



'A'ALI'i

WARD VILLAGE.

'Ā'ĀLI'I

The New Wave

IS HERE

Honolulu is welcoming a swift current of innovative explorers, looking for a new way to live – where work, play and private time dovetail seamlessly from one moment to the next.

WARD VILLAGE



A Message From The CEO

“Innovation distinguishes between a leader and a follower.”

– **Steve Jobs**

The quote above is one of my personal favorites and has been a key guiding principle throughout my career. Regardless of the opportunity at hand, I have always been driven to create something unique that will stand the test of time. At Ward Village, our aspiration is no different. We are singularly focused on developing a community that will be benchmarked against the most vibrant and sought-after master plans in the world.

Every detail at Ward Village has been carefully curated to support this mission, from the selection of each building’s designers and the integration of public art pieces throughout the community, to the distinct mix of restaurant and retail offerings, including the state’s flagship Whole Foods Market opening in 2018.

The vision for Ward has started to come to life with the opening of Waiea and Anaha, Nobu Honolulu, and the South Shore Market. Our decision to become the title sponsor and make Ward Village the home of the inaugural Honolulu Biennial in Spring 2017 embodies our guiding spirit for what Ward’s 60 acres will become.

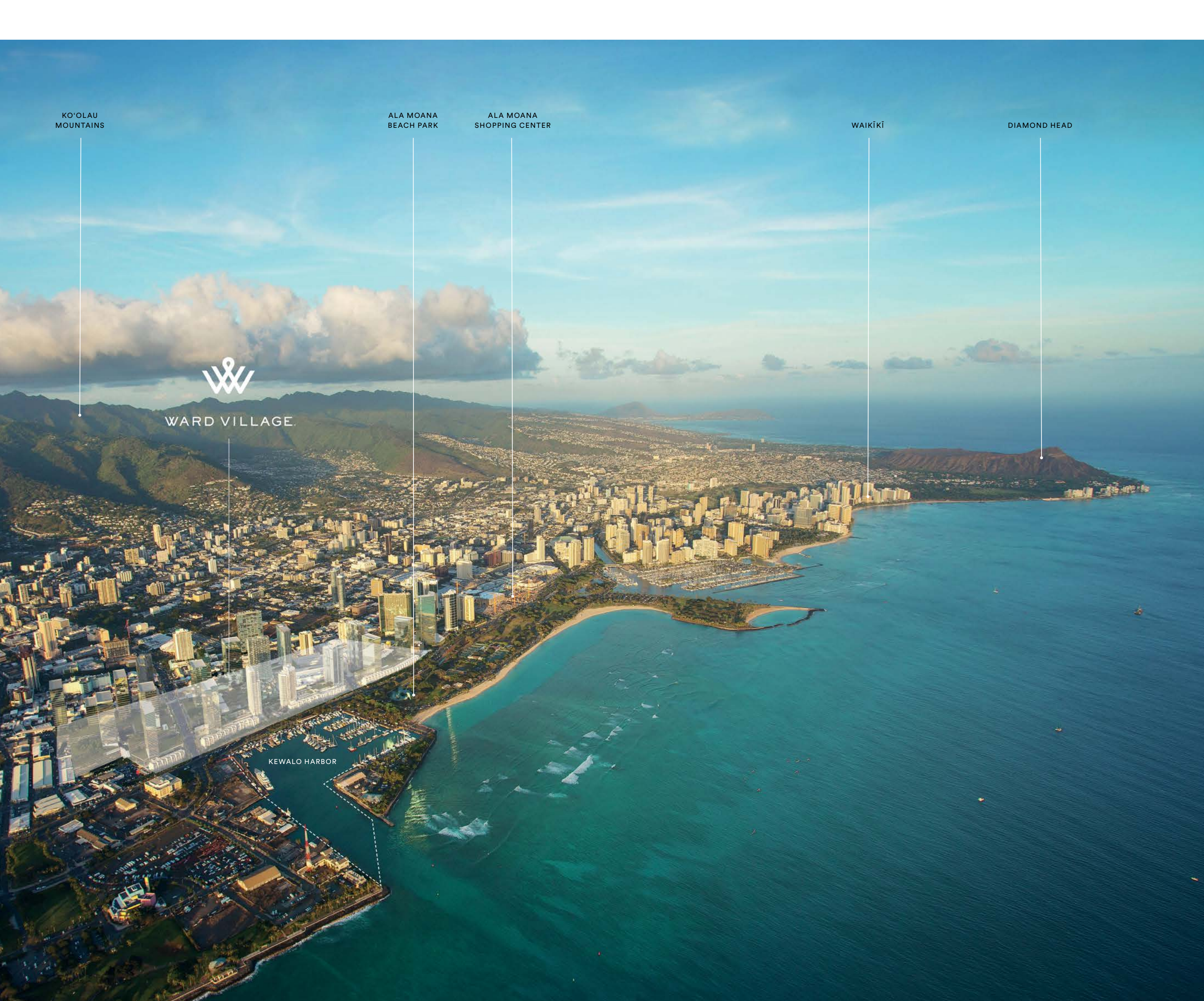
I am especially pleased to be introducing you to our most innovative product yet – ‘Aali’i. ‘Aali’i represents the culmination of several years spent studying the most innovative residential product around the world to create a luxurious, turn-key solution for our customers that does not exist in Hawai’i. The homes are designed to maximize space, efficiency, and optionality; with furniture, accessories, and more all selected, for residents. In many ways, we are rethinking how space is used in the home and empowering our homeowners to get the most out of each space using smart furniture tailor-made for their specific home.

