description and overview; project advancement of goals, policies and objectives of Ward Neighborhood Master Plan; community outreach; project modification; other relevant matters.

	<b>Witness</b>	<b>Affiliation</b>	<b>Description of Expected Testimony</b>
2.	Tom Schnell, AICP	Principal / Planner, PBR Hawaii & Associates, Inc.	Overview of fulfillment of HRS § 206E-5.6 criteria; compliance with Mauka Area Rules; project modification; other relevant matters.  Offered as an expert in urban planning.
3.	Joseph Ferraro, FAIA, LEED AP	Founding Principal / Chairman of the Board Ferraro Choi and Associates Ltd.	Peer review of project architecture; compatibility with existing character of area; advancement of desirable neighborhood characteristics; project modification; other relevant matters.  Offered as an expert witness in architecture.
4.	Glenn Kuwaye, P.E., LEED AP	Vice President and Director of Civil Engineering, Wilson Okamoto Corporation	Project infrastructure availability; responses to agency and utility comments; other relevant matters.  Offered as an expert witness in civil engineering.
5.	Jennylyn T. Morrill, P.E.	Project Manager, Transportation Group, Wilson Okamoto Corporation	Project traffic impacts and mitigation recommendations; other relevant matters.  Offered as an expert witness in traffic engineering.
6.	Paul Brewbaker, Ph.D., CBE	Principal and Economist TZ Economics	Project economic benefits / impacts; other relevant matters.  Offered as an expert witness in economics.
7.	Atau Sakuma	Director of Sales Coaching / Real Estate Sales Leadership, Locations Hawaii	Kaka'ako and Ward Village housing market supply and demand; market parking requirements; project modification; other relevant matters.  Offered as an expert witness in real estate marketing, supply and demand.

	<b>Witness</b>	<b>Affiliation</b>	<b>Description of Expected Testimony</b>
8.	Matt McDermott, M.A.	Project Manager / Principal Investigator Cultural Surveys Hawai'i, Inc.	Testimony as may be necessary during the hearing regarding project archaeological, historical, and cultural studies; other relevant matters.  Offered as an expert witness in archeology.
9.	Eric Mori, P.E.	Executive Vice President, Salter Inc.	Testimony as may be necessary during the hearing regarding environmental and project-related noise impacts and mitigation; other relevant matters.  Offered as an expert witness in acoustics.
10.	Doug Johnstone	President, Hawai'i Region, Victoria Ward, Ltd.	Testimony as may be necessary during the hearing regarding the Ward Master Plan; project; modification; other relevant matters.

VWL reserves the right to amend this Witness List and call additional witnesses for good cause. VWL reserves the right to call rebuttal witnesses.

DATED: Honolulu, Hawai'i, February 20, 2026.

WATANABE ING LLP

/s/ Brian A. Kang  
BRIAN A. KANG  
SUMMER H. KAIawe  
Attorneys for Applicant  
VICTORIA WARD, LIMITED

BEFORE THE HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY  
OF THE STATE OF HAWAI‘I

In re Application of

VICTORIA WARD, LIMITED

For an Amended Planned Development  
Permit for Land Block 1, Project 6 (Mahana  
Ward Village).

Application No. KAK 25-045

CERTIFICATE OF SERVICE

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that on this date, a true and correct copy of the foregoing document will be served via hand delivery on the following:

HAWAI‘I COMMUNITY DEVELOPMENT AUTHORITY  
547 Queen Street  
Honolulu, HI 96813

DATED: Honolulu, Hawai‘i, February 20, 2026.

WATANABE ING LLP

/s/ Brian A. Kang  
BRIAN A. KANG  
SUMMER H. KAIawe  
Attorneys for Applicant  
VICTORIA WARD, LIMITED