

KAKA'AKO MAKAI – Parcel A
as of March 8, 2016
TMK: 1-2-1-058:129

Type	Acquired	Size	Zoning	Cost to OHA	Tenure and Use
Commercial /Investment	July 1, 2012	Approx. 4.915 acres	HCDA /WC	\$0	Fee Simple – Active use, parking and base yard
		Height	FAR		
		65'	1.5		
Acquisition Objective			Location		
Revenue Generation			1011 Ala Moana Blvd., Kaka'ako, Honolulu, O'ahu		
Features					
<ul style="list-style-type: none"> • Approx. 164,000 SF of leasable area divided into 3 Parcels • Subject to an approx. 25' easement along Kewalo Basin • Waterfront parcel • Frontage along Ala Moana Blvd 					
Operating Cost		Key Parties / Key Issues		Milestones	
Included in overall operating budget for Kaka'ako Makai		<ul style="list-style-type: none"> • 25' Wide Easement along waterfront from Promenade • HCDA planning to replace pier along Kewalo Harbor. Work zone to encroach on OHA property • Howard Hughes signs lease to manage/redevelop Kewalo Harbor • Ahui St. Access Road 		November 2014 - Fisherman's Wharf building demolished September 2015 - Askew Industries (Makers & Tasters) completes improvements	
Management Plan			Status of Management Plan		
<ul style="list-style-type: none"> • Preparing Conceptual Master Plan • Updating Interim Leasing Plan • Working to establish Active Interim Use tenants 			<ul style="list-style-type: none"> • Working with HCDA on ROE for proposed pier replacement 		

KAKA'AKO MAKAI – Parcel B
as of March 8, 2016
TMK: 1-2-1-058:130

Type	Acquired	Size	Zoning	Cost to OHA	Tenure and Use
Commercial /Investment	July 1, 2012	Approx. 2.378 acres	HCDA /WC	\$0	Fee Simple – Shipyard
		Height	FAR		
		65'	1.5		
Acquisition Objective				Location	
Revenue Generation				113 & 123 Ahui Street Kaka'ako, Honolulu, O'ahu	
Features					
<ul style="list-style-type: none"> • Active Shipyard with boat ramp and 2-story structure • Approx. \$249,200 project revenue in FY2016 • Waterfront parcel 					
Operating Cost		Key Parties / Key Issues		Milestones	
Included in overall operating budget for Kaka'ako Makai		<ul style="list-style-type: none"> • Honolulu Marine, Tenant 		2014 - Arbitration awarded in favor of OHA to increase rent to \$249,000 annually.	
Management Plan			Status of Management Plan		
<ul style="list-style-type: none"> • Preparing Conceptual Master Plan • Updating Interim Leasing Plan 			<ul style="list-style-type: none"> • As per PBN Article, Tenant plans to vacate early. CPM discovered that Tenant's proposed new location is on Sand Island. – No updates as of 3/1/2016 		

KAKA'AKO MAKAI – Parcel C
as of March 8, 2016
TMK: 1-2-1-058:130

Type	Acquired	Size	Zoning	Cost to OHA	Tenure and Use
Commercial /Investment	July 1, 2012	Approx. 1.699 acres	HCDA /WC	\$0	Fee Simple – Unimproved Lot and Kewalo Keiki Fishing Conservancy
		Height	FAR		
		65'	1.5		
Acquisition Objective				Location	
Revenue Generation				59 Ahui Street Kaka'ako, Honolulu, O'ahu	
Features					
<ul style="list-style-type: none"> • Unimproved lot • Kewalo Keiki Fishing Conservancy occupies 15,000 SF of lot near cove • Waterfront parcel • 70,200 SF of leasable area divided into 4 Parcels + KKFC 					
Operating Cost		Key Parties / Key Issues		Milestones	
Included in overall operating budget for Kaka'ako Makai		<ul style="list-style-type: none"> • Kewalo Keiki Fishing Conservancy, Tenant (term exp. Oct. 31, 2074) • Construction on building to commence via capital funds granted from HI State Leg. 		Ongoing - Design & Construction on Cultural Public Market underway by HCDA. March 2015 Fence along Ahui St completed	
Management Plan			Status of Management Plan		
<ul style="list-style-type: none"> • Preparing Conceptual Master Plan • Updating Interim Leasing Plan 			<ul style="list-style-type: none"> • Negotiating short term leases with multiple prospects. 		