For those, like me, that are eager to be part of something different, to be part of a community that is leading in its design and lifestyle, I invite you to experience ‘Aali’i.

Welcome to the Smarter Living Movement.

David R. Weinreb

CHIEF EXECUTIVE OFFICER
THE HOWARD HUGHES CORPORATION



HONOLULU IS EXPERIENCING AN URBAN RENAISSANCE AND WARD VILLAGE IS LEADING THE WAY.



A PARK & THE OCEAN AT YOUR DOORSTEP

The best planned community in the United States.

— ARCHITECTURAL DIGEST

'Aali'i is located in the center of Ward Village — just a short walk to Auahi St., Ala Moana Beach Park and the future Central Plaza. Conveniently situated near the planned rail station, 'Aali'i is surrounded by a thriving community of local retail, dining, and entertainment.

RESIDENTIAL
RETAIL
POINT OF INTEREST



OPEN TABLE

Ward Village Dining

Imagine your neighborhood sushi restaurant serving dishes created by a Michelin-starred chef. Or being a regular at your corner bistro run by the 2017 Hale 'Aina Restaurateur of the Year.

That's the one-of-a-kind experience of Ward Village, where some of Honolulu's most sought after restaurants are just a stroll away from your front door. From legendary restaurants like Nobu and Merriman's, to innovative newcomers like Piggy Smalls, and Scratch Kitchen & Meatery, Ward Village is emerging as the epicenter of culinary experimentation and excellence in Honolulu.

- 01 NOBU HONOLULU - WAIEA
- 02 MERRIMAN'S - ANAHA
- 03 PIGGY SMALLS
- 04 SCRATCH KITCHEN & MEATERY



01



02



03



04



05



06



07

FRESH IS NEVER FAR

From Harvest To Home

Enjoy the freshest local produce, prepared foods and baked goods from the area's community of growers and makers, available right outside your door. Have pride in knowing where your food comes from, live in harmony with the local harvest, and support the regional economy in the process. Or, if you simply need to do a quick grocery run, enjoy the convenience and unsurpassed quality of Whole Foods Market right around the corner.

- 05 WHOLE FOODS MARKET
- 06 - 08 KAKA'AKO FARMERS MARKET
- 09 HOLOHOLO MARKET & CAFE



08



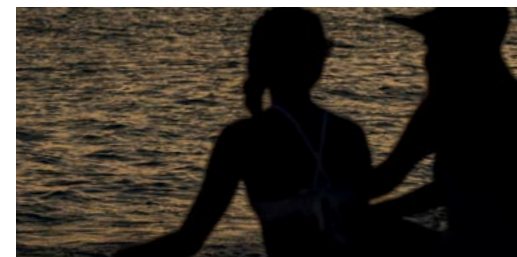
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CATCHING RAYS

Just Steps Away From the Sand

One of Ward Village's greatest amenities is its proximity to some of Hawaii's most breathtaking beaches - just steps away from 'Aali'i. Wake up in the morning and go for a run along the beachside trail, or take in a quick game of tennis, swimming, surfing, paddle boarding, or just relax with your toes in the sand. You can enjoy it all at Ala Moana Beach Park, right there outside your door.

- 10 - 13 ALA MOANA BEACH PARK



10



11



12



13

CULTURE DISTRICT

Ward Village Art & The Honolulu Biennial

Honolulu's art scene has never been more exciting. In the past few years, Hawai'i has embraced its unique geographic location by showcasing a melting pot of contemporary art from around the world. Today, Ward Village sits at the epicenter of this modern art renaissance.

