

EXECUTIVE CHAMBERS
KE KE'ENA O KE KIA'ĀINA

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA

Build Beyond Barriers Working Group (BBB)

Tuesday, November 14, 2023

2:30 P.M.

MEETING MINUTES

MEETING RECORDING: <https://www.facebook.com/olelocommunity/videos/live-build-beyond-barriers-working-group-meeting/907905370274185>

I. Call to Order [00:08:55]

Mary Alice Evans, Chair, called the meeting to order at 2:39 P.M. and outlined meeting protocols for the virtual Zoom meeting. She emphasized the limitations on testimony time and stressed the importance of maintaining virtual meeting etiquette.

No written testimony was received for this meeting.

II. Member Roll Call [00:11:10]

Chair Evans conducted the roll call to establish a quorum.

No.	Representatives	Name
1	Office of Planning and Sustainable Development	Mary Alice Evans, Chair
2	Department of Business Economic Development and Tourism	Absent
3	Hawaii Housing Finance Development Corporation	Dean Minakami, Co-chair
4	Department of Land and Natural Resources	Dawn Chang
5	State Historic Preservation Division	Absent
6	Commission on Water Resource Management	Absent
7	Land Use Commission	Scott Derrickson
8	Department of Health	Absent
9	Department of Transportation	Absent
10	Hawaii Public Housing Authority	Hakim Ouansafi, Co-chair
11	Department of Budget and Finance	Luis Salaveria
12	Island Burial Council, Hawai'i	Absent
13	Island Burial Council, Kaua'i/Ni'ihau	Absent

No.	Representatives	Name
14	Island Burial Council, Maui/Lānaʻi	Absent
15	Island Burial Council, Molokaʻi	Keomailani Hanapi Hirata
16	Island Burial Council, Oʻahu	Kamanaʻo Mills
17	Chair of legislative subject matter committees relating to housing	Rep. Micah Aiu
18	Chair of legislative subject matter committees relating to housing	Sen. Stanley Chang
19	Mayor, City & County of Honolulu	Absent
20	Mayor, County of Hawaiʻi	Absent
21	Mayor, County of Kauaʻi	Absent
22	Mayor, County of Maui	Absent
23	County Office of Housing & Community Development, Hawaiʻi	Susan Kunz
24	County Planning Department, Hawaiʻi	Zendo Kern
25	County Department of Public Works, Hawaiʻi	Malia Kekai
26	City and County Department of Planning and Permitting, Honolulu	Absent
27	City and County Office of Housing, Honolulu	Absent
28	County Housing Agency, Kauaʻi	Adam Roversi
29	County Planning Department, Kauaʻi	Absent
30	County Department of Housing and Human Concerns, Maui	Lori Tshako
31	County Planning Department, Maui	Absent
32	County Department of Water Supply, Hawaiʻi	Keith Okamoto
33	Board of Water Supply, Honolulu	Absent
34	County Department of Water Supply, Kauaʻi	Joe Tait
35	County Department of Water Supply, Maui	Absent
36	Hawaiian Electric Company	Absent
37	Kauaʻi island Utility Cooperative	Absent
38	Honua Consulting	Trisha Watson [Left at 2:55 P.M.]
39	The Executive Director of Housing Hawaiʻi's Future	Sterling Higa
40	Economic Research Organization at the University of Hawaiʻi	Carl Bonham
41	The Executive Director of the Sierra Club of Hawaiʻi	Wayne Tanaka
42	The Executive Director of the Land Use Research Foundation	David Arakawa
43	Department of the Attorney General	Linda Chow
44	State Housing Team	Scott Glenn

III. Approval of the August 29, 2023, Build Beyond Barriers Meeting Minutes [00:20:53]

Chair Evans called for a motion to approve the August 29, 2023 meeting summary.

Member Kern made a motion to approve the August 29, 2023 meeting summary. [00:21:19]

Member Arakawa seconded the motion.

Public Testimony: None.

Member Discussion: [00:21:35]

Member Hirata expressed concerns about the format of the meeting minutes, questioning whether they should be detailed transcriptions or summaries. She also raised issues regarding the listing of testifier names and details of member discussions in the minutes.

Chair Evans clarified the current format follows the Sunshine Law, allowing for meeting summaries and timestamps for compliance.

Member Hirata sought clarification on the decision-making process for the structure of the minutes and suggested improvements for future minutes, including the identification of testifiers and more details on the member discussions. She also inquired about the current status of the lead housing officer position and requested the new leads to identify themselves.

Chair Evans confirmed there is no current lead housing officer and introduced the team that would lead the Build Beyond Barriers Working Group comprising herself, Dean Minakami, and Hakim Ouansafi.

Member Kern suggested a future briefing for members on parliamentary procedures for a better understanding and smoother meeting operations.

Member Tanaka requested that the issues he raised during the member discussion between himself and Member Higa at the August 29, 2023, meeting be included in the minutes.

Call for a Vote: [00:30:24]

Chair Evans conducted the vote by roll call.

The motion to approve the Build Beyond Barriers, August 29, 2023, Meeting Summary was carried by a roll call vote.

Roll call vote: Ayes, 15; Ayes with reservations, 3: Arakawa, Mills, Tanaka; Noes, 1: Hirata; Abstain, 1: Kekai.

IV. Hawai'i County Planning Department and Department of Public Works request for suspensions to chapters 76, 86, and 86C, Hawai'i Revised Statutes to hire a total of 19 full-time positions (Hawai'i County Planning Department – 9 full-time, and Department of Public Works – 10 full-time positions) [00:35:58]

Summary of the application by Hawai'i County Planning Department and Department of Public Works [00:37:40]

Member Kern discussed the challenges the planning department is facing due to staff shortages and the challenges in recruitment and retention due to long hiring processes and staff turnover caused by burnout. Both departments are understaffed by 25%. He emphasized both departments focus on various permit-related activities, prioritizing affordable housing and climate-related projects.

Member Kekai highlighted the importance of having a reliable permitting system and echoed similar challenges in recruitment and staffing. She pointed out difficulties in filling positions historically and expressed hope that the suspension would assist in improving the situation.

Member Arakawa made a motion to accept the request of the Hawai'i County Planning Department and Department of Public Works for suspensions under chapters 76, 89, and 89C, Hawai'i Revised Statutes, to hire 19 full-time positions. **[00:40:54]**

Member Okamoto seconded the motion.

Public Testimony: [00:41:38]

Vernelle Oku expressed concerns about the idea of lowering the standard of construction, suggesting that it may not be a good idea due to potential consequences, emphasizing the importance of maintaining standards to avoid negative outcomes or repercussions in the future. **[00:42:43]**

Member Discussion: [00:43:44]

Member Hirata requested clarification on the necessity of suspending specific chapters of the Hawai'i Revised Statutes and questioned if such a broad suspension was beneficial. She expressed concern about the implications of suspending large portions of the statutes and inquired about the specific challenges in the recruitment process.

Member Kern explained the difficulties in finding qualified applicants and the lengthy, bureaucratic process, often leading to losing potential hires to other job offers.

Member Kekai added that the pre-screening process sometimes filters out good candidates due to technicalities in the application process. She reassured the members that the qualifications standards for the positions would not be compromised.

Co-chair Ouansafi strongly supported the county's initiative, citing multiple reasons. He described the hiring process as overly complicated and time-consuming, often taking three to six months. This delay leads to potential hires accepting jobs elsewhere. Staffing shortages create bottlenecks in various departments, hindering progress in housing and related areas. He argued

for the need to expedite the hiring process, suggesting that the counties, like their state partners, should be allowed to proceed under the proclamation for recruitment and procurement automatically. Co-chair Ouansafi shared an example of a recent hiring event led by his Department, Hawai'i Public Housing Authority, where 57 people were interviewed in four hours, ultimately leading to 22 conditional job offers. This event highlighted the efficiency gains possible through the process. He clarified that the intention is not to reduce requirements or qualifications, but to improve the speed and efficiency of hiring qualified personnel. Also, he expressed hope that future iterations of the proclamation would automatically exempt counties from the standard civil service hiring process enabling them to serve public needs.

Member Tanaka expressed uncertainty about the specific role of the group in approving suspension not directly connected to particular projects. He emphasized the need for these approvals to support only affordable housing initiatives.

Linda Chow, Deputy Attorney General, clarified the supportive role of agencies hiring staff to facilitate affordable housing projects, indicating that it aligns with the BBB's objectives.

Member Tanaka raised concerns about focusing only on affordable housing projects and compliance with the provisions of the proclamation. He suggested an amendment to ensure the new positions would concentrate solely on affordable projects outlined in the proclamation.

Chair Evans requested member Tanaka to propose an amendment to be considered formally.

Member Tanaka made a motion to amend the main motion to require that the hired staff focus would be on affordable housing projects. [01:04:46]

No member seconded the motion. Chair Evans returned the discussion to the main motion.

Member Arakawa referred to the emergency proclamation's language regarding chapters 76, 89, and 89 C, highlighting the provision for hiring qualified personnel or contractors involved in housing. He proposed amending his motion to align with the emergency proclamation, specifying the necessity of hiring personnel directly involved in housing.

Member Arakawa amended his original motion: Subject to the applicable emergency proclamation and to the extent necessary to allow for qualified personnel or contractors to be hired that would be directly involved in housing, we would approve Hawai'i County Planning Department and Department of Public Works request for suspensions to chapters 76, 89, and 89C, Hawaii Revised Statutes to hire a total of 19 full-time positions (Hawaii County Planning Department — 9 full-time, and Department of Public Works - 10 full-time positions). [01:06:25]

Seconded by Member Okamoto.

Member Hirata expressed gratitude for the changes. She asked about the possibility of seeking temporary assistance from other counties for staffing shortages.

Member Kern acknowledged the question and noted that all counties seem to be facing similar situations, and hence, no such requests for assistance have been made.

Member Hirata inquired about backlogs in the Planning Department due to staffing shortages and the occurrence of violations or after-the-fact permitting.

Member Kern spoke about the backlogs and operational challenges, while Member Kekai addressed issues with as-built permits. Member Hirata recommended developing a system to track such issues.

Member Hirata noted that the hiring challenges are not limited to specific departments but are widespread across state and county levels, affecting various areas, including planning and building inspections. She expressed concern about the effects of staffing shortages on the preservation of historical and cultural sites, particularly burial sites. She emphasized the importance of having sufficient staff to ensure that these sites are not compromised in the name of progress and development. As a chair of the burial council and a planning commission member, Hirata underscored her responsibility to ensure proper checks and balances are maintained in project approvals. Member Hirata thanked the participants for the discussion and their efforts to address the hiring challenges, highlighting the importance of filling all positions to maintain a balance in preserving cultural and historical integrity.

Call for a Vote: [01:24:39]

Chair Evans called a vote for the amended motion.

The amended motion: Subject to the applicable emergency proclamation and to the extent necessary to allow for qualified personnel or contractors to be hired that would be directly involved in housing, we would approve Hawai'i County Planning Department and Department of Public Works request for suspensions to chapters 76, 89, and 89C, Hawaii Revised Statutes to hire a total of 19 full-time positions (Hawaii County Planning Department — 9 full-time, and Department of Public Works - 10 full-time positions) was carried unanimously.

V. Announcements [01:24:55]

Chair Evans made the following announcements:

- **Next meeting:**
 - o The next meeting date and time will be posted to the Governor's Housing Team website at <https://hale.hawaii.gov>.
- **Housing Pipeline:**
 - o The housing team is developing a comprehensive database to efficiently manage and monitor various projects promoting affordable housing in the state. This database will be made available online as soon as it is ready.
- **PRO Housing Grant:**
 - o The state of Hawai'i has submitted a significant proposal to the United States Department of Housing and Urban Development under the

“Pathways to Removing Obstacles to Housing” grant program. The application requests \$9.9 million to address eight critical barriers to affordable housing production and establish a statewide infrastructure bank. The grant aims to unlock 10,800 housing units statewide. If awarded, the project is anticipated to start in late February. Updates on this initiative will be provided as they become available.

VI. Adjournment [01:27:48]

Chair Evans called for a motion to adjourn the BBB meeting.

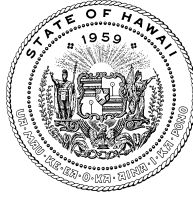
Co-chair Ouansafi made a motion to adjourn the meeting. [01:27:50]

Seconded by Member Mills.

The motion to adjourn the meeting was carried unanimously.

The BBB meeting adjourned at 3:57 P.M.

DRAFT



EXECUTIVE CHAMBERS
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JOSH GREEN, M.D.
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December 11, 2023

MEMORANDUM

TO: Dean Minakami, Co-chair
Build Beyond Barriers Working Group

Hakim Ouansafi, Co-chair
Build Beyond Barriers Working Group

Mary Alice Evans, Co-chair
Build Beyond Barriers Working Group

FROM: Office of the Governor, Housing Team

SUBJECT: Inclusion of the 1060 Bishop Street Project as a Build Beyond Barriers Working Group Agenda Item

The Office of the Governor's Housing Team received 1060 Bishop Street, LLC's application for consideration by the Building Beyond Barriers Working Group (BBB) for its 1060 Bishop Street project on Monday, December 4, 2023. The Housing Team respectfully proposes to include this project as an agenda item to be discussed at the upcoming BBB meeting on December 20, 2023.

Project Overview:

1060 Bishop Street, originally constructed in 1954, is an adaptive reuse project under Chapter 32 of the City and County of Honolulu's Revised Ordinances, commonly referred to as Bill 7, 2019. This seven-story office-to-residential conversion project -- spearheaded by Robert Kurisu -- will create 52 new, affordable apartment units for those at or below 80% of the area median income (AMI). The unit distribution includes 17 studios, 30 one-bedroom apartments, and 5 two-bedroom units.

Project Proponent Request:

The developer of the 1060 Bishop Street project is requesting an exemption to Section 302A-1601 to 1612, HRS, School Impact Fees from the Department of Education.