KAKA'AKO MAKAI – Parcel D
as of March 8, 2016
TMK: 1-2-1-060:027 & 1-2-1-058:048

Type	Acquired	Size	Zoning	Cost to OHA	Tenure and Use
Commercial /Investment	July 1, 2012	Approx. 0.938 acres	HCDA /WC	\$0	Fee Simple – Wedding Chapel/Restaurant & Communications Tower
		Height	FAR		
		65'	1.5		
Acquisition Objective				Location	
Revenue Generation				45 & 53 Ahui Street Kaka'ako, Honolulu, O'ahu	
Features					
<ul style="list-style-type: none"> • 53-by-the-Sea Wedding Facility & Restaurant • Communications Tower Leased to Salem Communications • Approx. \$430,616 project revenue in FY2016 • Waterfront parcel 					
Operating Cost		Key Parties / Key Issues		Milestones	
N/A		<ul style="list-style-type: none"> • Ocean Investments/53-by-the-Sea, Tenant (term exp. Dec. 22, 2042) • Salem Communications/Radio Tower, Tenant (term exp. May. 4, 2035) 			
Management Plan			Status of Management Plan		
<ul style="list-style-type: none"> • Preparing Conceptual Master Plan • Updating Interim Leasing Plan 			<ul style="list-style-type: none"> • Planter boxes along Ahui St. HCDA's cost proposal has been sent to Ocean Investments • Rent Re-negotiation for Salem Communications is open (appraisal required) 		

KAKA'AKO MAKAI – Parcel E
as of March 8, 2016
TMK: 1-2-1-058:006

Type	Acquired	Size	Zoning	Cost to OHA	Tenure and Use
Commercial /Investment	July 1, 2012	Approx. 2.202 acres	HCDA/MUZ	\$0	Fee Simple – State Office Building
		Height	FAR		
		200'	2.5		
Acquisition Objective				Location	
Revenue Generation				919 Ala Moana Blvd. Kaka'ako, Honolulu, O'ahu	
Features					
<ul style="list-style-type: none"> • AAFES Building – 5-story office building (approx. 108,000 SF) with landscaped parking lot. 					
Operating Cost		Key Parties / Key Issues		Milestones	
\$100,000 Annually (ends 2016)		<ul style="list-style-type: none"> • DAGS, Manager • DOH & DPS, sub-Tenants 		June 30, 2016 MOA Expires July 31, 2018 Lease Expires October 2014 – Hallstrom Completes Appraisal	
Management Plan			Status of Management Plan		
<ul style="list-style-type: none"> • Property Management by DAGS • OHA to maintain trees • Preparing Conceptual Master Plan • Updating Interim Leasing Plan 			<ul style="list-style-type: none"> • Ongoing Negotiation for Lease Extension with DAGS • Ongoing maintenance of the trees on premises 		

KAKA'AKO MAKAI – Parcel F/G PIANO LOT
as of March 8, 2016
TMK: 1-2-1-060:026

Type	Acquired	Size	Zoning	Cost to OHA	Tenure and Use
Commercial /Investment	July 1, 2012	Approx. 7.531 acres	HCDA/MUZ	\$0	Fee Simple – Parking Lot
		Height	FAR		
		200'	2.0		
Acquisition Objective				Location	
Revenue Generation Find Active Interim Use Tenants				160 Ahui & 160 Koula Kaka'ako, Honolulu, O'ahu	
Features					
<ul style="list-style-type: none"> • Open parking lot • Paved • Demised into 5 leasable spaces 					
Operating Cost		Key Parties / Key Issues		Milestones	
Included in overall operating budget for Kaka'ako Makai		<ul style="list-style-type: none"> • Republic Parking – Extension pending • Cutter Chrysler – Lease Expires April 2016 		September 2014 – Perimeter Fence Completed September 2015 – C&C Honolulu conducted SPO/SNO Enforcements 2015 – Koula St abandonment and OHA receives full title of FG.	
Management Plan			Status of Management Plan		
<ul style="list-style-type: none"> • Preparing Conceptual Master Plan • Updating Interim Leasing Plan 			<ul style="list-style-type: none"> • Working on extending Republic Parking • Seeking Active tenants 		