Ward Village recently served as the title sponsor of the inaugural Honolulu Biennial, an epic cultural event that showcased the diverse perspectives of esteemed artists from Hawai'i, the Pacific, Asia, North America, New Zealand and Australia. It was an international gathering that was a part of Ward Village's continuing commitment to art, and fostering big ideas.

- 14 GREG SEMU - 2017 HONOLULU BIENNIAL
- 15 JORAM ROUKES - WARD CENTRE
- 16 TONY CRAGG - WAIEA
- 17 CHOI JEONG HWA - 2017 HONOLULU BIENNIAL
- 18 YAYOI KUSAMA - IBM COURTYARD
- 19 TEAMLAB - 2017 HONOLULU BIENNIAL



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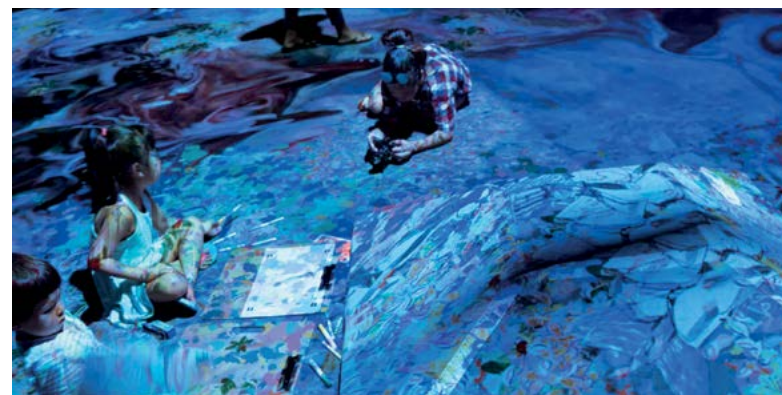
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BOLD AND ORIGINAL

Celebrating Independent Style

Stitch by stitch, young, local designers are creating clothing and accessories that reflect Hawaii's culture and lifestyle with a modern, stylish edge. They're part of a new wave of designers inspired by Pacific, Asian, European and North American influences, creating a singular Hawaiian style.

You can find them at Ward Village's South Shore Market - an oasis of independent fashion and goods from emerging local designers and entrepreneurs, where personal style is at the forefront, and where the shopping experience is unlike anything you've experienced in Hawai'i.

- 20 SOUTH SHORE MARKET
- 21 WARD CENTRE - MEDIUM WHITE TEE
- 22 SOUTH SHORE MARKET - MORI
- 23 SOUTH SHORE MARKET - BIG BAD WOLF
- 24 STREET STYLE - AUAHI ST



20



21



22



23



24



Convenience is Your Neighbor

Food / Dining

APPROX. TIME

Whole Foods Market	1 MIN
Merriman's	5 MIN
Nobu Honolulu	5 MIN
Piggy Smalls	6 MIN
Scratch Kitchen & Meatery	7 MIN
Morning Glass	12 MIN

Shopping / Entertainment

Consolidated Theatres at Ward	4 MIN
South Shore Market	8 MIN
Ward Centre	8 MIN

Recreation

Community Events At IBM Building	8 MIN
Ala Moana Beach Park	8 MIN

A Smart Living Solution.

Life is about living. About diving in – immersing ourselves in the sights and sounds, the rich and diverse cultures right outside our door. Whether we're connecting across a table with friends, walking amid the energy of a local market, or enjoying a drink 400 feet above the sea, we long for the moments that we can move right into, and call our own.

It's that joy of life, that living in the moment, that's at the heart of our community at 'A'ali'i.

We created our community of homes with an appreciation for detail – for all the elements that bring us comfort, invite possibility, and inspire the everyday.

A first-of-its kind in Hawai'i, 'A'ali'i envisions premium living as a complete solution, providing all the amenities of a style-conscious home with the communal shared experiences of a thoughtfully crafted resort.

Designed and curated by a team of world-renowned architects and interior specialists, 'A'ali'i embraces the flexibility of transformable spaces with an eye for urban sophistication. We've expanded the home experience throughout every square inch of our community – from the gracious lobby you'll call your front door, to the social-friendly pool deck, to the penthouse-level fitness club and lounge perched high above the ocean. 'A'ali'i is about fostering an environment that balances our social nature with a deep appreciation for me-time.

Located in Ward Village, one of America's most innovative and vibrant communities, 'A'ali'i offers a unique premium living experience that welcomes you in the moment you arrive.