Justification for Recommendation:

After conducting a comprehensive review of the application on Wednesday, December 6, 2023, the Housing Team found the following key points supporting the recommendation:

- The project meets affordability criteria in the Second Proclamation Relating to Affordable Housing, section II, A-4, offering units to applicants who earn between 0% - 140% AMI, with a specific focus on those at 80% AMI;
- The project satisfies the nine-point criteria required for BBB consideration, as outlined in §5 of the Rules Relating to the Implementation of the Second Proclamation Relating to Affordable Housing; and
- The proponent has demonstrated the necessary skill and experience to build and manage a project of the intended size and scope, exemplified by its 2018 completion of Kahauiki Village -- a 144-unit, plantation-style permanent housing for formerly homeless families.

If you have any questions regarding the proposed recommendation, please contact the Housing Team at gov.housing@hawaii.gov.



STATE OF HAWAII
BUILD BEYOND BARRIERS WORKING GROUP

PROJECT APPLICATION FORM

Under the Governor's Second Proclamation Relating to Affordable Housing, dated October 24, 2023, and any successive Proclamations issued, the Build Beyond Barriers Working Group shall review and approve affordable housing projects submitted for certification under the Proclamation.

Exhibits Required at Submission

- Exhibit 1 DCCA Certificate of Good Standing
- Exhibit 2 Proof of project site control (e.g., deed, agreement of sale, long-term lease, option to lease, or other disposition)
- Exhibit 3 Conceptual site plan showing the basic relationship between proposed uses and illustrating the approximate location of existing and proposed structures, parking areas, site access, open space, unusual site areas, major drainage facilities, ground disturbances, and other major site features.

Submittal Instructions

Applicants can submit the application in the following ways:

- Email the completed PDF along with the Exhibits to gov.housing@hawaii.gov with the subject: BBB Project Application; OR
- Use this PDF as a reference and complete the electronic form that can be accessed and submitted here: [Project Application](#). If you have trouble opening this form, please contact the Housing Team at gov.housing@hawaii.gov for assistance.

Section I. Applicant Information

Pursuant to §§5(1), (3), and (4) of the Proclamation Rules, an Applicant shall provide the Working Group with background and contact information for all members of the project team. The Applicant shall describe their experience with or involvement in the development of housing projects as well as any past or current experience or involvement in programs or the provision of services that would give evidence to their ability to manage a project of this type and scope.

A. Project Name and Applicant Information	
Project Name:	
1060 Bishop Street	
Date of Submission: 11/27/2023	
Applicant Name: 1060 Bishop Street, LLC	
Applicant Tax ID Number GE 084-460-9536-01 / FEIN 99-0339470	
Applicant Contact: Robert K. Kurisu	Phone Number: 808-439-8127
Applicant Address: 1000 Bishop Street Suite 810 Honolulu, HI 96813	Fax Number: 808-533-7829
	Email Address: robertk@wkfinc.com

B. Applicant Organization / Entity	
<input type="radio"/>	Non-Profit Organization Qualified, existing 501(c)(3) or (4) organization, as determined by the Internal Revenue Service.
<input checked="" type="radio"/>	Private Developer <i>Select the appropriate business structure:</i> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> Limited Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> Other (<i>please describe</i>): </div> <div style="width: 45%;"> <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Liability Corporation </div> </div>
<input type="radio"/>	Government <i>Identify the level of government and department / agency:</i> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 60%;"> <input type="checkbox"/> State Government <input type="checkbox"/> County Government </div> <div style="width: 35%;"> County Name: </div> </div>
Department / Agency:	

C. Evidence of Applicant Status

*If the Applicant is a corporation or other legal entity, attach as **Exhibit 1** evidence of the Applicant's status and registration with the Hawaii Department of Commerce and Consumer Affairs.*

Submit **Exhibit 1 – DCCA Certificate of Good Standing**

N/A.

D. Applicant Experience

Briefly describe the Applicant's experience with developing and/or managing affordable housing projects. Include the names of properties, type of development, number of units, location, any federal and local subsidy programs, and terms of involvement. Please include any other relevant information regarding the overall experience the Applicant has in developing housing or projects of similar scope, size, and complexity.

Additional information may be included as an attachment to this Application.

Our company and its principals have affordable housing development experience in the project known as Kahauiki Village - a plantation-style permanent housing community off Nimitz Highway in Honolulu for formerly-homeless families.

The 144-unit project sits on 11.3 acres and is home to over 600 adults and children in partnership with the Institute of Human Services as the, core service provider, Newmark Grubb as the property manager and Parents and Children Together, which runs the on-site early childhood daycare and preschool. An integrated off-grid renewable energy micro-grid was designed, the first application of a solar-powered microgrid to an entire residential community in Hawaii. Each home is also powered by a shared PV system with Tesla battery storage.

The project also features a recreation/sport court, community room, laundry facility, convenience store, gardens, and fisheries.

The State and City and County of Honolulu were also partners in the Project.

E. Project Team Information - Developer

Developer Name: 1060 Bishop Street, LLC	
Developer Contact: Robert Kurisu	Phone Number: 808-439-8127
Developer Address: 1000 Bishop Street, Suite 810 Honolulu, HI 96813	Fax Number: 808-533-7829
	Email Address: robertk@wkfinc.com
Role / Responsibility: Principal and manager	

F. Project Team Information - Consultant

Consultant Name: Watanabe Ing LLP	
Consultant Contact: Lori C. Lum	Phone Number: 808.544.8343
Consultant Address: First Hawaiian Center 999 Bishop Street, Suite #1250 Honolulu, HI 96813	Fax Number: 808.544.8399
	Email Address: llum@wik.com
Role / Responsibility: Affordable housing and office-to-conversion consultant, public affairs, community outreach, government communications, legal representation and other assistance	

Section II. Site Information

Pursuant to §§5(2), (6), and (7) of the Proclamation Rules, an Applicant shall provide proof it has site control of the project site. The Applicant shall also describe the project site(s), proposed and existing buildings, unusual site features, proposed and existing major drainage facilities, and infrastructure capacity and needs.

A. Project Location	
Project Address: 1060 Bishop Street Honolulu, HI 96813	
Tax Map Key(s) (TMK): 210120010000	
County Honolulu	
Island Oahu	
Special design or management districts: n/a	

B. Site Size	
Acres:	0.1611
Square Feet:	7,019

C. Present Legal Owner of the Project Site	
Owner Name: 1060 Bishop Street, LLC	
Owner Address: 1000 Bishop Street, Suite 810 Honolulu, HI 96813	

D. Site Control Status		
<input checked="" type="radio"/>	Own Site – Fee Simple	
<input type="radio"/>	Executed Ground Lease	Expires on:
<input type="radio"/>	Option to Purchase	Expires on:
<input type="radio"/>	Option to Lease	Expires on:
<input type="radio"/>	Other	Describe:
		Expires on:

E. Site Control Status	
<i>Attach as Exhibit 2 proof that the Applicant has site control (e.g., a deed, agreement of sale, long-term lease, option to lease, or other disposition).</i>	
<input checked="" type="checkbox"/>	Submit Exhibit 2 – Proof of Site Control

F. Availability of Utilities & Off-Site Improvements		
<i>Describe the existing infrastructure capabilities and any planned or potential expansion of infrastructure needed for the project.</i>		
Availability of Utilities	Yes	No
Will the project utilize gas for cooking or water heating? If <u>yes</u> , is gas service currently available to the site?	<input type="radio"/> <input type="radio"/>	<input checked="" type="radio"/> <input type="radio"/>
Is electricity service currently available to the site?	<input checked="" type="radio"/>	<input type="radio"/>
Is sewer/septic service currently available to the site for the number/type of units proposed?	<input checked="" type="radio"/>	<input type="radio"/>
Is water currently available to the site for the number/type of units proposed?	<input checked="" type="radio"/>	<input type="radio"/>
Does the site have a hook-up to telephone service?	<input checked="" type="radio"/>	<input type="radio"/>
Does the site have a hook-up to cable or internet service?	<input checked="" type="radio"/>	<input type="radio"/>
Are there any environmental concerns associated with the site? Is the project located on or near a brownfield?	<input type="radio"/> <input type="radio"/>	<input checked="" type="radio"/> <input type="radio"/>

F. Availability of Utilities & Off-Site Improvements (cont.)

i. Water

Existing: existing

Planned

ii. Sewer

Existing: existing

Planned

iii. Drainage

Existing: existing

Planned

F. Availability of Utilities & Off-Site Improvements (cont.)

iv. Roads

Existing: existing

Planned

v. Electrical

Existing: existing

Planned

vi. Gas

Existing: none

Planned: none planned

F. Conceptual Site Plan

Attach as **Exhibit 3** a conceptual site plan which shows the general development of the project site, including:

- Location and description of existing and proposed buildings;
- Parking areas;
- Unusual site features;
- Existing and proposed major draining facilities; and
- Existing and proposed ground disturbances.



Submit **Exhibit 3 – Conceptual Site Plan**

Section III. Development Plan

Pursuant to §5(6) of the Proclamation Rules, an Applicant shall provide a development plan which includes the number of units, including by AMI, maximum occupancy, construction method, and schedule of construction.

III.A. Project Classification

What type of project is the Applicant planning? Check all that apply.

- Apartment Building
- Garden Style Mid-Rise High-Rise
- Cluster Single-Family Dwelling Units
- Townhouse Duplex, Triplex, Fourplex
- New Construction Rehabilitation Acquisition

Type of Construction:

adaptive reuse, office to residential conversion. existing structure is concrete/steel frame

Number of Buildings:

1

Building Description:

originally built in 1954, the seven-story former office building (including penthouse) also contains ground floor retail space, a basement and mezzanine level.

Because the project is being developed under the City & County of Honolulu's Chapter 32 of the 2021 Revised Ordinances (Bill 7 [2019]), the project was condominiumized into a residential condo and a commercial condo. The residential condo encompasses all affordable residential areas of the building. The commercial condo encompasses the ground floor retail units and a portion of the basement.

B. Project Unit Mix

Fill in the appropriate number in the table below.

No. of Bldgs.	Studios	1 BR	2 BR	3 BR	4 BR	Total Units
1	17	30	5			52
Gross Bldg. Area (sq. ft.)	SF / Unit	SF / Unit	SF / Unit	SF / Unit	SF / Unit	Gross Residential Area
52,028	351	556	719			26,258
Common Area (in gross square feet)					17,168	
Commercial Space (in gross square feet)					8,602	
Structured Parking Area (in gross square feet)					0	
Total Area					52,028	

C. Income and Affordability Restrictions

Fill in the number of units the applicant will set-aside as part of any income and affordability restrictions.

Restricted at % of AMGI*	Number of Units	Percent of Total Units
80 % of AMGI	52 units	100 %
% of AMGI	units	%
% of AMGI	units	%
Total Affordable Units	52 units	
Market Rate Units	0 units	0 %
Total Number of Units	52 units	100 %

*AMGI = Average Median Gross Income

Section V. Financing

Pursuant to §5(7) of the Proclamation Rules, an Applicant shall describe the proposed financing for the project, including how the project will be financed during the development and construction of the project, and upon completion of the project and sources of repayment of such financing. This should include any proposed grants, donations, loans, bonds, tax credits, or other sources of financial resources.

A. Sponsor Equity	
<i>Indicate the total amount of funds that the Applicant is contributing to the project. Only list project resources that will remain permanently in the project.</i>	
\$ 8,411,754	Cash
\$ 1,079,975	Land <i>(provide an explanation below)</i>
\$ 0	"In Kind" <i>(provide an explanation below)</i>
\$ 9,491,729	Total Sponsor Equity
Land Value:	
land value is representative of equity in the property/land (as-is appraisal value less existing loan) = \$1,079,975	
In Kind:	
n/a	

B. Construction Financing							
Source	Amount	Form (Loan or Equity)	Secured, ¹ Unsecured	Recourse, ² Non-Recourse Related Party	Committed (Yes or No)	Int. Rate / Term	
BOH Perm - Existing	\$5,950,025	Loan	Secured	Recourse	Yes	7.33% / 2 years	
BOH Construction - New	\$6,549,975	Loan	Secured	Recourse	Yes	7.33% / 2 years	
Total	\$12,000,000	Loan	Secured	Recourse	Yes	7.33% / 2 years	

¹ If the financing is secured by a mortgage, please indicate the position of the mortgage relative to all financing.

² If the financing is recourse, identify who the guarantor is and the terms of the guaranty.

C. Permanent Financing							
Source	Amount	Form (Loan or Equity)	Secured, ³ Unsecured	Recourse, ⁴ Non-Recourse Related Party	Committed (Yes or No)	Int. Rate / Term	
Bank of Hawaii - Permanent	\$12,000,000	Loan	Secured	Recourse	Yes	6.05% / 8 years	
Total	\$12,000,000	Loan	Secured	Recourse	Yes	6.05% / 8 years	

³ If the financing is secured by a mortgage, please indicate the position of the mortgage relative to all financing.

⁴ If the financing is recourse, identify who the guarantor is and the terms of the guaranty.

Section V. Plan for Community Input

Pursuant to §5(8) of the Proclamation Rules, the Applicant shall present a plan for obtaining public and stakeholder input.

A. Public Notice Requirement



The Applicant certifies that it will publish, **at minimum, one** public notice of wide circulation regarding the project which shall offer the public a period for review and submission of written comments of **at least thirty (30) days** from the date of publication.

B. Public Meeting

*Describe below the Applicant's plans to hold, **at minimum, one** public meeting (e.g., via Neighborhood Board meeting, public hearing, or town hall) during which public input shall be accepted and documented. Include the proposed date(s) for public hearing.*

Additional information may be included as an attachment to this Application.

present/discuss project at Neighborhood Board Number 13 Downtown/Chinatown meeting on December 7th

C. Stakeholder Consultation

Describe below the Applicant's plans to consult with appropriate stakeholder groups regarding any impacts to environmental or cultural resources, if such impacts are reasonably anticipated

Additional information may be included as an attachment to this Application.

No anticipated environmental or cultural resources - building is existing in the heart of Downtown Honolulu.

On June 6, 2023 SHPD recommended painting new wall openings along the exterior facades to match the exterior wall treatment and minimize their visual impact, and to commission an architectural recordation of the historic resource through completing a Historic American Building Survey (HABS) and donating it to the National Park Service/National Archives to document the building prior to alteration and establish an archival record. We agreed to the recommendations in a letter back to SHPD dated June 26, 2023.

