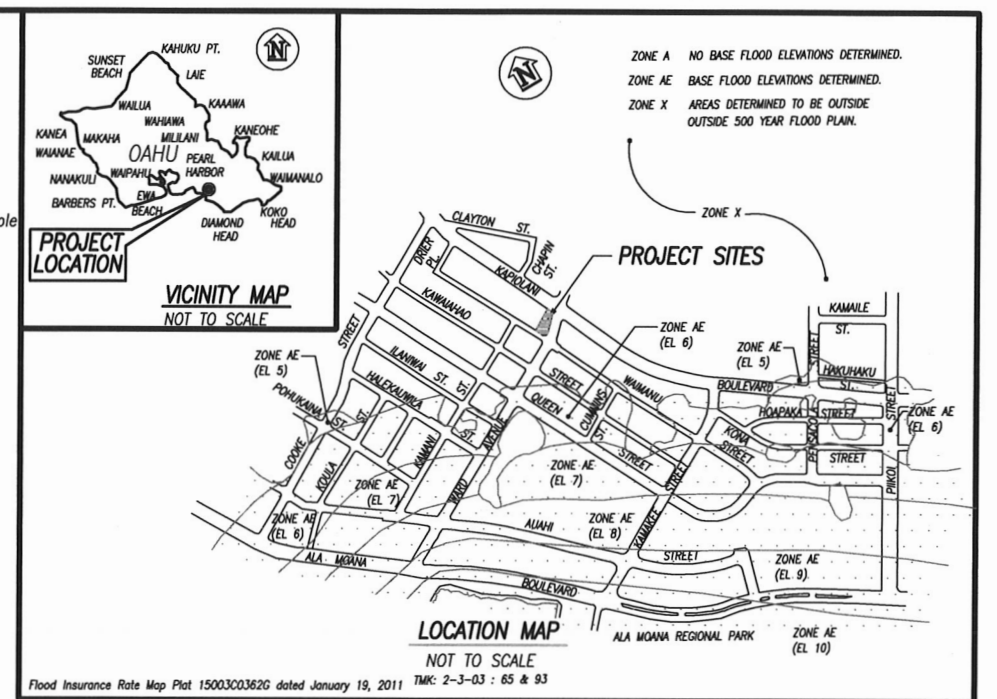
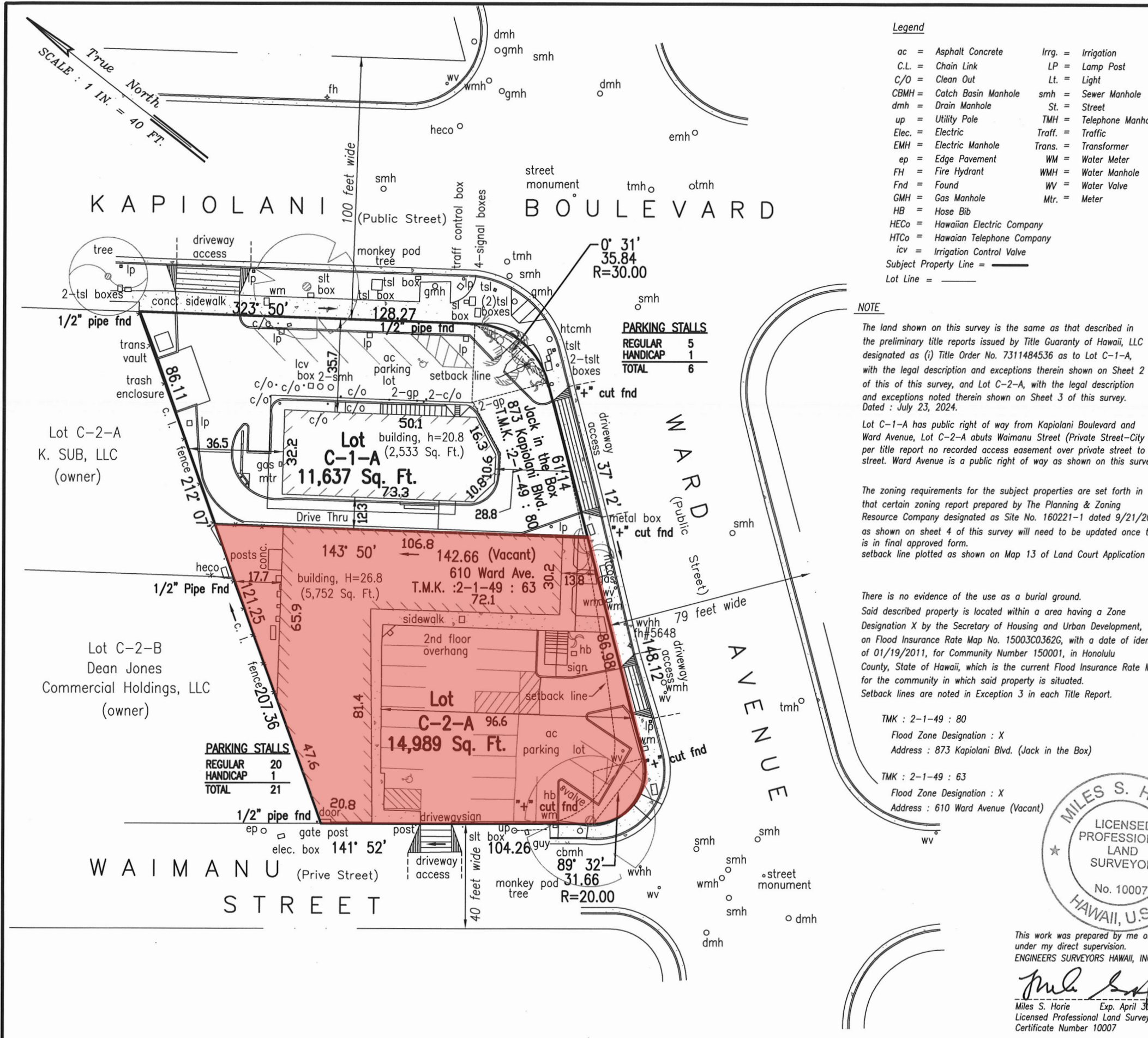