Come settle into a new lifestyle – and a home designed to inspire.

Designed for the way you live



There's a thrill in looking ahead – at the life we'll live in a new home. We created 'Aali'i not just with the present in mind, but as a flexible environment that transforms to match your life.

You can see that innovative spirit in every square inch of the community – from the space-conscious design within each home, to the dynamic architecture of the building, offering stunning views in every direction. In fact, each tower home comes complete with its own private lānai where you can breathe in the fresh ocean air from sunrise to sunset.

'Aali'i is simply a joy to come home to – top to bottom. The penthouse level, known as Lānai 42 is a full-floor oasis for relaxing and socializing – with gorgeous 360° views of land and sea. It's just one example of the community's open, people-first, design philosophy that creates an accessible neighborhood feel even within the building itself.

And as for stepping out – it couldn't be easier. The building's unique dual elevator lobbies offer two separate elevator banks that let homeowners get out and enjoy the outdoors with more speed and efficiency.

'Aali'i stands as a centerpoint of Ward Village, a community that's redefining Hawaii's modern lifestyle. Architectural Digest recently named

Ward Village the best master planned community in the U.S. because of its attention to art, architecture and building community. Here, you can spend less time in traffic and more time doing what you love in a centrally located, pedestrian-friendly neighborhood within walking distance of Downtown Honolulu, Oahu's best shopping, and Ala Moana Beach Park.

Ward Village was also recognized as Hawaii's only LEED-ND Platinum-Certified Project and was ranked the #1 neighborhood with best amenities for small cities. These include walkable pathways and dedicated bike lanes that give you immediate access to a vibrant, planned Central Plaza, world-renowned restaurants, unique local retailers, state-of-the-art movie theaters, a future flagship Whole Foods Market, and free community events – all under the care of our 24/7 security staff.

By inspiring spontaneity and a fuller, more rewarding lifestyle, 'Aali'i aims to set a new standard for urban living in Honolulu.



A
PRIVATE LĀNAI
FOR EVERY
TOWER HOME

ALL
TOWER STUDIOS
1-BEDROOMS
2-BEDROOMS

2-BEDROOM

Sprawl Out. Tidy Up.

'Ali'i studios are designed to take advantage of smart, modular furniture. These modern pieces maximize the space of your home and create a more efficient living environment.

We've partnered with award-winning Rottet Studio to create custom spaces tailored around the way you live. This gives your new home all the flexibility and versatility you desire with the coziness and aesthetic you love.







COMPLETELY AT HOME ON DAY ONE

SEE WHAT YOU GET WHEN
YOU OPEN THE DOOR FOR THE FIRST TIME

Step in. Settle in.

MOVE-IN READY
Everything you need for the moment you receive your key.

We've taken the stress and cost out of moving by completely outfitting your home before you even walk in the door. Our team of interior specialists consider every detail and luxury as they craft the special place you'll call home.

Everything has its place at 'A'ali'i. That's why we designed every home to help organize the abundance of life. Ample storage, streamlined to disappear, helps keep your space open and gracious – with anything you might need in easy reach.

Included With Every Home



BOSCH BRINGS INTELLIGENT, RELIABLE, AND APPEALING SOLUTIONS INTO THE HOME THAT MAKE LIFE EASIER EVERY DAY. EACH PIECE OF TECHNOLOGY IS CRAFTED TO LIVE IN HARMONY WITH THE SPACE – ALWAYS SUPPORTIVE, NEVER OBTRUSIVE.

BOSCH APPLIANCES INCLUDED WITH MARKET RATE HOMES ONLY.