KAKA'AKO MAKAI – Parcel I
as of March 8, 2016
TMK: 1-2-1-015:061

Type	Acquired	Size	Zoning	Cost to OHA	Tenure and Use
Commercial /Investment	July 1, 2012	Approx. 2.977 acres	HCDA/MUZ	\$0	Fee Simple – Vacant Lot/Construction Base Yard
		Height	FAR		
		200'	3.5		
Acquisition Objective				Location	
Revenue Generation				Ala Moana Blvd. Kaka'ako, Honolulu, O'ahu	
Features					
<ul style="list-style-type: none"> • Approx. 1.2- acre paved lot • Approx. 1.7-acre unpaved • Abandoned Sewer line in property • New Sewer Easement along Diamondhead/Makai fenceline • Forrest Ave Easement along Makai portion of property 					
Operating Cost		Key Parties / Key Issues		Milestones	
Included in overall operating budget for Kaka'ako Makai		<ul style="list-style-type: none"> • Negotiating C&C Lease Extension • Future C&C Honolulu sewage pump station location 		Rainbow Chevy Leases all of I-1	
Management Plan			Status of Management Plan		
<ul style="list-style-type: none"> • Preparing Conceptual Master Plan • Updating Interim Leasing Plan 			<ul style="list-style-type: none"> • Ongoing negotiations with prospects for Mauka portion to be leased. • Awaiting C&C Honolulu on plans for future sewage pump station location 		

KAKA'AKO MAKAI – Parcel K
as of March 8, 2016
TMK: 1-2-1-060:028

Type	Acquired	Size	Zoning	Cost to OHA	Tenure and Use
Commercial /Investment	July 1, 2012	Approx. 1.358 acres	HCDA/WC	\$0	Fee Simple – Marine Research Laboratory
		Height	FAR		
		65'	1.5		
Acquisition Objective				Location	
Revenue Generation				40 Ahui Street Kaka'ako, Honolulu, O'ahu	
Features					
<ul style="list-style-type: none"> • 3-story marine research laboratory • Waterfront parcel 					
Operating Cost		Key Parties / Key Issues		Milestones	
Included in overall operating budget for Kaka'ako Makai		<ul style="list-style-type: none"> • UH Pacific Bioresearch Marine Center (term exp. Jun 30, 2030) • New TMK in 2015 			
Management Plan			Status of Management Plan		
<ul style="list-style-type: none"> • Preparing Conceptual Master Plan • Updating Interim Leasing Plan • Managed by Tenant 			N/A		

**KAKA'AKO MAKAI – Parcel L
as of March 8, 2016**

Type	Acquired	Size	Zoning	Cost to OHA	Tenure and Use
Commercial /Investment	July 1, 2012	Approx. 5.601 acres	HCDA/MUZ	\$0	Fee Simple – Warehouse
		Height	FAR		
		45'	0.6		
Acquisition Objective				Location	
Revenue Generation				Keawe Street Kaka'ako, Honolulu, O'ahu	
Features					
<ul style="list-style-type: none"> • Approx. 72,000 SF Warehouse • Approx. \$430,000 projected revenue in FY2016 • Waterfront parcel 					
Operating Cost		Key Parties / Key Issues		Milestones	
Included in overall operating budget for Kaka'ako Makai		<ul style="list-style-type: none"> • Reuse Hawaii – exp 2/2017 • Crestek – exp 9/2016 • PODS – exp mtm • Next Step Shelter – 30,000 SF (month-to-month) 		Dec 2014 – Warehouse at 100% Occupancy	
Management Plan			Status of Management Plan		
<ul style="list-style-type: none"> • Preparing Conceptual Master Plan • Updating Interim Leasing Plan 			<ul style="list-style-type: none"> • On-going efforts to lease vacant space • Repair Roof & Doors as needed 		