Section VI. Justification for Certification

Pursuant to §5(9) of the Proclamation Rules, the Applicant shall provide a full list of all agency approvals the project would otherwise be required to obtain absent certification under the Proclamation, including any waivers, variances, and/or exemptions being sought from said agencies.

A. Exempted Approvals	
<p><i>List and describe all approvals the Applicant would otherwise be required to obtain for the project absent certification under the Proclamation and waiver of the applicable section or chapter of the Hawaii Revised Statutes. If possible, indicate which the department or agency would otherwise manage the approval being waived</i></p> <p><i>Additional information may be included as an attachment to this application.</i></p>	
Development Standard or Approval Waived	Statute / Ordinance
Department of Education School Impact Fees	Sections 302A-1601 to 1612, HRS

B. Other Waivers, Variances, & Exemptions Sought

Indicate below any waivers, variances, and/or exemptions the Applicant is seeking or will seek from a departments/agencies identified in subsection A above.

Additional information may be included as an attachment to this Application.

Department / Agency	Waiver Description
N/A	N/A

Certification and Assurances

Whereas, 1060 Bishop Street, LLC (the “Applicant”) is applying to the Build Beyond Barriers Working Group (the “BBB”) to have the terms of the Governor’s Second Proclamation Relating to Affordable Housing (the “Proclamation”), dated October 24, 2023, and any succeeding Proclamation issued thereafter, apply their project.

Whereas, the Applicant understands that it is necessary that certain conditions be satisfied as part of the Application requirements.

Therefore, the Applicant certifies as follows:


1. The Applicant is eligible for assistance under the Rules Relating to the Implementation of the Second Proclamation Relating to Affordable Housing (the “Rules”).
2. The Applicant agrees to indemnify and hold harmless the BBB for any and all losses, costs, damages, expenses and liabilities whatsoever in nature or kind (including, but not limited to attorney’s fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgment, any loss from judgment from the Internal Revenue Service) directly and indirectly resulting from, arising out of, or related to acceptance, consideration and approval or disapproval of the Application.
3. The Applicant has received, reviewed and accepts all the documents that are attached to the Application and made a part hereof.
4. The Applicant understands and agrees that the BBB’s receipt of an Application does not constitute acceptance of the Application. The BBB reserves the right to return an Application at any time without taking further action on the Application due to, but not limited to, the following:
 - a. Failure to meet the Application submittal requirements.
 - b. Failure to meet the project criteria set forth in the Rules.
 - c. Failure to disclose in the Application any known material defects about the development of the Project, any misrepresentation or fraud.
5. The Applicant further understands and agrees that:
 - a. The BBB reserves the right to reject any application submitted and may exercise such right without notice and without liability to any Applicant or other parties for their expenses incurred in the preparation of an Application.
 - b. Applications are prepared at the sole risk and expense of the Applicant. The completion, receipt, or acceptance of an Application does not commit the BBB to pay any costs incurred in the preparation of the Application. The BBB shall not be

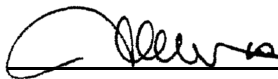
responsible for any costs incurred by the Applicant due to the rejection of any Application.

6. The Applicant understands and agrees that the BBB in no way represents or warrants to any party which may include, but is not limited to, any developer, project owner, investor, or lender that the Project is, in fact, feasible or viable. No member of the BBB shall be personally liable concerning any matter arising out of, or in relation to the approval or disapproval of the Application.
7. The Applicant is responsible to review the applicable federal/state laws to ensure compliance with current regulations.
8. That the foregoing information and the statements made in this Application are true, complete, accurate and correct to the best of the Applicant's knowledge, and hereby authorizes the BBB to obtain further information and to verify any statement made as it deems necessary.
9. The Applicant understands that the completed and accepted Application is subject to Chapter 92F, Hawaii Revised Statutes, the Uniform Information Practices Act of the State of Hawaii.

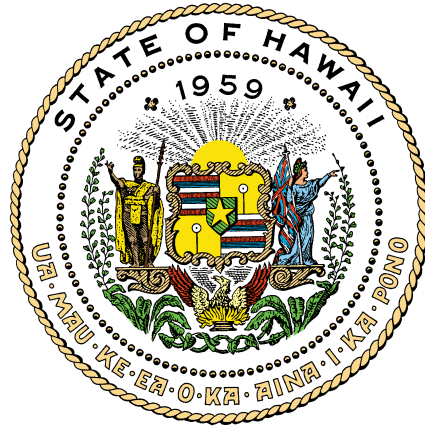
In Witness Whereof, the Applicant has caused the document to be executed in its name on the 4th day of December, 2023.

1060 Bishop Street, LLC
Applicant

By 
Its Manager and Member, HICAP, LLC
By Robert K. Kurisu its Member

By 
Its _____

Witness Duane K. Kurisu



Department of Commerce and Consumer Affairs

CERTIFICATE OF GOOD STANDING

I, the undersigned Director of Commerce and Consumer Affairs of the State of Hawaii, do hereby certify that according to the records of this Department,

1060 BISHOP STREET, LLC

was organized under the laws of the State of Hawaii on 12/22/1998 ; that it is an existing limited liability company in good standing and is duly authorized to transact business.



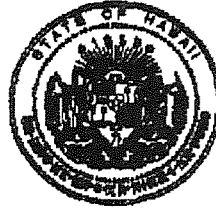
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Department of Commerce and Consumer Affairs, at Honolulu, Hawaii.

Dated: November 27, 2023

Director of Commerce and Consumer Affairs

EXHIBIT 2

RECORDED MEMO Document Text NOT Legible For Digital Imaging



R-539 STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
JUN 30, 2011 08:01 AM
Doc No(s) 2011-102841



20 17 25

/s/ NICKI ANN THOMPSON
REGISTRAR
CONVEYANCE TAX: \$73350.00

Return by Mail () Pickup () To:
Kamehameha Schools
Attn: Endowment Legal Division
P.O. Box 3466
Honolulu, Hawai'i 96801

TGOH 201124761-S
TGES T1-101-4605
BARBARA PAULO

This document contains 3 pages. RS 1

TITLE OF DOCUMENT: LIMITED WARRANTY DEED WITH RESERVATIONS AND COVENANTS

PARTIES TO DOCUMENT:

GRANTORS: CORBETT AARON KAMOHAIKIOKALANI KALAMA, JAMES DOUGLAS KEAHOUE ING, MICAH A. KANE, DIANE JOYCE PLOTTS, and JANEEN-ANN AHULANI OLDS, as Trustees of the Estate of Bernice Pauahi Bishop, whose address is 567 South King Street, Suite 200, Honolulu, Hawai'i 96813.

GRANTEE: 1060 BISHOP STREET, LLC, a Hawai'i limited liability company, whose address is 1000 Bishop Street, Suite 810, Honolulu, Hawai'i 96813.

PROPERTY DESCRIPTION: Tax Map Key No. (1) 2-1-012-001
Lease No. 29,239
Common Name of the Property: 1060 Bishop Street

I. GRANT AND LIMITED WARRANTY OF TITLE.

Grantors, above named, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to it paid by Grantee, above named, the receipt, adequacy, and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell and convey unto Grantee as tenant in severalty:

ALL of the real property more particularly described in Exhibit A attached hereto and made a part hereof (collectively the "*Property*"), together with all appurtenant easements and with all of Grantors' right, title and interest as the lessor in and to that certain Lease No. 29,239 dated March 10, 2009, of which a Memorandum of Lease is recorded in the Bureau of Conveyances of the State of Hawai'i (the "*Bureau*") as Document No. 2009-043387, as may have been amended from time to time (the "*Ground Lease*"), including all rents and other charges accruing from and after the date of recordation of this Limited Warranty Deed with Reservations and Covenants (the "*Deed*"), but subject, however, to the terms of this Deed, the Ground Lease, and any other encumbrances mentioned in said Exhibit A (the Ground Lease, the terms of this Deed, and the other encumbrances are collectively called herein the "*Encumbrances*");

TO HAVE AND TO HOLD the same, together with the rents, issues and profits thereof, the improvements thereon, and the tenements, rights, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith unto Grantee, according to the tenancy and estate hereinabove set forth, forever, but specifically subject to the terms of the Ground Lease and this Deed.

AND Grantors do hereby covenant with Grantee: that Grantors have good right to sell and convey the Property unto Grantee in the manner aforesaid and that the Property is free and clear of all encumbrances made or suffered by Grantors, except the Encumbrances or as herein set forth and real property taxes for the current year which are to be prorated as of the date of this Deed.

AND Grantors do hereby quitclaim unto Grantee and its successors and permitted assigns, all rights of access, if any, and easements for drainage and other utilities, if any, pertaining particularly to the Property.

Grantors and Grantee, in consideration of the foregoing, for themselves, their successors, successors in trust, and assigns, do hereby covenant and agree as follows:

II. COVENANTS OF GRANTEE.

A. Assumption of Grantors' Obligations under the Encumbrances.

1. Grantee accepts and approves the Ground Lease, assumes the obligations of the lessor thereunder, and shall observe and perform all of the terms, covenants, conditions, restrictions and provisions contained therein on the part of the lessor to be observed or performed by the lessor under the Ground Lease from and after the date of recordation of this Deed.

2. Grantee accepts and approves all of the other Encumbrances and does hereby covenant and agree that the Property shall be held, occupied and used by Grantee subject to and in accordance with the terms, covenants, conditions, restrictions and provisions of the other Encumbrances. Grantee further covenants and agrees that Grantee shall not suffer or perform any act or condition within, upon or related to the Property which would constitute a breach of the other Encumbrances.



B. Grantors' Conveyance of the Property in "AS IS, WHERE IS" Condition. Grantee understands and acknowledges that the Property is being sold, and agrees to purchase the Property, in "AS IS, WHERE IS" condition, "WITH ALL FAULTS AND DEFECTS", with no representations or warranties by Grantors and no performance of any obligations by Grantors after the date of recordation of this Deed.

C. No Representations or Warranties by Grantors. Except for Grantors' limited warranty of title, Grantors make no representations or warranties with respect to the Property, whether express or implied. Grantors did not develop the Property and have not monitored the use of the Property. Furthermore, the Property is currently leased to Grantee. Accordingly, Grantors have not made, and will not make, any statements describing the condition, use, history, fitness, or structural soundness of the Property (including any improvements constituting part of the Property), including, without limitation: (i) whether the Property is useful for any purposes; (ii) the construction, structural soundness, condition or state of repair, operating order, safety, or livability of any improvements constituting part of the Property; (iii) the suitability of any of the improvements on the Property for Grantee's intended use or any particular use or purpose whatsoever; (iv) whether the Property or any improvements thereon meet the requirements of any building, health, zoning, land use, subdivision, setback, or other law, ordinance, rule, or regulation which may apply; (v) whether any easement, right-of-way, or driveway meets the requirements of any building, health, zoning, land use, subdivision, setback, or other law, ordinance, rule, or regulation which may apply; (vi) the density, stability, structure, erosion, or other condition of the soil for building or any other use; (vii) whether there are any encroachments onto the Property or any encroachments onto neighboring properties; (viii) any matter concerning the electrical, water, gas, plumbing, sewer systems, or any other utility system and the availability or existence thereof; (ix) any staking or survey done by any person or the size of the Property or the location of the boundaries of the Property; (x) the existence or absence of any Hazardous Materials, as defined below; and (xi) any matter concerning the terms and conditions of the Ground Lease. The Property is being sold in its existing condition and subject to the terms and conditions of the Ground Lease, and Grantors will not give any assurance to Grantee regarding the existing condition of the Property or the terms and conditions of the Ground Lease. Further, Grantors have not made any representations or warranties concerning any increase in the value of the Property, its investment value, or its resale value. Grantee acknowledges that neither Grantors nor any agent, attorney, employee, or representative of Grantors have made or will make any such representations or warranties whatsoever regarding the Property or the subject matter of this Deed, or any part thereof.

D. Grantee's Assumption of Risk and Release of Grantors. Grantee accepts and assumes all risks with respect to the Property, and hereby releases and forever discharges Grantors (including all past, present, and future Trustees of the Estate of Bernice Pauahi Bishop) and Grantors' agents, attorneys, employees and representatives, from and against any and all suits, administrative proceedings, claims, demands, causes of action, damages, consequential damages, losses, costs and expenses of any kind, whether known or unknown, which Grantee had, has or at any time may have, with respect to the Property, including, without limitation, any soil, water, drainage, or geologic conditions that cause personal injury or damage to the Property or to the improvements on the Property. Without limiting the generality of the foregoing, Grantee assumes all the risks of Hazardous Materials on, about, around, under, over or within the Property, including all risks of any and all enforcement, clean up or other governmental or regulatory actions instituted or threatened pursuant to any Hazardous Materials Laws affecting the Property, all claims made or threatened by any third party against Grantee or the Property resulting from any Hazardous Materials, and Grantee's discovery of any occurrence or condition on the Property or any real property adjacent thereto which could subject Grantee or the Property to any restriction on ownership, occupancy, transferability or use of the Property under any Hazardous Materials Laws. Grantee hereby agrees to release, forever discharge (set free forever) and not sue Grantors (including all past, present, and future Trustees of the Estate of Bernice Pauahi Bishop) and Grantors'

agents, attorneys, employees and representatives, from or for any claims that Grantee may have against, and any liability (past or future) of, such Trustees, agents, attorneys, employees, and representatives connected in any way to the Property or to any improvements constituting part of the Property, including, but not limited to, (i) any soil, water, drainage, or geologic conditions that cause personal injury or damage to the Property or to the improvements on the Property; or (ii) any claims made by Grantee, as lessee, or any subsequent lessee under the Ground Lease or anyone else concerning the Ground Lease. Such release will be deemed a part of this Deed.

E. Definitions. For purposes of this Deed, "**Hazardous Materials**" means any flammable explosives, radioactive materials, asbestos, organic compounds known as polychlorinated biphenyls, chemicals known to cause cancer or reproduction toxicity, pollutants, contaminants, hazardous wastes, toxic substances or related materials, including, without limitation, any substances defined as or included in the definition of "hazardous substances," "hazardous wastes," "hazardous materials," or "toxic substances" under any Hazardous Materials Laws. "**Hazardous Materials Laws**" means any federal, state or local laws, ordinances or regulations, now or hereafter in effect, relating to environmental conditions, industrial hygiene or Hazardous Materials on, under or about Property.