REFRIGERATOR
STUDIOS AND 1-BEDROOMS

REFRIGERATOR
2-BEDROOMS



ELECTRIC COOKTOP
PODIUM STUDIOS



INDUCTION COOKTOP
TOWER STUDIOS AND 1-BEDROOMS



MICROWAVE
ALL HOMES



SINGLE WALL OVEN
TOWER STUDIOS AND 1-BEDROOMS



INDUCTION RANGE
2-BEDROOMS



DISHWASHER
ALL HOMES

Included in Turn-key Package



LIVING ROOM RUG
1- AND 2-BEDROOMS



LIVING ROOM RUG
STUDIOS



SMART WALL FURNITURE
STUDIOS



SMART WALL DESK
STUDIOS



QUEEN BED & NIGHTSTANDS WITH MATTRESS
1- AND 2-BEDROOMS



DRESSER
1- AND 2-BEDROOMS



DINING CHAIRS
ALL HOMES



DINING TABLE ROUND
STUDIOS AND 1-BEDROOMS



DINING TABLE RECTANGLE
SELECT 1- AND 2- BEDROOMS



LOUNGE CHAIR
STUDIO



LOUNGE CHAIR
1- AND 2-BEDROOMS



ENTERTAINMENT CONSOLE
1- AND 2-BEDROOMS



SOFA
1-BEDROOMS



SOFA
SELECT 2-BEDROOMS



COFFEE TABLE/ BENCH-OTTOMAN
ALL HOMES



COFFEE TABLE TRAY
ALL HOMES



SIDE TABLES
ALL HOMES



COUNTER STOOLS
2-BEDROOMS



LĀNAI CHAIRS
ALL TOWER HOMES



LĀNAI TABLE
ALL TOWER HOMES

Included in Turn-key Package



FLOOR LAMP
ALL HOMES



TABLE LAMP
1- AND 2-BEDROOMS



DINING PENDANT LIGHT
1- AND 2-BEDROOMS



MIRROR
ALL HOMES



MIRROR WITH STORAGE
1- AND 2-BEDROOMS



DRAPERY
ALL HOMES



SERVING SET
ALL HOMES



COLANDER
ALL HOMES



STRAINER
ALL HOMES



MIXING BOWL SET
ALL HOMES



MEASURING CUPS
ALL HOMES



HAND MIXER
ALL HOMES



COOKWARE SET
ALL HOMES



FLATWARE SET
ALL HOMES



FLATWARE SERVING SET
ALL HOMES



4PC. DINNERWARE
ALL HOMES



COFFEE MUG
ALL HOMES



WINE GLASSES
ALL HOMES



BAKEWARE SET
ALL HOMES



CAST IRON ROUND DUTCH OVEN
ALL HOMES



BATH ACCESSORIES
ALL HOMES



SHOWER CURTAIN
ALL HOMES



BEACH TOWEL
ALL HOMES



BATH RUG
ALL HOMES



DRINKING GLASSES
ALL HOMES



ESSENTIAL TOOLS SET
ALL HOMES



EXPANDABLE GADGET TRAY
ALL HOMES



DISH RACK
ALL HOMES



CAN OPENER
ALL HOMES



WINE OPENER
ALL HOMES



TOWELS
ALL HOMES



QUEEN DOWN PILLOWS
ALL HOMES



PILLOWCASES
ALL HOMES



DUVET
ALL HOMES



DUVET COVER
ALL HOMES



FITTED SHEETS
ALL HOMES



WIRELESS SPEAKER
ALL HOMES



CUTTING BOARD
ALL HOMES



TOWEL HOLDER
ALL HOMES



PULLOUT TRASH CAN
ALL HOMES



COFFEE MAKER
ALL HOMES



HOT WATER POT
ALL HOMES



FLAT SHEETS
ALL HOMES



BED THROW
ALL HOMES



SHAM PILLOW & SHAM COVER
ALL HOMES

Contact a New Home Ambassador to find out whether the 'A'ali'i Turn-key Package is right for you.



RICE COOKER
ALL HOMES



DISH TOWELS
ALL HOMES



OVEN MITTS
ALL HOMES



KNIFE STARTER SET
ALL HOMES



MAGNETIC SLOTS KNIFE BLOCK
ALL HOMES



STEP LADDER
ALL HOMES

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Imagine a Day Living at 'A'ali'i

You wake up to the sun rising over Diamond Head, the soft sound of waves curling onto shore, and there, in the distance, surfers catching waves at Kewalos. You head up to the fitness club on the penthouse deck for an invigorating treadmill session looking out over Honolulu. You follow it up with a short session in the yoga studio to center yourself for the day ahead.

A cup of coffee in South Shore Market, then a quick bike ride to work downtown. Sitting at your desk, you reach for your 'A'ali'i App and reserve a space atop the Lānai 42 Sky Deck to meet up with friends after work.

At the end of a productive day, you return home to find your friends already lounging in the lobby ready for the night ahead. Together you make your way up to the rooftop deck, just in time to take in a stunning, south shore sunset. There, you bask in the beauty of a Honolulu evening as dusk fades and the city lights brighten.

Just another day - unlike any other day - at 'A'ali'i.

LĀNAI

42



THE 'A'ALI'I
POOL DECK

Set new goals. Awaken the spirit. Celebrate the night.

Our sun-kissed, sprawling roof deck, perched 400 feet above the sea, offers a one-of-a-kind leisure, fitness and social experience, open to every resident.