EXHIBIT A



This work was prepared by me or under my direct supervision.
ENGINEERS SURVEYORS HAWAII, INC.
Miles S. Horie
Miles S. Horie Exp. April 30, 2026
Licensed Professional Land Surveyor
Certificate Number 10007

ALTA/NSPS LAND TITLE SURVEY
Lot C-1-A and C-2-A (Deregistered)
as shown on Map 31 of
Land Court Application 670
T.M.K. : 2-1-49 : parcels 63 and 80
at Kewalo, Honolulu, Oahu, Hawaii

Client: The Howard Hughes Corporation

PRELIMINARY REPORT
(No Liability Hereunder)

This report (and any revisions thereto) is issued solely for the convenience of the titleholder, the titleholder's agent, counsel, purchaser or mortgagee, or the person ordering it for the purpose of facilitating the issuance of a policy of title insurance by Title Guaranty of Hawaii, LLC and no liability will arise under this report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports that, subject to those matters set forth in Schedule "B" hereof, the title to the estate or interest to the land described in Schedule "C" hereof is vested in:

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

This report is dated as of July 23, 2024 at 8:00 a.m.

Inquiries concerning this report should be directed to:
Title Officer - Jade Oda; Office: 808-533-5667
Email: joda@tghawaii.com
Please reference Title Order No. 7311484536.

7311484536

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Page 1

SCHEDULE B CONTINUED

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

MORTGAGOR : BLOCK G WARD VILLAGE, LLC, a Delaware limited liability company, et. al.
MORTGAGEE : BANK OF AMERICA, N.A., as administrative agent, its respective successors and/or assigns
DATED : December 22, 2022
RECORDED : Document No. A-83960209
AMOUNT : \$200,000,000.00 - covers the land described herein, besides other land

ABOVE MORTGAGE AMENDED BY INSTRUMENT

DATED : December 28, 2023
RECORDED : Document No. A-87670177

8. ASSIGNMENT OF LEASES AND RENTS

ASSIGNOR : BLOCK G WARD VILLAGE, LLC, a Delaware limited liability company
ASSIGNEE : BANK OF AMERICA, N.A. as administrative agent, its respective successors and/or assigns
DATED : December 21, 2022
RECORDED : Document No. A-83960210