F. Marquee. Based on development plans submitted to the City and County of Honolulu, the developers of that certain condominium project known as "Executive Centre" (the "**Executive Centre**") probably constructed and installed that certain marquee identified as Notes  (one) and  (four) in Exhibit B attached hereto and made a part hereof (the "**Marquee**"), which Marquee is attached to that certain building commonly referred to as the "HPU Building" situated on the Property, and which Marquee runs along Bishop Street and extends to and overhangs on Easement K. Grantee does hereby covenant and agree that Grantors, in Grantors' capacity as grantors under this Deed, shall not be responsible for any construction, maintenance, repair, upkeep or removal of the Marquee. Grantors, in Grantors' capacity as grantors under this Deed, take no position as to who shall be responsible for any construction, maintenance, repair, upkeep or removal of the Marquee. Notwithstanding anything to the contrary contained in this Deed, Grantee does hereby covenant and agree that Grantee shall not amend or remove the Marquee without Grantors' prior written consent, which consent may be withheld in Grantors' sole discretion (provided that such consent shall be required only if Grantors have an interest in the Executive Centre and/or the land upon which the Executive Centre is situated thereon, or if Grantors have an obligation (if any) to cause the Marquee not to be amended or removed).

III. MISCELLANEOUS PROVISIONS.

A. Reserved Rights. Grantors reserve the benefit of any indemnification provisions contained in any grants, licenses or leases of easements affecting the Property. Grantors also reserve all of their rights and all of the benefits in the Ground Lease, including, but not limited to, the benefit of any indemnification provisions contained in the Ground Lease.

B. Merger of Grantee's Leasehold Interest and the Property. It is the stated intent of Grantee that all of the interest of Grantee, as lessee, in and to the Ground Lease (the "**Grantee's Leasehold Interest**") will merge with and into the leased fee interest in the Property being conveyed to Grantee pursuant to this Deed, which merger shall occur when certain liens and encumbrances are released from Grantee's Leasehold Interest and Grantee agrees that such merger should occur. Grantors make no promises or statements to Grantee as to whether such merger will or will not occur.

C. Joint and Several Liability. The term "Grantors," whenever used in this Agreement, will include Grantors and their successors in trust and assigns. The term "Grantee" will include Grantee and its successors and assigns, and as the context requires, the plural. If there is more than one person or

entity who is "Grantee" under this Deed, then each person or entity will be jointly and severally liable for all of the obligations of Grantee under this Deed.

D. Headings of Sections. The headings of sections and subsections herein are inserted only for convenience and reference and shall in no way define, limit or describe the scope or intent of any provision of this Deed.

E. Counterparts. This Deed may be executed in two or more counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same instrument. For all purposes, including, without limitation, recordation, filing and delivery of this Deed, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

F. Limitation of Liability. This Deed has been executed by or on behalf of the Trustees of the Estate of Bernice Pauahi Bishop in their fiduciary capacities as said Trustees, and not in their individual capacities. No personal liability or obligation under this Deed shall be imposed or assessed against said Trustees in their individual capacities.

G. Completion of Blanks. The parties hereto agree that the person or company recording or arranging for the recordation of this Deed is authorized to complete any blanks contained in this Deed with the applicable number of pages, dates, and recordation information, whether before or after this Deed has been notarized by a notary public, and in no event shall completion of any such blanks be deemed an alteration of this Deed by means of the insertion of new content.

[REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, Grantors and Grantee have executed this Deed, dated as of, and effective as of, the date this Deed is recorded in the Bureau.

Approved as to Content, Authority,
and Compliance with KS Policy:

[Signature]
Manager

[Signature]
Vice President/Director

Approved as to Form:

[Signature]
Legal Group

[Signature]
Retained Counsel Cades Schutte LLP

TRUSTEES OF THE ESTATE OF BERNICE
PAUAAHI BISHOP, AS AFORESAID

By *[Signature]*
Name: ERIC SONNENBERG, Director
Their Attorney-in-Fact

By *[Signature]*
Name: LOUANNE KAM, Sr. Counsel
Their Attorney-in-Fact

"Grantors"

1060 BISHOP STREET, LLC,
a Hawai'i limited liability company

By *[Signature]*
Name: Duane K. Kurisu, Trustee of the Duane
Title: K. Kurisu Revocable Trust dated April
23, 1986, as amended and restated

"Grantee"


Its Member

STATE OF HAWAII)
)
CITY AND COUNTY OF HONOLULU)

SS.

On JUN 27 2011 before me appeared
ERIC SONNENBERG, Director and LOUANNE KAM, Sr. Counsel, to me

personally known, who being by me duly sworn, did say that they are two of the attorneys-in-fact for CORBETT AARON KAMOHAIKIOKALANI KALAMA, JAMES DOUGLAS KEAUKOU ING, MICAH A. KANE, DIANE JOYCE PLOTTS, and JANEEN-ANN AHULANI OLDS, Trustees of the Estate of Bernice Pauahi Bishop, duly appointed under Limited Power of Attorney effective as of February 1, 2011, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2011-019678, and in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 4045737; and that the foregoing instrument was executed in the name and on behalf of CORBETT AARON KAMOHAIKIOKALANI KALAMA, JAMES DOUGLAS KEAUKOU ING, MICAH A. KANE, DIANE JOYCE PLOTTS, and JANEEN-ANN AHULANI OLDS, as Trustees of the Estate of Bernice Pauahi Bishop, by such persons in their capacities as attorneys-in-fact; and they acknowledged the instrument to be the free act and deed of the Trustees of the Estate of Bernice Pauahi Bishop, as aforesaid.

Signature: 

Name: _____
Notary Public, State of Hawaii JOHN N. KANEAKUA III

Notary Public, State of Hawaii

My commission expires: November 2, 2011

(Official Stamp or Seal)


NOTARY CERTIFICATION STATEMENT

Document Identification or Description: Limited Warranty Deed with Reservations and Covenants covering land situate at Honolulu, City and County of Honolulu, State of Hawaii, bearing Tax Map Key No. 2-1-012-001

Doc. Date: Undated at time of notarization

No. of Pages: 7

Jurisdiction: First Circuit

Signature: 
Notary Public, State of Hawaii
My commission expires: November 2, 2011

JUN 27 2011

Date of Notarization and Certification Statement

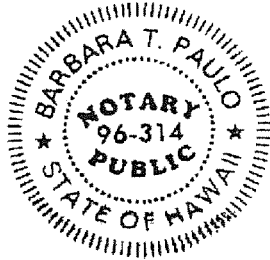
(Official Stamp or Seal)

Printed Name of Notary

Lease No.: 29,239

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

On this 28th day of June, 2011, before me personally appeared Duane K Kurisu, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as such person's free act and deed, and in the capacity shown, having been duly authorized to execute such instrument in such capacity.



Signature: Barbara T. Paulo

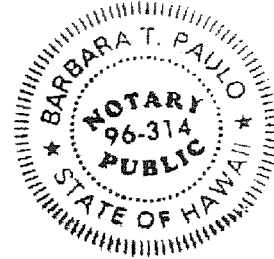
Name: _____
Notary Public, State of Hawaii

Barbara T. Paulo
Expiration Date: June 14, 2012

My commission expires: _____

(Official Stamp or Seal)

NOTARY CERTIFICATION STATEMENT	
Document Identification or Description: Limited Warranty Deed with Reservations and Covenants covering land situate at Honolulu, City and County of Honolulu, State of Hawaii, bearing Tax Map Key No. 2-1-012-001	
Doc. Date: Undated at time of notarization	
No. of Pages: <u>13</u>	
Jurisdiction: <u>First Circuit</u>	<u>6/28/2011</u>
Signature of Notary <u>Barbara T. Paulo</u>	Date of Notarization and Certification Statement
Printed Name of Notary Barbara T. Paulo	(Official Stamp or Seal)



Lease No.: 29,239

EXHIBIT A

FIRST:

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 91 to Kahoa, John L. Rives and G. P. Rives, Land Commission Award Number 62 to John Rives and George P. Rives and Royal Patent Number 91 to Kahoa, John L. Rives and G. P. Rives, Land Commission Award Number 62-B to Kaahou) situate, lying and being at Honolulu, City and County of Honolulu, State of Hawaii, being LOT ONE-A (1-A) and thus bounded and described as per survey of Lance T. Stevens, Land Surveyor, dated June 16, 2011:

Beginning at a "+" at the south corner of this parcel of land, the same being the east corner of Lot 4 of Land Court Application 1643 and being on the northerly side of Bishop Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 1,008.06 feet south and 4,061.12 feet west and thence running by azimuths measured clockwise from true south:

1. 142° 50' 73.30 feet along Lot 4, Ld. Ct. App. 1643 to an "←";
2. 238° 00' 102.62 feet along Lot C;
3. 322° 50' 64.06 feet along Lot 2-A, along the remainder of R.P. 91 to Kahoa, John L. Rives and G. P. Rives, L. C. Aw. 62 to John Rives and George P. Rives and R. P. 91 to Kahoa, John L. Rives and G. P. Rives, L. C. Aw. 62-B to Kaahou to an "+";
4. 52° 50' 102.20 feet along Bishop Street to the point of beginning and containing an area of 7,019 square feet, more or less.

Being the premises acquired by deed by Trustees under the Will and of the Estate of Bernice Pauahi Bishop, deceased, dated November 23, 1897, recorded in the Bureau of Conveyances of the State of Hawai'i (the "Bureau") in Book 176 at Page 347.

SECOND:

All of the right, title and interest of Grantors, as lessor, under that certain unrecorded Lease No. 29,239, by and between Trustees of the Estate of Bernice Pauahi Bishop, "Lessor," and 1060 Bishop Street, LLC, a Hawai'i limited liability company, "Lessee," dated March 10, 2009, for a term commencing on August 1, 2009 and expiring on July 31, 2019, with an option to extend the term to July 31, 2053, of which a Memorandum of Lease is recorded in the Bureau as Document No. 2009-043387 (Lease No. 29,239, as may be hereafter amended from time to time, the "Ground Lease").

SUBJECT, HOWEVER, TO:

1. Reservation in favor of the State of Hawai'i of all mineral and metallic mines.
2. The Ground Lease described in item **SECOND** above.
3. The Ground Lease described in item **SECOND** above is subject to any recorded and unrecorded leases, liens or encumbrances made by, through or under the Ground Lease and matters arising from or affecting the same.

4. Easement "A" for building purposes, more particularly described as per survey of Lance T. Stevens, Land Surveyor, dated June 16, 2011:

Beginning at the northwest corner of this easement, the same being the northeast corner of Lot 4 of Land Court Application 1643, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 949.65 feet south and 4,105.40 feet west and thence running by azimuths measured clockwise from true south:

1.	238° 00'	102.62	feet along Lot C;
2.	322° 50'	1.40	feet along the remainder of R. P. 91 to Kahoa John L. Rives and G. P. Rives, L. C. Aw. 62 to John Rives and George P. Rives;
3.	52° 50'	19.30	feet along the same;
4.	142° 50'	3.17	feet along the same;
5.	52° 50'	61.00	feet along the same;
6.	142° 50'	5.50	feet along the same.
7.	52° 50'	21.90	feet along the same;
8.	142° 50'	1.97	feet along Lot 4, Ld. Ct. App. 1643 to the point of beginning and containing an area of 232 square feet, more or less.

5. The terms and provisions contained in that certain Agreement Permitting Encroachment and Leases of Easements, dated September 1, 1981, recorded in the Bureau in Book 15875 at Page 496.
6. An easement to encroach upon the air space over the common boundaries between the Executive Centre Condominium Project property and the Gasco Property, as more particularly described in instrument dated September 23, 1981, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawai'i as Land Court Document No. 1090250, and recorded in the Bureau in Book 15923 at Page 635.
7. -AS TO EASEMENT "A": -
Easement "A" for building purposes in favor of MKS EXECUTIVE PARTNERS, a Hawaii limited partnership, as set forth in instrument dated May 11, 1990, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawai'i as Land Court Document No. 1736278, and recorded in the Bureau as Document No. 90-084712.
8. Any roll back or retroactive real property taxes that may be due because of exemptions claimed by Grantee or by previous lessees under the Ground Lease.
9. Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the land described herein.