The heartbeat of all that is 'A'ali'i, Lānai 42 caters to each chapter of your day – from a morning workout, to catching up on your reading on the sky deck, to sipping cocktails with friends at sunset.



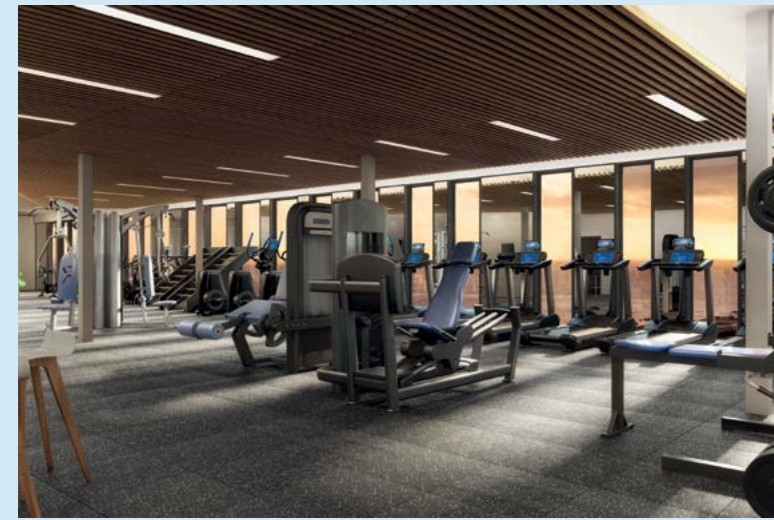
01 Sunset Sky Lounge

Enjoy a drink beneath the stars, perched high above the moonlit waves at Kewalos, and experience how intoxicating a view can be.



02 Outdoor Fitness Deck

Sign up for a yoga class, and other fitness training events, on the 'A'ali'i App and get back to center with a view that can't be beat.



03 Rooftop Fitness Club

Start your morning with an inspiring session on the treadmills overlooking the ocean, or wrap up the workday with a quick circuit training routine.



04 Ocean View Event Spaces

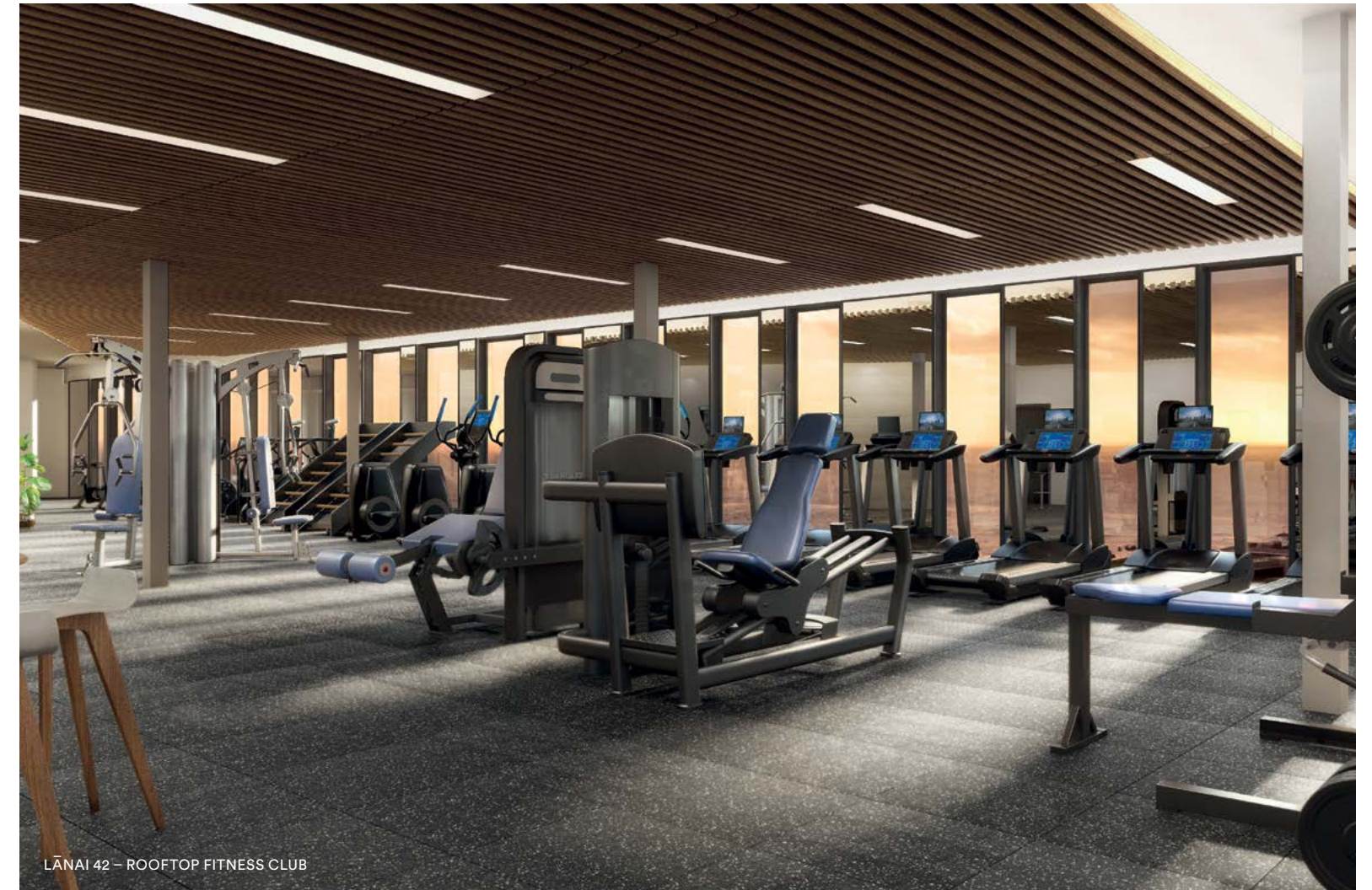
Reserve one of our guest-friendly social spaces for a potluck dinner, a special celebration, or just a night of playing games with friends.