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

INSTRUMENT : RESERVED RIGHTS AGREEMENT
DATED : December 21, 2022
PARTIES : VICTORIA WARD LIMITED, a Delaware corporation, 1108 AUAHI, LLC, a Delaware limited liability company,

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Page 4

SCHEDULE B EXCEPTIONS

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

Item I is(are) covered by Tax Key: (1) 2-1-049-080.
Tax Classification: COMMERCIAL
Real Property Tax Website: (1) 2-1-049-080

Item II is(are) covered by Tax Key: (1) 2-1-049-063.
Tax Classification: COMMERCIAL
Real Property Tax Website: (1) 2-1-049-063

2. Mineral and water rights of any nature.

3. SETBACK (Plotted)

REFERENCED : on Map 13, as set forth by Land Court Order 14737, filed on August 6, 1956, as shown on ALTA/NSPS Land Title Survey, Lots C-1-A and C-2-A (Deregistered) as shown on Map 31 of Land Court Application 670 prepared by Miles S. Horie, Land Surveyor with Engineers Surveyors Hawaii, Inc., dated December 15, 2022(the "Survey")

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

INSTRUMENT : VICTORIA WARD, LIMITED, MASTER PLAN PERMIT MEMORANDUM OF DECISION AND ORDER
DATED : May 29, 2009
FILED : Land Court Document No. 3869623
RECORDED : Document No. 2009-093051
PARTIES : VICTORIA WARD, LIMITED, a Delaware corporation, "VWL", BANK OF HAWAII, a Hawaii corporation, as trustee under (a) that certain Land Trust Agreement and Conveyance dated October 21, 2004 (Trust No. 89433) and filed as Land Court Document No. 3188119, and (b) that certain Land Trust Agreement and Conveyance dated October 21, 2004 (Trust No. 89434) and filed as Land Court Document No. 3188118, "Bank of Hawaii Trust", FIRST HAWAIIAN BANK, a Hawaii corporation, as trustee under (a)

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Page 2

SCHEDULE B CONTINUED

AALII, LLC, a Delaware limited liability company, 988 HALEKAUMILA, LLC, a Delaware limited liability company, 1001 QUEEN, LLC, a Delaware limited liability company, and 1118 ALA MOANA, LLC, a Delaware limited liability company, "Reserved Right Parties", and THE HOWARD HUGHES CORPORATION, a Delaware corporation, "Sponsor"

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

10. -AS TO ITEM I:-

UNRECORDED LEASE (Not Plottable)

LESSOR : VICTORIA WARD, LIMITED
LESSEE : RALSTON PURINA COMPANY, a Missouri corporation
DATED : February 21, 1977
TERM : 10 years commencing on November 1, 1977 and ending on and including October 31, 1987

A MEMORANDUM OF LEASE is dated February 21, 1977, filed as Land Court Document No. 841783.

THE LESSEE'S INTEREST ASSIGNED

ASSIGNOR : RALSTON PURINA COMPANY, a Missouri corporation
ASSIGNEE : FOODMAKER, INC., a Delaware corporation
DATED : February 21, 1977
FILED : Land Court Document No. 841784

Said Lease was amended by unrecorded AMENDMENT OF LEASE dated August 28, 1997.

Said Lease was further amended by unrecorded SECOND AMENDMENT OF LEASE dated November 27, 2007, but effective as of November 1, 2007; re: term extended for a 5-year period commencing on November 1, 2007, and ending on October 31, 2012, with one

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Page 5

SCHEDULE B CONTINUED

that certain unrecorded Land Trust Agreement dated September 20, 2006 (Trust No. FHB-TRES 200601), and (b) that certain unrecorded Land Trust Agreement dated September 20, 2006 (Trust No. FHB-TRES 200602), "First Hawaiian Trust", and HAWAII COMMUNITY DEVELOPMENT AUTHORITY, a body corporate and a public instrumentality of the State of Hawaii, "Authority"