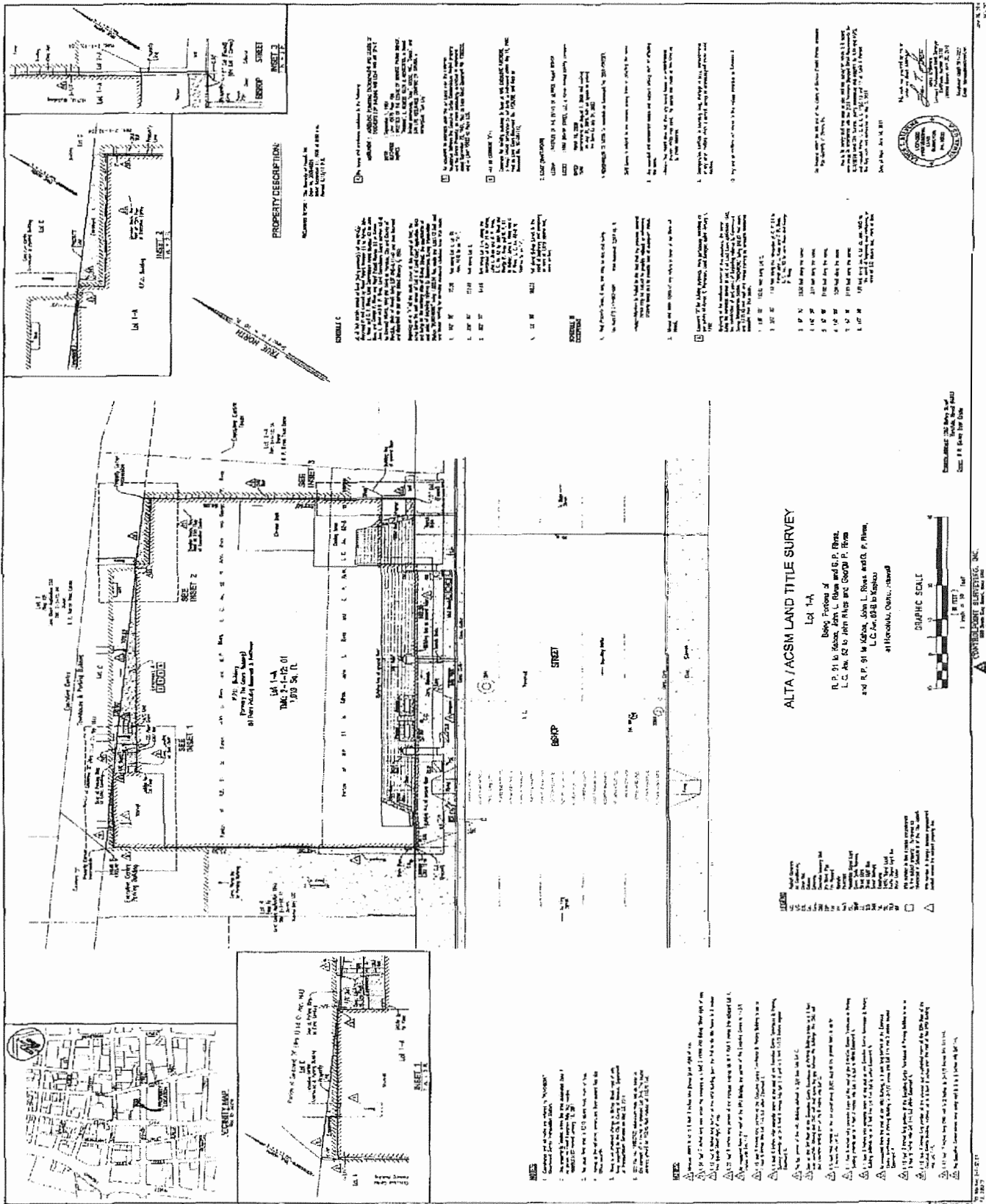
EXHIBIT A

10. The following encroachments as shown on the survey prepared by Lance T. Stevens, Land Surveyor, dated June 16, 2011, to-wit:
- (a) Marquee above is up to 6 feet 8 inches into Bishop Street right of way;
 - (b) A 59 feet 7 inches long eave under the marquee is 4 feet 2 inches into Bishop Street right of way;
 - (c) A 82 feet 6 inches long portion of the HPU Building, from the 2nd to the 6th floors, is 8 inches into Bishop Street right of way;
 - (d) A 22 feet 9 inches long portion of the marquee extends up to 1 foot 9 inches into adjacent Lot 4;
 - (e) As measured from the roof of the HPU Building, the corner of the Executive Centre is 1-3/4 inches into Lot 1-A;
 - (f) A 15 feet 9 inches long portion of the Executive Centre Townhouse & Parking Building is up to 1 foot 9 inches into Lot 1-A but within Easement A;
 - (g) A 1 foot 6 inches wide concrete beam of the roof of the Executive Centre Townhouse & Parking Building extends up to 6 feet 6 inches into Lot 1-A and is 5 feet 1-1/2 inches beyond Easement A;
 - (h) The top corner of the HPU Building stairwell is 3/4 inch into Lot C;
 - (i) Door at the 3rd floor of the Executive Centre Townhouse & Parking Building leads to a 6 feet wide concrete landing and CMU wall that spans the gap between the buildings. The CMU wall and concrete landing are up to 8 inches into Lot C;
 - (j) A 5 feet long corner of the air conditioning (A/C) duct at the ground floor, is up to 3 inches into Lot C;
 - (k) A 1 foot 6 inches wide concrete beam of the roof of the Executive Centre Townhouse & Parking Building extends up to 4 feet 3 inches into Lot 1-A but is within Easement A;
 - (l) A 1 foot 6 inches wide concrete beam of the roof of the Executive Centre Townhouse & Parking Building extends up to 2 feet into Lot 1-A but is within Easement A;
 - (m) As measured from the roof of the HPU Building, a 2 feet long portion of the Executive Centre Townhouse & Parking Building is 3-1/2 inches into 1-A and 2 inches beyond Easement A;
 - (n) A 19 feet 2 inches long portion of the Executive Centre Townhouse & Parking Building is up to 2 feet 9 inches into Lot 1-A but within Easement A;
 - (o) A 15 feet 4 inches long portion of the elevator and mechanical room at the 15th floor of the Executive Centre building, extends up to 6 feet 6 inches over the roof of the HPU Building into Lot 1-A;
 - (p) A 47 feet 7 inches long CMU wall is 2 inches to 3-1/2 inches into Lot 1-A; and

EXHIBIT A

(g) The Executive Centre street level entry wall is 5 to 6 inches into Lot 1-A.

EXHIBIT B



PROPERTY DESCRIPTION:

Reference to the Survey of the City of New York, 1845, and the Survey of the City of New York, 1852, is hereby made for all purposes.

INSET 1: A portion of the lot shown on the plan of the City of New York, 1845, and the Survey of the City of New York, 1852, and is bounded by the following lines: ...

INSET 2: A portion of the lot shown on the plan of the City of New York, 1845, and the Survey of the City of New York, 1852, and is bounded by the following lines: ...

TABLE C:

1	100' 0" 00"	100' 0" 00"
2	100' 0" 00"	100' 0" 00"
3	100' 0" 00"	100' 0" 00"
4	100' 0" 00"	100' 0" 00"
5	100' 0" 00"	100' 0" 00"
6	100' 0" 00"	100' 0" 00"
7	100' 0" 00"	100' 0" 00"
8	100' 0" 00"	100' 0" 00"
9	100' 0" 00"	100' 0" 00"
10	100' 0" 00"	100' 0" 00"

TABLE D:

1	100' 0" 00"	100' 0" 00"
2	100' 0" 00"	100' 0" 00"
3	100' 0" 00"	100' 0" 00"
4	100' 0" 00"	100' 0" 00"
5	100' 0" 00"	100' 0" 00"
6	100' 0" 00"	100' 0" 00"
7	100' 0" 00"	100' 0" 00"
8	100' 0" 00"	100' 0" 00"
9	100' 0" 00"	100' 0" 00"
10	100' 0" 00"	100' 0" 00"

NOTES:

1. The survey was made by the undersigned on the 15th day of ...
2. The survey was made by the undersigned on the 15th day of ...
3. The survey was made by the undersigned on the 15th day of ...
4. The survey was made by the undersigned on the 15th day of ...
5. The survey was made by the undersigned on the 15th day of ...
6. The survey was made by the undersigned on the 15th day of ...
7. The survey was made by the undersigned on the 15th day of ...
8. The survey was made by the undersigned on the 15th day of ...
9. The survey was made by the undersigned on the 15th day of ...
10. The survey was made by the undersigned on the 15th day of ...



 Date of this Survey: ...
 Surveyor: ...
 Title: ...

EXHIBIT 3

1060 BISHOP STREET CONDOMINIUM

1060 BISHOP ST. HONOLULU HI 96813

CONDOMINIUM MAP

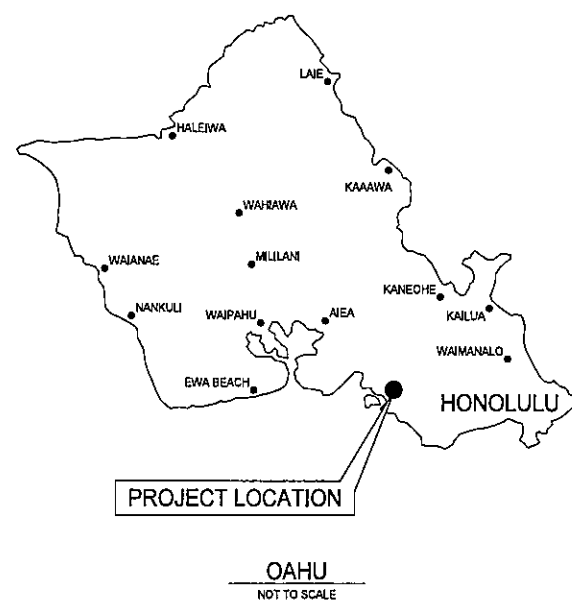
wkf

WKF, INC.
1000 BISHOP STREET
HONOLULU, HI 96813

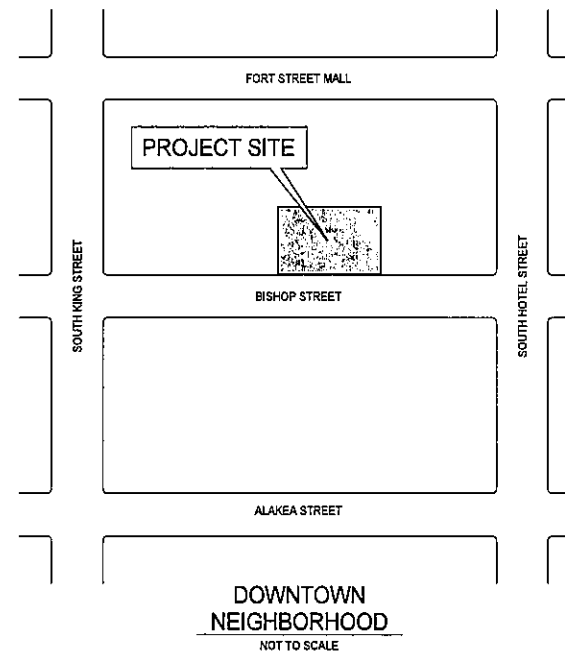
12/20/2022

1060 BISHOP STREET
CONDOMINIUM
CONDOMINIUM MAP

ISLAND MAP



VICINITY MAP



DRAWING INDEX

SHEET NUMBER	SHEET NAME
CPR-000	COVER
CPR-001	SITE PLAN
CPR-100	BASEMENT LEVEL - FLOOR PLAN
CPR-101	LEVEL 1 - FLOOR PLAN
CPR-102	LEVEL 1.5 MEZZANINE - FLOOR PLAN
CPR-103	LEVEL 2-6 - FLOOR PLAN
CPR-104	LEVEL 7 - FLOOR PLAN
CPR-105	ROOF PLAN
CPR-200	BUILDING ELEVATIONS
CPR-201	BUILDING ELEVATIONS
CPR-202	BUILDING ELEVATIONS

1060 BISHOP STREET
CONDOMINIUM
1060 BISHOP STREET
HONOLULU, HI 96813
TMK: 2-1-012-001
SHEET DATE: 12/21/22
PROJECT NO:
COVER

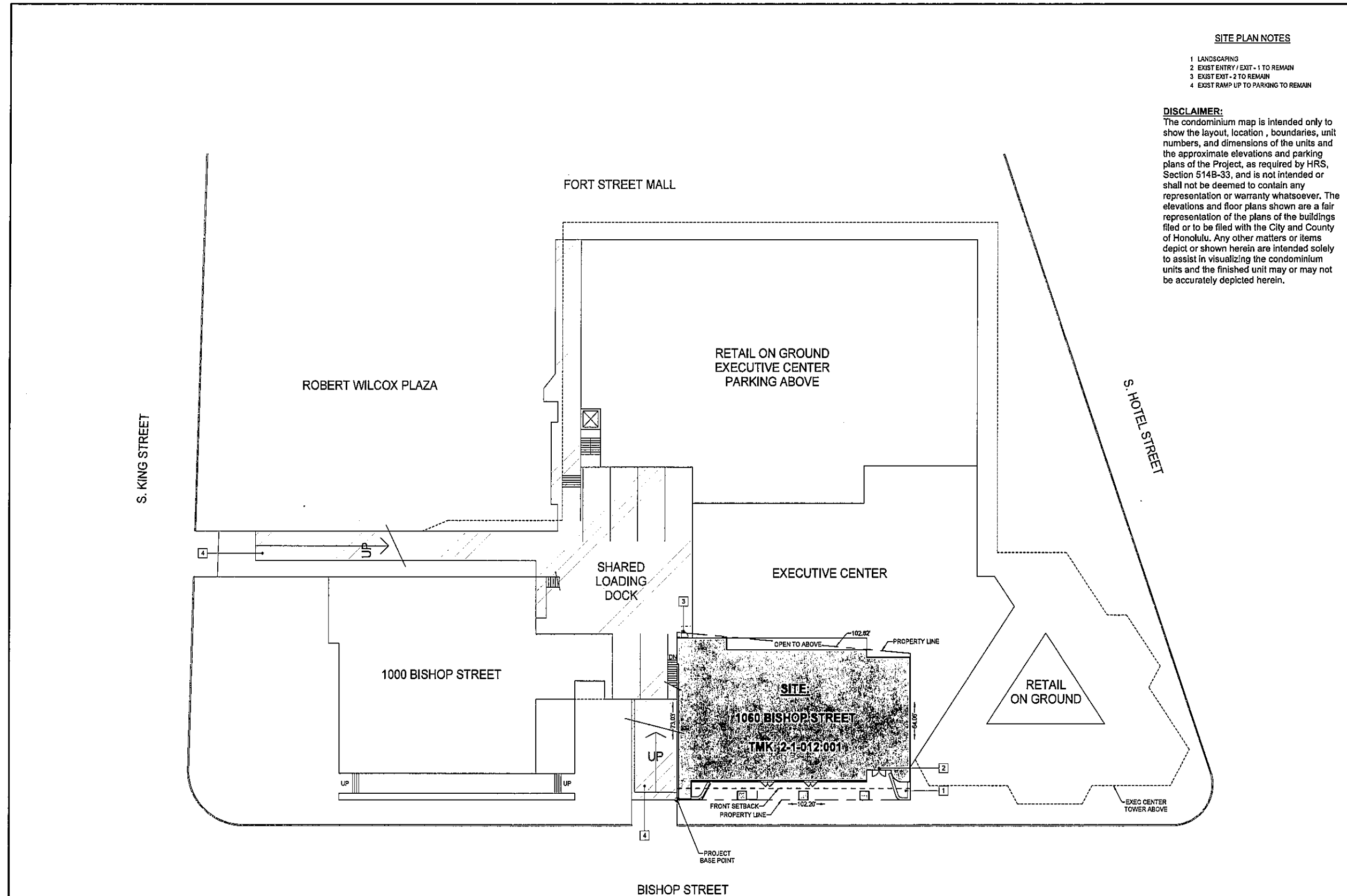
CPR-000

SITE PLAN NOTES

- 1 LANDSCAPING
- 2 EXIST ENTRY / EXIT - 1 TO REMAIN
- 3 EXIST EXIT - 2 TO REMAIN
- 4 EXIST RAMP UP TO PARKING TO REMAIN

DISCLAIMER:

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(A1) SITE PLAN
SCALE: 1/16" = 1'-0"
1/8" = 1'-0"

1060 BISHOP STREET
CONDOMINIUM
1060 BISHOP STREET
HONOLULU, HI 96813
TMK: 2-1-012-001
SHEET DATE: 12/21/22
PROJECT NO:
SITE PLAN

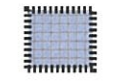


WKF, INC.
1000 BISHOP STREET
HONOLULU, HI 96813

12/20/2022

1060 BISHOP STREET
CONDOMINIUM
CONDOMINIUM MAP

LEGEND:



GENERAL COMMON ELEMENT



RESIDENTIAL UNIT



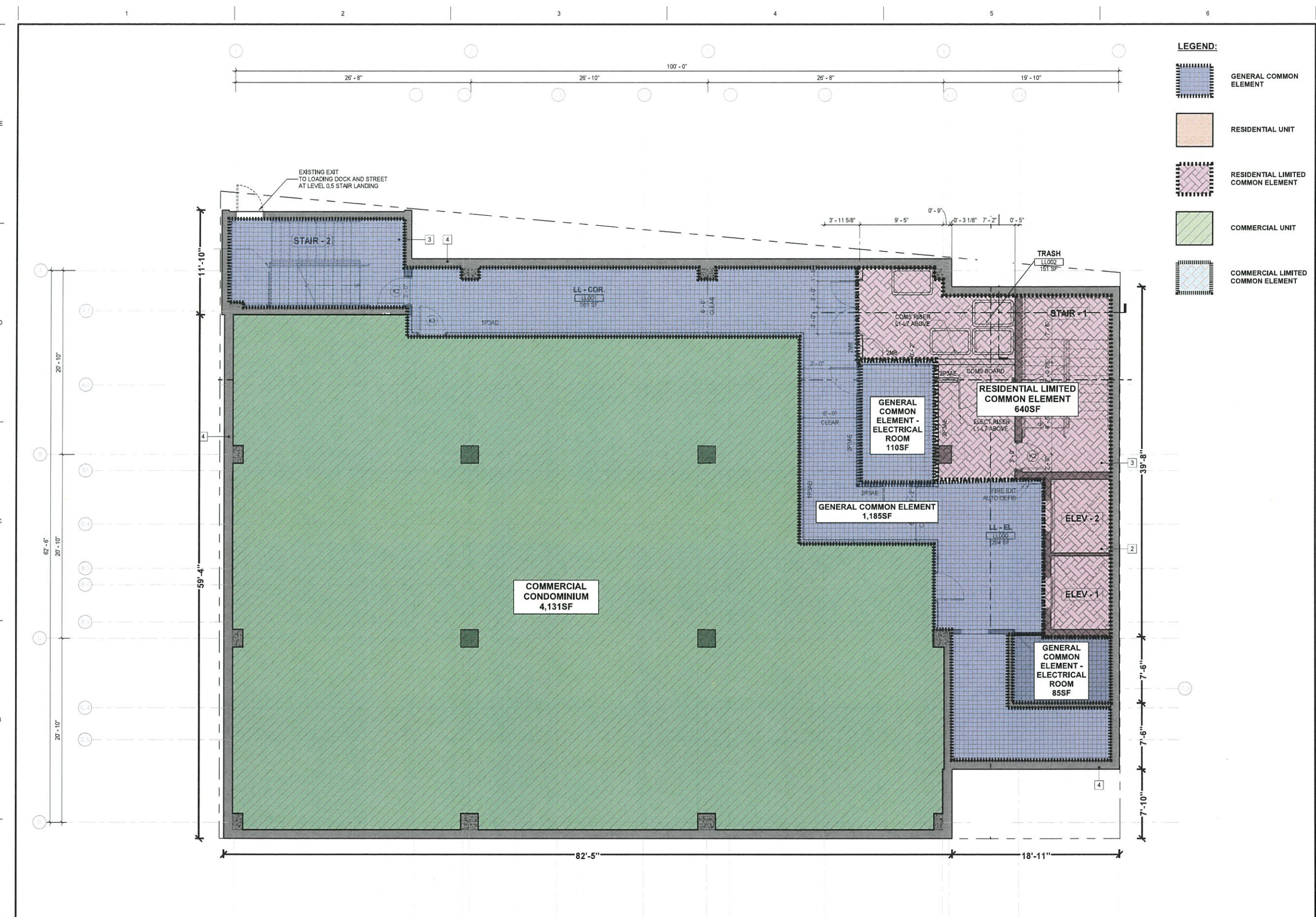
RESIDENTIAL LIMITED COMMON ELEMENT



COMMERCIAL UNIT



COMMERCIAL LIMITED COMMON ELEMENT



DISCLAIMER:
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BASEMENT LEVEL - FLOOR PLAN

SCALE: 1/4" = 1'-0"

1060 BISHOP STREET
CONDOMINIUM
1060 BISHOP STREET
HONOLULU, HI 96813
TMK: 2-1-012.001

SHEET DATE: 12/21/22
PROJECT NO.

BASEMENT LEVEL - FLOOR PLAN

CPR-100

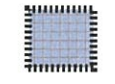


WKf, INC.
1000 BISHOP STREET
HONOLULU, HI 96813

12/20/2022

1060 BISHOP STREET
CONDOMINIUM
CONDOMINIUM MAP

LEGEND:



GENERAL COMMON ELEMENT



RESIDENTIAL UNIT



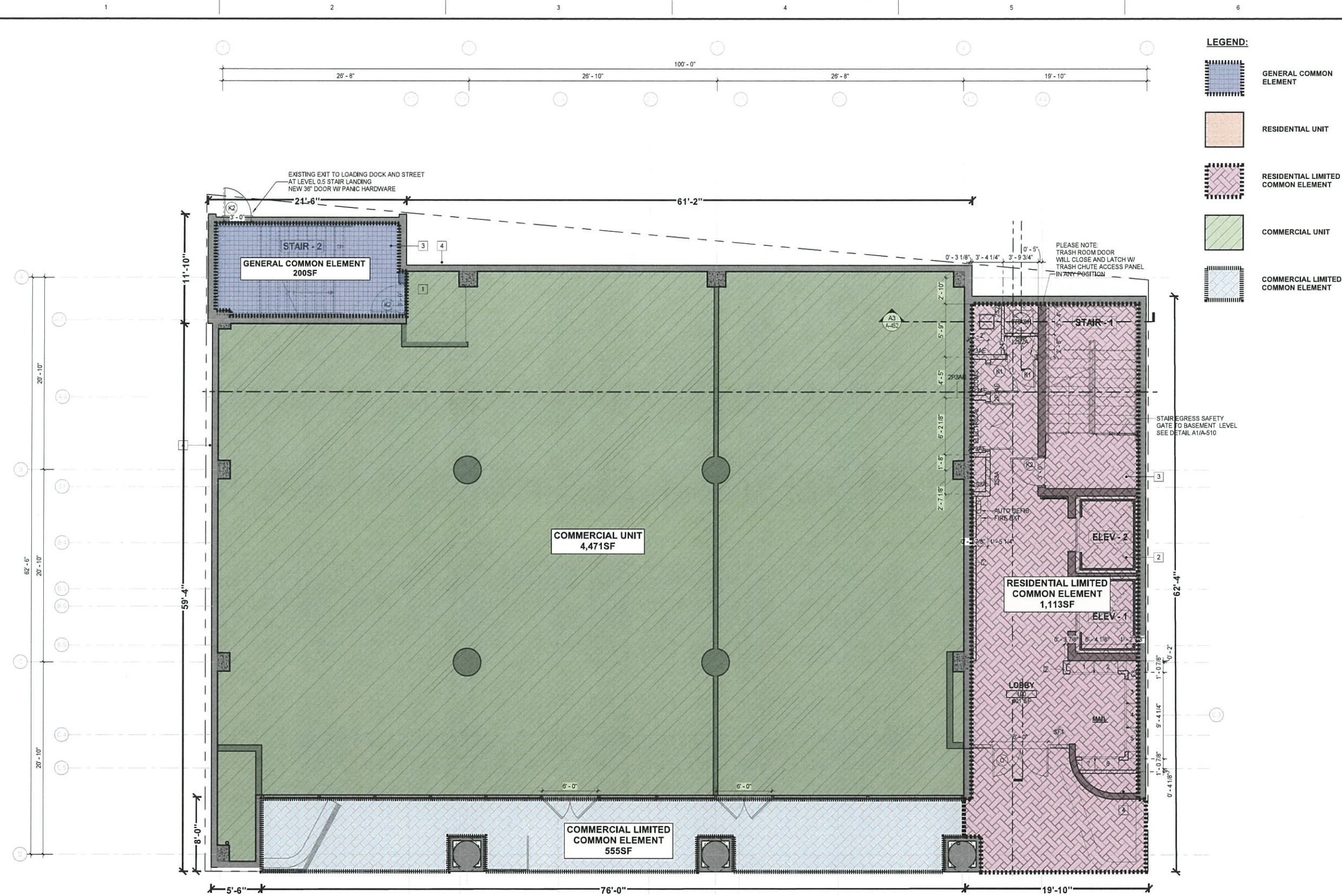
RESIDENTIAL LIMITED COMMON ELEMENT



COMMERCIAL UNIT



COMMERCIAL LIMITED COMMON ELEMENT



DISCLAIMER:

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LEVEL 1 - FLOOR PLAN
SCALE: 1/4" = 1'-0"

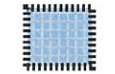


1060 BISHOP STREET
CONDOMINIUM
1060 BISHOP STREET
HONOLULU, HI 96813
TMK: 2-1-012-001
SHEET DATE: 12/21/22
PROJECT NO:

LEVEL 1 - FLOOR
PLAN

CPR-101

LEGEND:



GENERAL COMMON ELEMENT



RESIDENTIAL UNIT



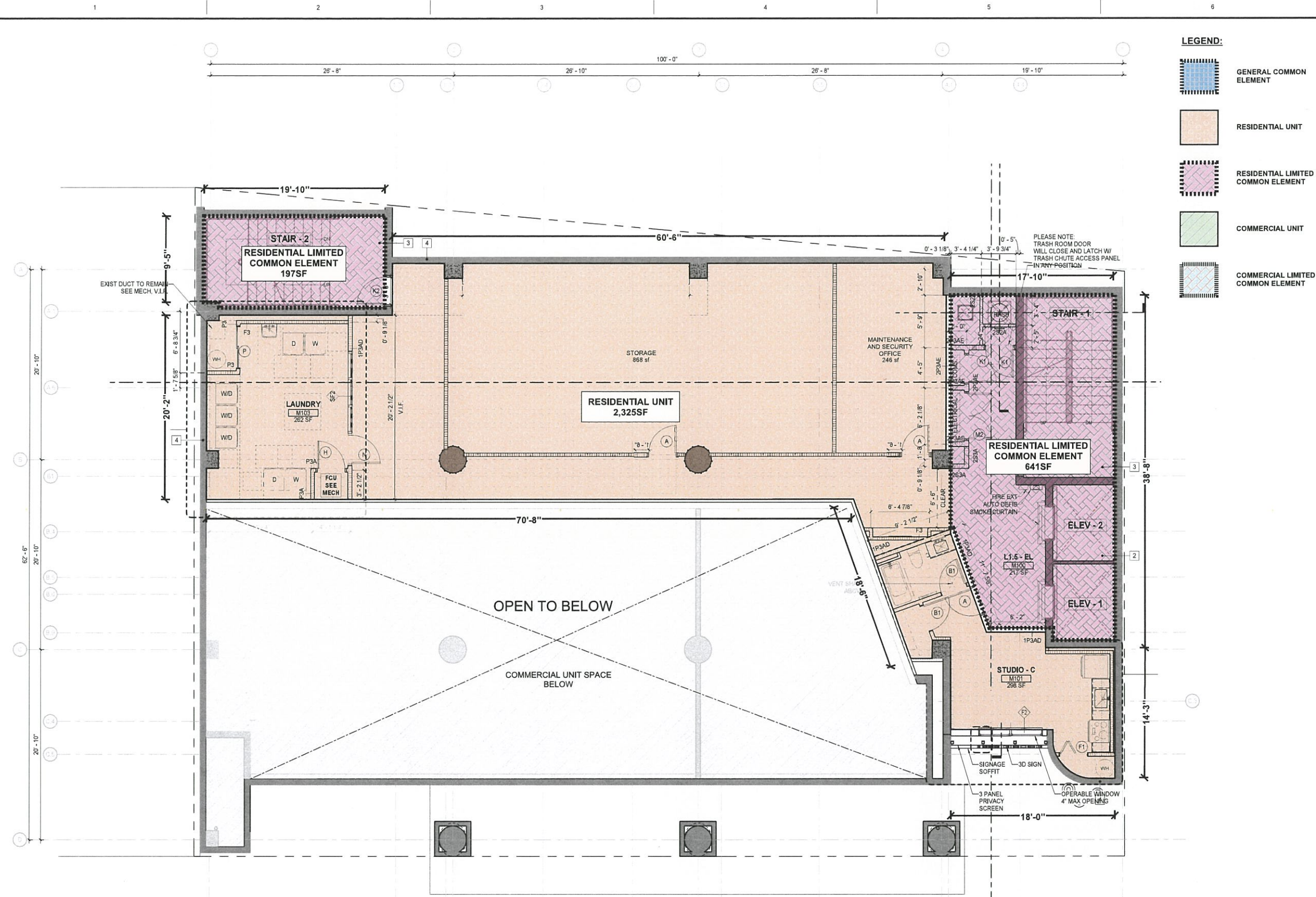
RESIDENTIAL LIMITED COMMON ELEMENT



COMMERCIAL UNIT



COMMERCIAL LIMITED COMMON ELEMENT



PLEASE NOTE:
TRASH ROOM DOOR
WILL CLOSE AND LATCH W/
TRASH CHUTE ACCESS PANEL
IN ANY POSITION

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LEVEL 1.5 - MEZZANINE - FLOOR PLAN