SPACES FOR EVERY
OCCASION





LĀNAI 42 – ROOFTOP FITNESS CLUB

INSPIRE THE MIND.
CENTER THE SOUL.

ELLIPTICAL
TREADMILLS
BIKES
ROWING

WEIGHT MACHINES
FREE WEIGHTS
YOGA
PILATES



Jump in, cool off, lay back on the pool deck.

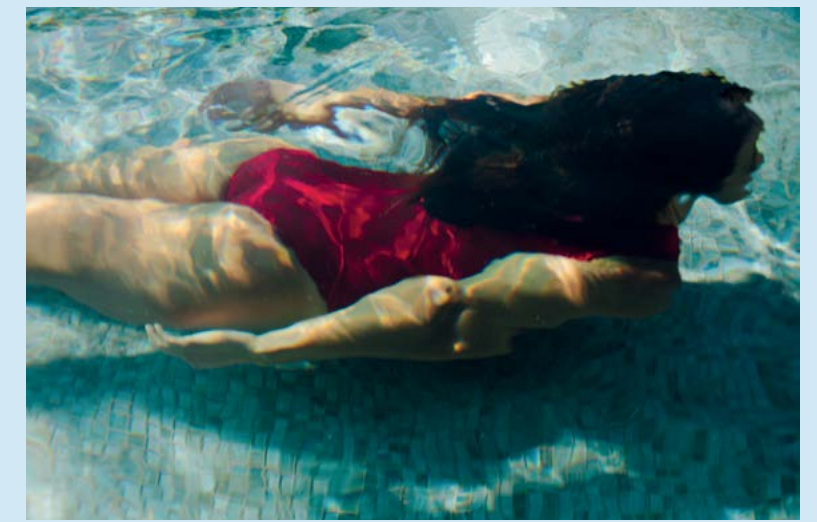
The 'Aali'i Pool Deck may be the hottest ticket in Ward Village – as far as your friends are concerned. Connect with neighbors at cabana pool parties, work on your barbecue skills on the outdoor grills, or arrange a potluck in the indoor and outdoor event spaces – all just steps from your front door.

The kids have their own separate pool and play area to spread out. And on weekdays, the energy level chills to a perfect, personal sanctuary – morning, noon and night.



01 Keiki Splash & Play Area

Kids have plenty of room to play and cool off, in a safe family-friendly setting.



02 Adult Pool & Cabanas

Swim a few laps, splash around with the kids, and lay out in the sun with a good book and a glass of wine.



03 Indoor/Outdoor Event Spaces

Reserve one of our guest-ready event spaces to celebrate a special day, or for a spontaneous gathering with friends.



04 Barbecue Areas

Grill up some lunch or dinner poolside, with plenty of seating to round up friends and family.



'AALI' POOL DECK – EVENT SPACE



'AALI' POOL DECK – CABANA



THE HALLMARK AMENITIES
OF A RESORT BROUGHT
HOME TO THE EVERYDAY

MOUNTAIN



Tower Homes

The ‘A’ali‘i tower floors have been efficiently designed for smarter living.