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

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

DATED : December 30, 2010
FILED : Land Court Document No. 4036891
RECORDED : Document No. 2011-004171
PARTIES : VICTORIA WARD, LIMITED, a Delaware corporation, "VWL", BANK OF HAWAII, a Hawaii corporation, as trustee under (a) that certain Land Trust Agreement and Conveyance dated October 21, 2004 (Trust No. 89433) and filed as Land Court Document No. 3188119, and (b) that certain Land Trust Agreement and Conveyance dated October 21, 2004 (Trust No. 89434) and filed as Land Court Document No. 3188118, "Bank of Hawaii Trust", FIRST HAWAIIAN BANK, a Hawaii corporation, as trustee under (a) that certain unrecorded Land Trust Agreement dated September 20, 2006 (Trust No. FHB-TRES 200601), and (b) that certain unrecorded Land Trust Agreement dated September 20, 2006 (Trust No. FHB-TRES 200602), "First Hawaiian Trust", and HAWAII COMMUNITY DEVELOPMENT AUTHORITY, a body corporate and a public instrumentality of the State of Hawaii, "HCDA"

6. The terms and provisions contained in the following:

INSTRUMENT : DEED WITH RESERVATION OF EASEMENTS AND OTHER RIGHTS
DATED : December 22, 2022
RECORDED : Document No. A-83960198 thru A-83960200

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Page 3

ALTA/NSPS LAND TITLE SURVEY
Lot C-1-A and C-2-A (Deregistered)
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Client: The Howard Hughes Corporation

Sheet 2 of 4 Sheets

SCHEDULE B CONTINUED

remaining option to extend the term for a period of five (5) years commencing November 1, 2012 and ending October 31, 2017, etc.

FOODMAKER, INC., a Delaware corporation, was merged with and into JACK IN THE BOX, INC., a Delaware corporation, on September 30, 1999, as set forth by Land Court Order No. 169698, filed on March 7, 2007.

Said Lease is subject to any matters arising from or affecting the same.

-Note:- Title Guaranty of Hawaii, Inc. is unable to locate of record an extension of said Lease.

11. Discrepancies, conflicts in boundary lines, shortage in area, (None Observed) encroachments or any other matters which a correct survey or archaeological study would disclose.

12. Any unrecorded leases and matters arising from or affecting the (Not Plottable) same.

END OF SCHEDULE B

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Page 6

GENERAL NOTES

1. There is hereby omitted from any covenants, conditions and reservations contained herein any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Lawful restrictions under state or federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

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Page 9

SCHEDULE C

-ITEM I:-

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.

-ITEM II:-

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.

BEING THE PREMISES ACQUIRED BY DEED WITH RESERVATION OF EASEMENTS AND OTHER RIGHTS

GRANTOR : VICTORIA WARD, LIMITED, a Delaware corporation

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

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Page 7

GUIDELINES FOR THE ISSUANCE OF INSURANCE

A. Taxes shown in Schedule B are as of the date such information is available from the taxing authority. Evidence of payment of all taxes and assessments subsequent to such date must be provided prior to recordation.

B. Evidence of authority regarding the execution of all documents pertaining to the transaction is required prior to recordation. This includes corporate resolutions, copies of partnership agreements, powers of attorney and trust instruments.

C. If an entity (corporation, partnership, limited liability company, etc.) is not registered in Hawaii, evidence of its formation and existence under the laws where such entity is formed must be presented prior to recordation.

D. If the transaction involves a construction loan, the following is required:

(1) a letter confirming that there is no construction prior to recordation; or

(2) if there is such construction, appropriate indemnity agreements, financial statements and other relevant information from the owner, developer, general contractor and major sub-contractors must be submitted to the Company for approval at least one week prior to the anticipated date of recordation.

Forms are available upon request from the Company.

E. Chapter 669, Hawaii Revised Statutes, sets forth acceptable tolerances for discrepancies in structures or improvements relative to private property boundaries for various classes of real property. If your survey map shows a position discrepancy that falls within the tolerances of Chapter 669, call your title officer as affirmative coverage may be available to insured lenders.

F. The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in connection with this transaction.

G. If a policy of title insurance is issued, it will exclude from coverage all matters set forth in Schedule B of this report and in the printed Exclusions from Coverage contained in an ALTA policy or in the Hawaii Standard Owner's Policy, as applicable. Different forms may have different exclusions and should be reviewed. Copies of the policy forms are available upon request from the Company or on our website at www.tghawaii.com.

H. Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

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Page 10

SCHEDULE C CONTINUED

DATED : December 22, 2022
RECORDED : Document No. A-83960198 thru A-83960200

END OF SCHEDULE C

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Page 8

ALTA/NSPS LAND TITLE SURVEY
Lot C-1-A and C-2-A (Deregistered)
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at Kewalo, Honolulu, Oahu, Hawaii

Client: The Howard Hughes Corporation

Sheet 3 of 4 Sheets



THE PLANNING & ZONING RESOURCE COMPANY

1300 South Meridian Avenue, Suite 400 • Oklahoma City, Oklahoma 73108
Telephone (405) 840-4344 • Fax (405) 840-2608

ZONING AND SITE REQUIREMENTS SUMMARY

PZR REPORT® FOR:
PORTION OF WEST OF WARD ASSET
610 WARD AVENUE
875 KAPIOLANI BOULEVARD
TMK: 2-1-049:063 and 2-1-049:080
HONOLULU, HAWAII 96814

Prepared For:

THE HOWARD HUGHES CORPORATION,
BANK OF AMERICA, N.A., AS ADMINISTRATIVE AGENT FOR CERTAIN
LENDERS, ITS SUCCESSORS AND/OR ASSIGNS

Date: Final - 9/1/2022
Final (2) - 9/21/2022

PZR SITE NUMBER: 160221-1

NATIONAL PLANNING & ZONING CONSULTING SERVICE

Page 1 of 6 - © 9/21/2022 PZR - \\\KORFILE01\pzn\pzn\Arch\Tour_db\0160221\Reports\160221-1 Honolulu, HI (HCLDA).doc

THE PLANNING & ZONING RESOURCE COMPANY

1300 SOUTH MERIDIAN AVENUE, SUITE 400
OKLAHOMA CITY, OKLAHOMA 73108
(405) 840-4344
(405) 840-2608 FAX

ZONING AND SITE REQUIREMENTS SUMMARY

I. Property Location and Size

1. Jurisdiction:	City and County of Honolulu, Hawaii
2. Name:	Portion of West of Ward Asset
3. Address:	610 Ward Avenue and 875 Kapiolani Boulevard TMK: 2-1-049:063 and 2-1-049:080
4. Size:	Lot C-1-A: 0.26 Acres or 11,637 Square Feet Lot C-2-A: 0.34 Acres or 14,989 Square Feet Total: 0.6 Acres or 26,626 Square Feet +/- (Per Survey) <i>Please note, all lots are treated as a single lot for zoning compliance purposes.</i>

II. Existing Land Use and Zoning

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

III. Zoning Regulations

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

Page 2 of 6 - © 9/21/2022 PZR - \\\KORFILE01\pzn\pzn\Arch\Tour_db\0160221\Reports\160221-1 Honolulu, HI (HCLDA).doc

IV. Property Specification

1. Building Set-Back Lines	
	Required Existing
a. Front:	0 - 15 Feet, Maximum with 75% of Frontage Occupancy at Build-to Line Ward Avenue: 10 Feet Waimanu Street 0 Feet Kapiolani Boulevard: 37 Feet Less than 75% of frontage within build-to line. (Per Survey)
b. Side / Rear:	0 Feet Not Applicable
Is The Existing Building in Conformance?	No. See Section "VI" (See Figure NZ.2 of the Mauka Area Rules for Code reference)
2. Building Size	
a. Maximum Building Height or Stories:	400 Feet
b. Existing Building Height or Stories:	20.8 Feet to 26.8 Feet (Per Survey)
c. Building Site Area Requirements:	None Specified
Is The Existing Building in Conformance?	Yes (See Figure 1.8 and Figure NZ.2 of the Mauka Area Rules for Code reference)
3. Density	
a. Building Density Formula:	Maximum Floor Area Ratio: 3.5 Existing: 13,575 / 26,626 = 0.51
b. Approximate Gross Building Area:	13,575 Square Feet (Per Assessors Report)
Is The Building Coverage in Conformance?	Yes (See Figure NZ.2 of the Mauka Area Rules for Code reference)

Page 3 of 6 - © 9/21/2022 PZR - \\\KORFILE01\pzn\pzn\Arch\Tour_db\0160221\Reports\160221-1 Honolulu, HI (HCLDA).doc