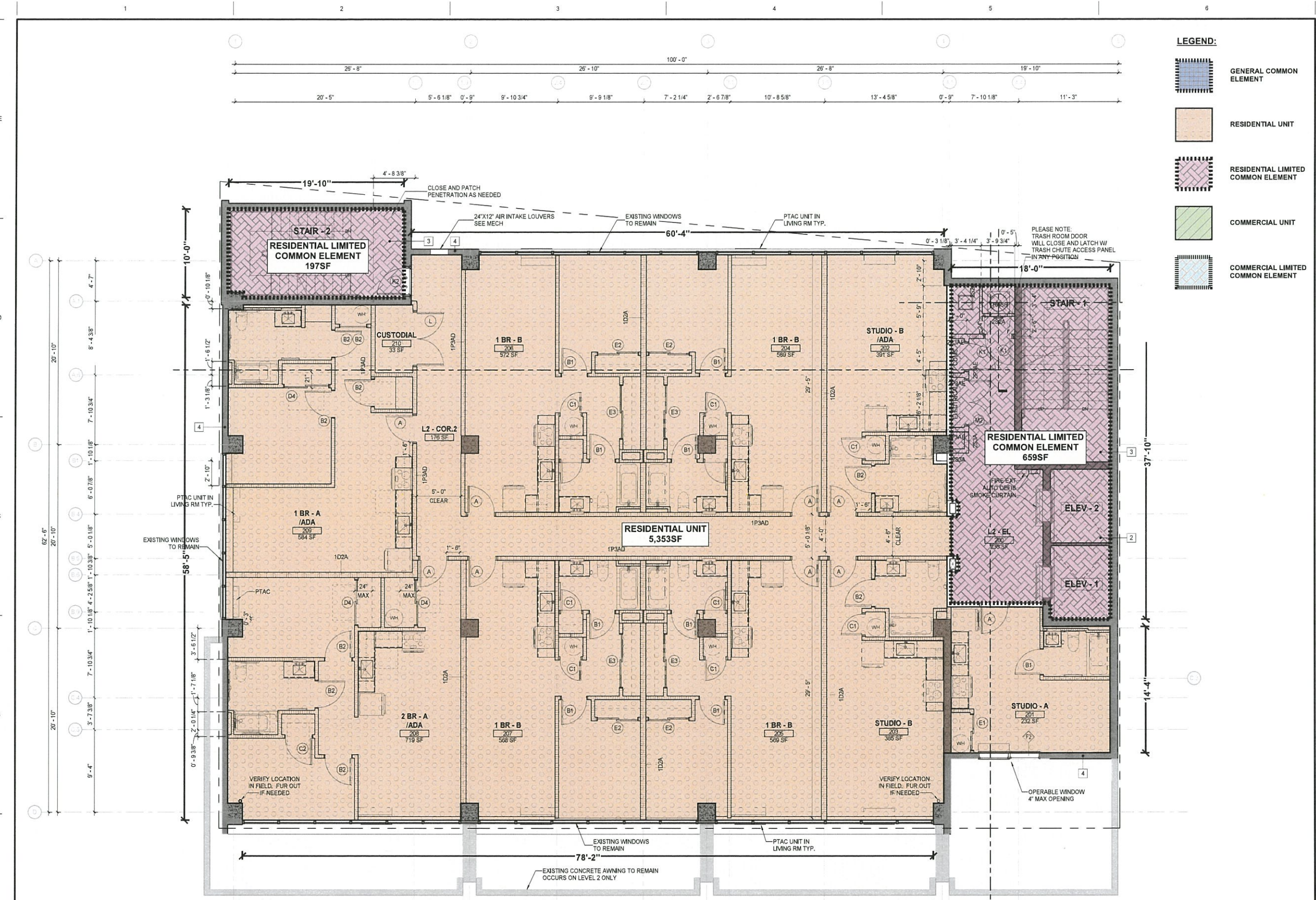
SCALE: 1/4" = 1'-0"
1" = 1'-0"

1060 BISHOP STREET
CONDOMINIUM
1060 BISHOP STREET
HONOLULU, HI 96813
TMK: 2-1-012-001
SHEET DATE: 12/21/22
PROJECT NO:

CPR-102

LEGEND:

-  GENERAL COMMON ELEMENT
-  RESIDENTIAL UNIT
-  RESIDENTIAL LIMITED COMMON ELEMENT
-  COMMERCIAL UNIT
-  COMMERCIAL LIMITED COMMON ELEMENT



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LEVEL 2-6 - FLOOR PLAN
 SCALE: 1/4" = 1'-0"

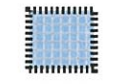


WKf INC.
1000 BISHOP STREET
HONOLULU, HI 96813

12/20/2022

1060 BISHOP STREET
CONDOMINIUM
CONDOMINIUM MAP

LEGEND:



GENERAL COMMON ELEMENT



RESIDENTIAL UNIT



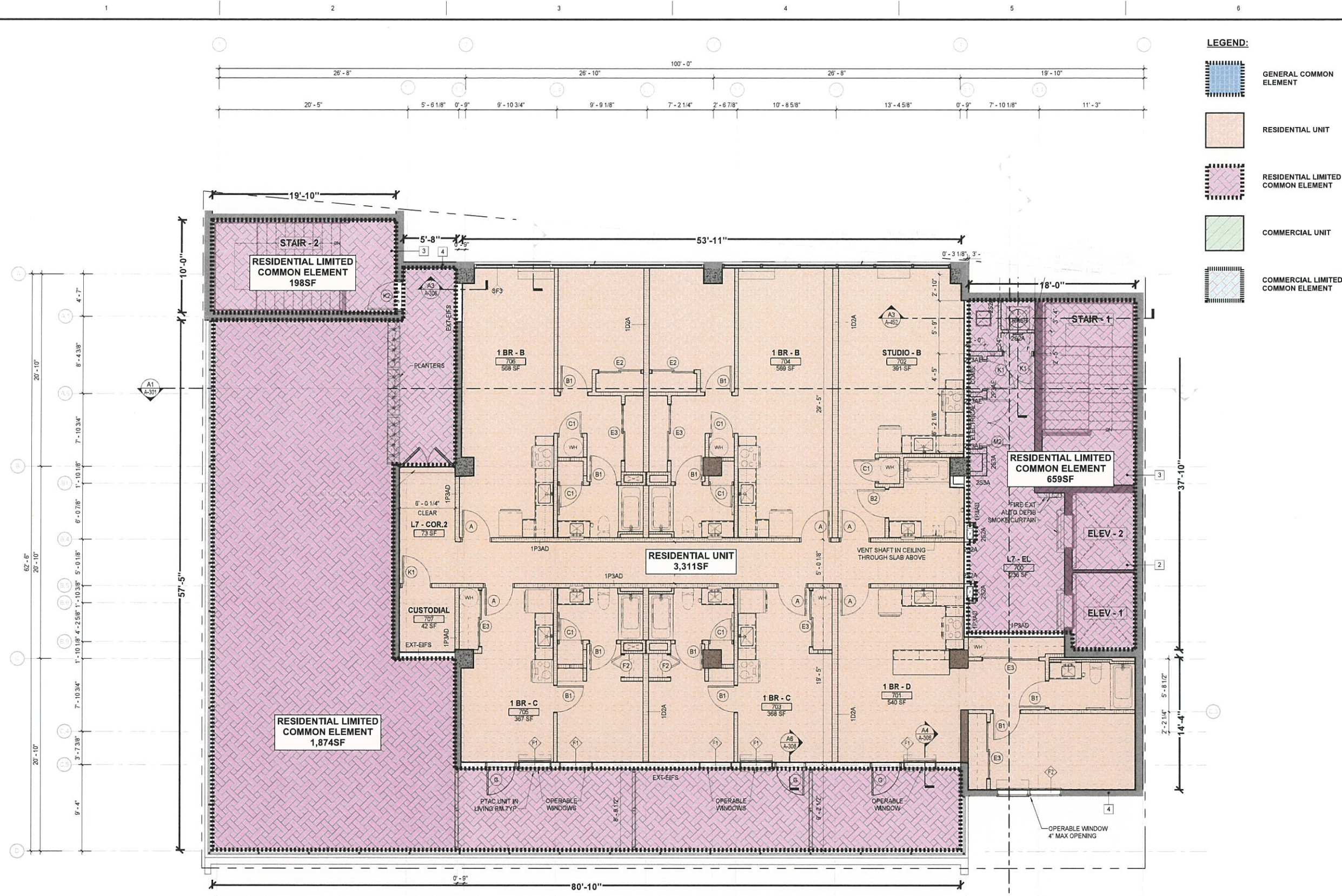
RESIDENTIAL LIMITED COMMON ELEMENT



COMMERCIAL UNIT



COMMERCIAL LIMITED COMMON ELEMENT



DISCLAIMER:
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LEVEL 7 - FLOOR PLAN

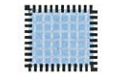
SCALE: 1/4" = 1'-0"

1060 BISHOP STREET
CONDOMINIUM
1060 BISHOP STREET
HONOLULU, HI 96813
TMK: 2-1-012.001
SHEET DATE: 12/21/22
PROJECT NO:

LEVEL 7 - FLOOR PLAN

CPR-104

LEGEND:



GENERAL COMMON ELEMENT



RESIDENTIAL UNIT



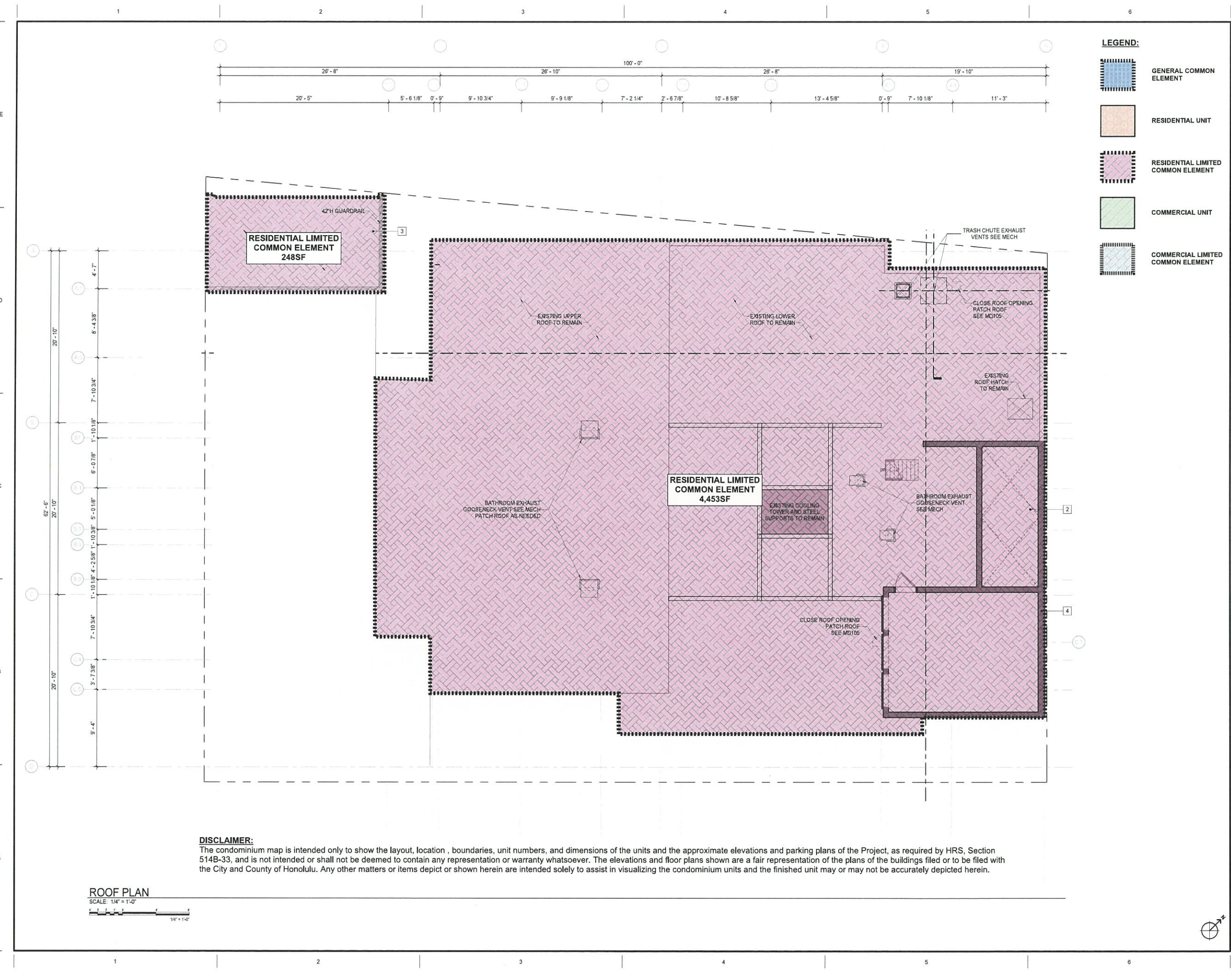
RESIDENTIAL LIMITED COMMON ELEMENT



COMMERCIAL UNIT



COMMERCIAL LIMITED COMMON ELEMENT



DISCLAIMER:

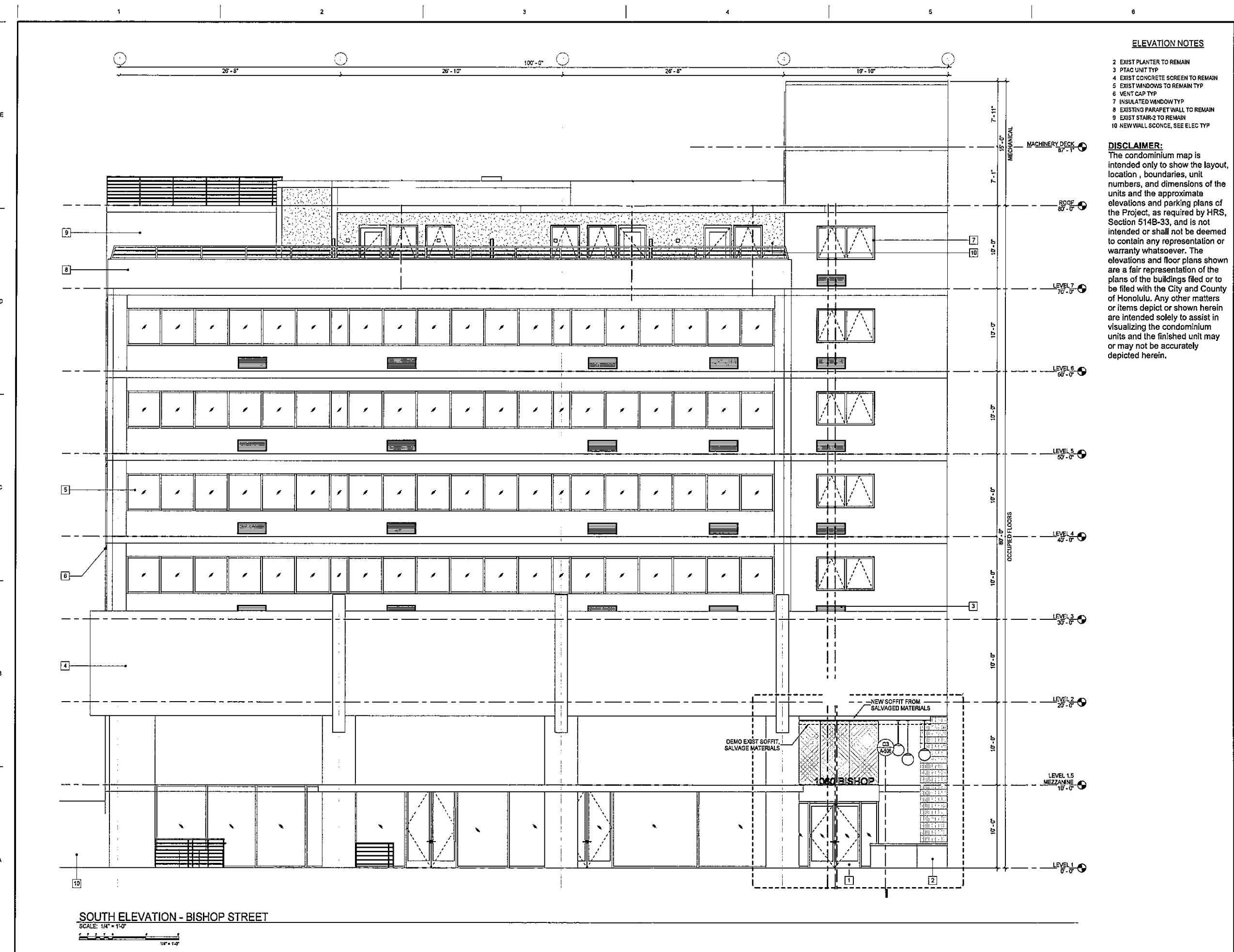
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ROOF PLAN

SCALE: 1/4" = 1'-0"
1/4" = 1'-0"

1060 BISHOP STREET
CONDOMINIUM
1060 BISHOP STREET
HONOLULU, HI 96813
TMK: 2-1-012-001
SHEET DATE: 12/21/22
PROJECT NO.
ROOF PLAN





ELEVATION NOTES

- 2 EXIST PLANTER TO REMAIN
- 3 PTAC UNIT TYP
- 4 EXIST CONCRETE SCREEN TO REMAIN
- 5 EXIST WINDOWS TO REMAIN TYP
- 6 VENT CAP TYP
- 7 INSULATED WINDOW TYP
- 8 EXISTING PARAPET WALL TO REMAIN
- 9 EXIST STAIR-2 TO REMAIN
- 10 NEW WALL SCONCE, SEE ELEC TYP

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SOUTH ELEVATION - BISHOP STREET

SCALE: 1/4" = 1'-0"

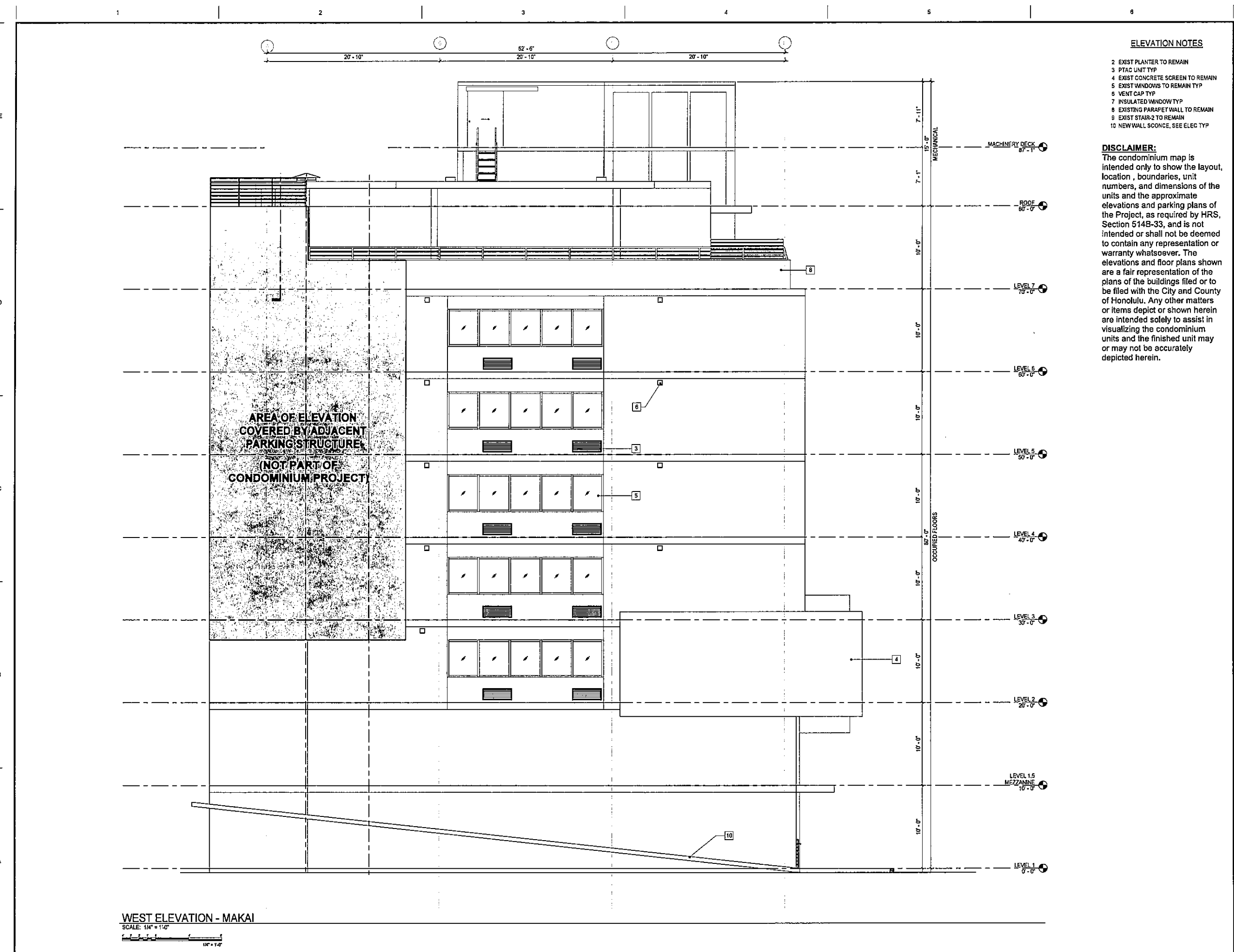


WKf, INC.
 1000 BISHOP STREET
 HONOLULU, HI 96813

12/20/2022
 1060 BISHOP STREET
 CONDOMINIUM
 CONDOMINIUM MAP

1060 BISHOP STREET
 CONDOMINIUM
 1060 BISHOP STREET
 HONOLULU, HI 96813
 TMC: 2-1-012.001
 SHEET DATE: 12/21/22
 PROJECT NO:
 EXTERIOR
 ELEVATIONS

CPR-200



ELEVATION NOTES

- 2 EXIST PLANTER TO REMAIN
- 3 PTAC UNIT TYP
- 4 EXIST CONCRETE SCREEN TO REMAIN
- 5 EXIST WINDOWS TO REMAIN TYP
- 6 VENT CAP TYP
- 7 INSULATED WINDOW TYP
- 8 EXISTING PARAPET WALL TO REMAIN
- 9 EXIST STAIR-2 TO REMAIN
- 10 NEW WALL SCOSCE, SEE ELEG TYP

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WKF, INC.
1000 BISHOP STREET
HONOLULU, HI 96813

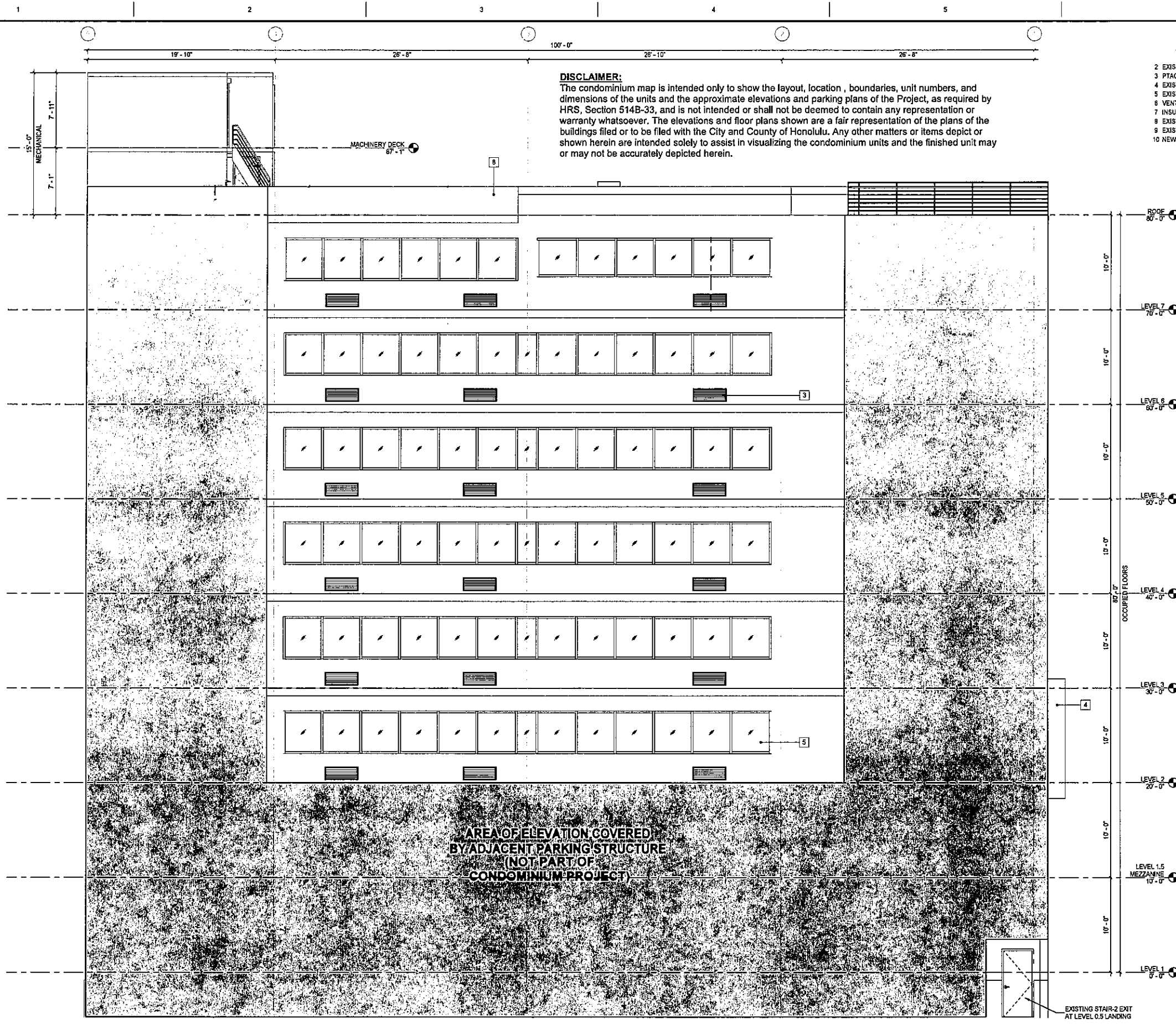
12/20/2022
1060 BISHOP STREET
CONDOMINIUM
CONDOMINIUM MAP

WEST ELEVATION - MAKAI

SCALE: 1/4" = 1'-0"
1/4" = 1'-0"

1060 BISHOP STREET
CONDOMINIUM
1060 BISHOP STREET
HONOLULU, HI 96813
TMK: 2-1-012-001
SHEET DATE: 12/21/22
PROJECT NO:
**EXTERIOR
ELEVATIONS**

CPR-201



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ELEVATION NOTES

- 2 EXIST PLANTER TO REMAIN
- 3 PTAC UNIT TYP
- 4 EXIST CONCRETE SCREEN TO REMAIN
- 5 EXIST WINDOWS TO REMAIN TYP
- 6 VENT CAP TYP
- 7 INSULATED WINDOW TYP
- 8 EXISTING PARAPET WALL TO REMAIN
- 9 EXIST STAIR-2 TO REMAIN
- 10 NEW WALL SCONCE, SEE ELEC TYP



WKF, INC.
 1000 BISHOP STREET
 HONOLULU, HI 96813

12/22/2022
 1060 BISHOP STREET
 CONDOMINIUM
 CONDOMINIUM MAP

NORTH ELEVATION
 SCALE: 1/4" = 1'-0"
 1/4" = 1'-0"

EXISTING STAIR-2 EXIT
 AT LEVEL 0.5 LANDING

1060 BISHOP STREET
 CONDOMINIUM
 1060 BISHOP STREET
 HONOLULU, HI 96813
 TMK: 2-1-012-001
 SHEET DATE: 12/21/22
 PROJECT NO:
 EXTERIOR
 ELEVATIONS

CPR-202