- Tower homes (Levels 2 – 4I)
- 349 to 835 SF
- Studio, 1-bedroom, and 2-bedrooms
- Lanai
- Dual elevator lobbies

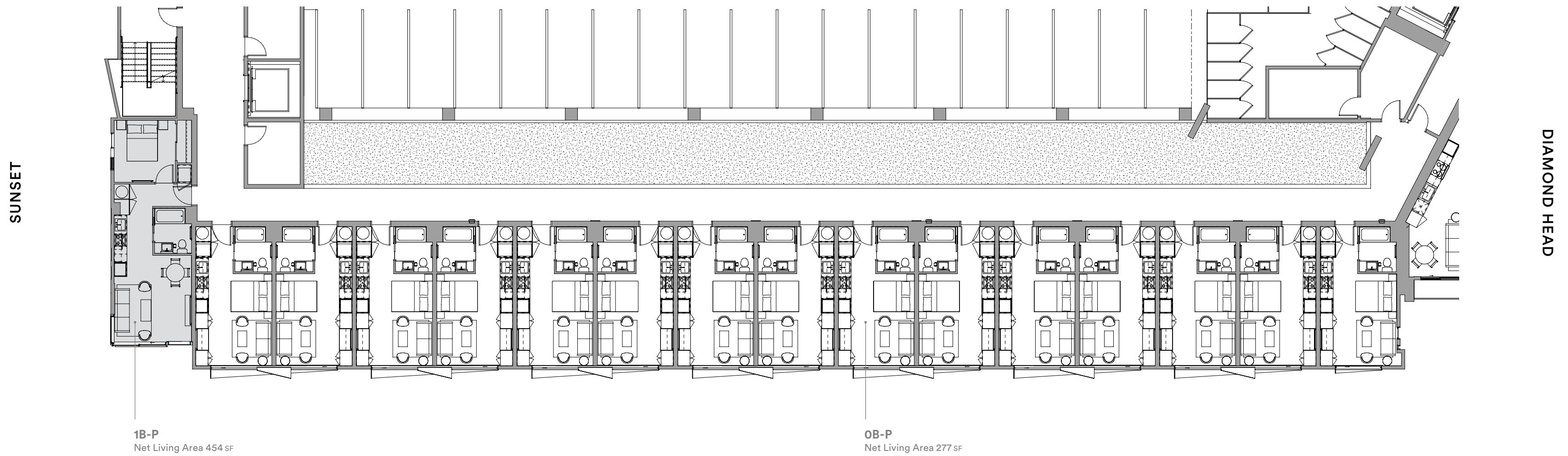
Studio
1-Bedroom
2-Bedroom

OB-A Net Living Area 349 SF Total Unit 396 SF	1B-B Net Living Area 466 SF Total Unit 514 SF	1B-H Net Living Area 590 SF Total Unit 677 SF
OB-B Net Living Area 364 SF Total Unit 410 SF	1B-C Net Living Area 467 SF Total Unit 535 SF	1B-I Net Living Area 624 SF Total Unit 659 SF
OB-C Net Living Area 368 SF Total Unit 413 SF	1B-D Net Living Area 493 SF Total Unit 563 SF	2B-C Net Living Area 824 SF Total Unit 865 SF
OB-D Net Living Area 368 SF Total Unit 413 SF	1B-E Net Living Area 564 SF Total Unit 616 SF	2B-D Net Living Area 835 SF Total Unit 884 SF
OB-E Net Living Area 373 SF Total Unit 427 SF	1B-F Net Living Area 557 SF Total Unit 601 SF	2B-E Net Living Area 829 SF Total Unit 956 SF
1B-A Net Living Area 430 SF Total Unit 487 SF	1B-G Net Living Area 559 SF Total Unit 605 SF	2B-F Net Living Area 832 SF Total Unit 922 SF

*TOTAL UNIT SIZES INCLUDES LANAI

Podium Homes

- Podium homes (Level 2 - 7)
- 277 to 454 SF
- Studio and 1-bedroom



Studio

1-Bedroom

JOIN THE SMARTER LIVING MOVEMENT

**TO LEARN MORE, PLEASE VISIT THE WARD VILLAGE
SALES GALLERY + INFORMATION CENTER**

**1240 ALA MOANA BLVD. HONOLULU, HI 96814
808.206.7000
WARDVILLAGE.COM/AALII**

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WARD VILLAGE.

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Howard Hughes