4. Parking

a. Parking Space Formula:	Commercial: 1 Space per 400 Square Feet of Floor Area (13,575 / 400 = 34)
b. Parking Spaces Required:	34 Total Parking Spaces
c. Existing Parking Spaces:	27 Total Parking Spaces (Per Survey)

Is The Existing Parking in Conformance?	No. See Section "VI" (See Section 15.217-63 of the Mauka Area Rules for Code reference)
---	---

V. Site History

1. Was special permitting or condition(s) applied to existing zoning?	Yes
a. Site Plan Approval or Planned Unit Development?	Site Plan Approval
b. Other?	Mauka Area Rule (Copy Attached)
2. Violation Information	
a. Are there any outstanding zoning code violations on file?	According to Garek Sasaki, there are no open zoning code violations. (See Attached)
b. Are there any outstanding building code violations on file?	A review of the City of Honolulu's online records revealed there are no open building code violations. (See Attached)
c. Are there any outstanding fire code violations on file?	According to Christine Cabalo, Information Specialist, there are no open fire code violations. (See Attached)
3. Is a Certificate of Occupancy available for the site?	Yes, attached are all available copies of Certificates of Occupancy for the subject property, as provided by the City. Please note, the absence of a Certificate of Occupancy for the project would not be considered a violation and would not give rise to any enforcement action affecting the project, and a new Certificate of Occupancy would only be issued in the event of a change in use or to the extent of any construction activity, restoring, renovating or expanding the project or any part thereof.

Page 4 of 6 - © 9/21/2022 PZR - \\\KORFILE01\pzn\pzn\Arch\Tour_db\0160221\Reports\160221-1 Honolulu, HI (HCLDA).doc

VI. Conclusions

1. Conformance Status:	Legal Conforming as to Use, Building Height, Site Area and Density. Legal Nonconforming as to Setbacks and Parking.
<i>Please note, the subject property is governed by the attached Mauka Area Rules which went into effect November 11, 2011. As evidenced by Honolulu online records, the subject property was originally developed in 1958 and 1978. As such, due to age and changes in the code since the time of initial development, the subject property is considered pre-existing to the current code and is Legal Nonconforming.</i>	
2. Nonconforming Characteristics of the Site:	<ul style="list-style-type: none"> The existing 37-Foot Setback along Kapiolani Boulevard encroaches into the Maximum 15-Foot Front Setback by 22-Feet. Less than 75% of Building Frontage exists within the build-to area. The existing 27 Total Parking Spaces are deficient to the Minimum 34 Total Parking Spaces required per current code.
3. Recommended Action:	None
4. Rebuildability Clause:	Per Section 21-4.110(b) (1) If that portion of a structure which is nonconforming is destroyed by any means to an extent of more than 90 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this chapter. (A) Notwithstanding the foregoing provision, a nonconforming structure devoted to a conforming use which contains multifamily dwelling units owned by owners under the authority of HRS Chapter 514A, 514B or 421H, or units owned by a "cooperative housing corporation" as defined in HRS Section 421-1, whether or not the structure is located in a special district, and which is destroyed by accidental means, including destruction by fire, hurricane, other calamity, or act of God, may be restored to its former condition, provided that such restoration is permitted by the building code and flood hazard regulations and is started within two years. (B) A nonconforming structure that is required by law to be razed by the owner thereof may not thereafter be reconstructed and restored except in full conformity with the provisions of this chapter. (See Attached for Complete Text)

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

Page 5 of 6 - © 9/21/2022 PZR - \\\KORFILE01\pzn\pzn\Arch\Tour_db\0160221\Reports\160221-1 Honolulu, HI (HCLDA).doc

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

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

This report was prepared by Rhonda Chancellor. Questions may be directed to Stephanie at 800.344.2944 ext. 3312 or by email to stephanie.davis@pzn.com. Please reference PZR Site Number 160221-1.

Page 6 of 6 - © 9/21/2022 PZR - \\\KORFILE01\pzn\pzn\Arch\Tour_db\0160221\Reports\160221-1 Honolulu, HI (HCLDA).doc

ALTA/NSPS LAND TITLE SURVEY
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Sheet 4 of 4 Sheets