

Payment undertaking
To: Hawaii ocean Plaza Structural
engineer:

18100.00

CURRENT BALANCE

\$251,179.80 as of February 4, 2021

Payment Date	Payment Amount	outstangin balance	interest accrue
2/25/2021	\$ 10,000.00	\$241,179.80	\$3,617.70
3/25/2021	\$ 10,000.00	\$234,797.50	\$3,521.96
4/25/2021	\$ 10,000.00	\$228,319.46	\$3,424.79
5/25/2021	\$ 10,000.00	\$221,744.25	\$3,326.16
6/25/2021	\$ 10,000.00	\$215,070.42	\$3,226.06
7/25/2021	\$ 50,000.00	\$168,296.47	\$2,524.45
8/25/2021	\$ 50,000.00	\$120,820.92	\$1,812.31
9/25/2021	\$ 50,000.00	\$72,633.23	\$1,089.50
10/25/2021	\$ 50,000.00	\$23,722.73	\$355.84
11/25/2021	\$24,078.57	\$0.00	\$0.00

Hawaii ocean Plaza Lp
CEO & president: zhong Tang
2-12-2021.

FILE WITH CONTRACT

John Allison

From: James Freeman <freeman@fscarchitects.com>
Sent: Thursday, July 23, 2020 3:10 PM
To: John Allison; Derek Fujikami; Andy Crossland; Stan Duncan; dennis@palekanapermits.com; Alan T. Okamoto; Ryan Ishikawa; Wa Hoi; John Gustafson
Cc: Johnson Fang; jay fang; jay fang; Wei Shen; Kenenth Wang; Matthias Winkler
Subject: RE: Stop Work Order for Hawaii Ocean Plaza
Attachments: Kapiolani TOD 3.5 FAR Highrise.pdf

STOP WORK
JULY 22, 2020

Hi All,

Attached is the 3.5 FAR Schematic Design scheme dated 12 February 2018 for your scope of work reference of this project now renamed to be Ala Moana Plaza. FSC has also assigned it a new job number 20019-Ala Moana Plaza.

Expected changes:

1. The ground floor plan will need significant revision because of way the various city traffic divisions want the loading bays to be arranged and not connected to the internal middle driveway.
2. Changes necessary because of new building codes where both the upcoming 2012 IBC implementation this August and next year's anticipated change to 2018 IBC will need to be compared to determine preferred code basis.
3. Since we will not be taking advantage of any of the TOD development incentives and revert back to the basic existing LUO, we will need to verify if any new LUO zoning changes or any other City Ordinances are in place that may impact this design.
4. Although there are no current client program changes, we will have to verify with client as we move forward.

Best regards,

James G. Freeman, AIA, MArch, BSET Arch
Co-Founder | Principal



From: James Freeman <freeman@fscarchitects.com>
Sent: Wednesday, July 22, 2020 9:07 PM
To: 'John Allison' <johnallison@allisonide.com>; 'Derek Fujikami' <Derek@cadeengineers.com>; Andy Crossland (<andy@crosslandeng.com> <andy@crosslandeng.com>); 'Stan Duncan' <sduncan@pbrhawaii.com>; 'dennis@palekanapermits.com' <dennis@palekanapermits.com>; 'Alan T. Okamoto' <alan@hidaokamoto.com>; 'Ryan Ishikawa' <rishikawa@masafujioka.com>; 'Wa Hoi' <wahoi@allisonide.com>; 'John Gustafson' <jgustafson@cdc-usa.com>
Cc: Johnson Fang (<thlusa@gmail.com> <thlusa@gmail.com>); 'jay fang' <eb5jay@gmail.com>; 'jay fang' <usagcjay@gmail.com>; Wei Shen (<hicdshen@gmail.com> <hicdshen@gmail.com>); 'Kenenth Wang' <usagckennethwang@gmail.com>; 'Matthias Winkler' <mwinkler@fscarchitects.com>
Subject: FW: Stop Work Order for Hawaii Ocean Plaza

Hi All,

Unfortunately, Johnson is issuing via his two emails below a Stop Work Order for Hawaii Ocean Plaza starting immediately. We are to stop work and not submit the building permits as planned.

Instead, as he describes below, we will redesign the project to an earlier scheme (produced Fall 2017) using the existing LUO maximum density of 3.5 FAR. Since the HOP project had 10 FAR the revised project will be significantly less and without a hotel component. As a result of this major reprogramming the client has renamed the project **Ala Moana Plaza**, so that we and the city will not confuse this new scheme with all the effort that has been completed to date on HOP.

Please note that he created his English text from his Chinese text using Google Translate therefore it is a little rough at times but you will get the basic meaning.

Best regards,

James G. Freeman, AIA, MArch, BSET Arch
Co-Founder | Principal



From: California Investment Regional Center <thlusa@gmail.com>

Sent: Wednesday, July 22, 2020 6:05 PM

To: James Freeman <freeman@fscarchitects.com>; jay fang <eb5jay@gmail.com>; Yujia Wang <circyujiaawang@gmail.com>; Wa Hoi <ppsellc@yahoo.com>; Kenenth Wang <usagckennethwang@gmail.com>; Wei Shen <hiddshen@gmail.com>; Michelle Hu <eb5michelle@gmail.com>

Subject: Re: Hello everyone: Architects and structural engineers, hydropower design, civil engineers, soil engineers: Our company has a major decision under the new situation:

Hello! JAMES:

I know very well that even if the construction permit is approved tomorrow, I will not invest according to the original 10-point plot ratio plan. I have already told you two main reasons very clearly:

1. Our group does not have the financial strength to invest in the 10 point plot ratio of the Hawaii Ocean Plaza project. I don't want to cooperate with anyone.
2. The new corona virus has caused too much economic loss for investment in commercial real estate, especially in hotel real estate.

Therefore, I don't plan to build a 10-point plot ratio project. I am not worried about the original plan for the basic construction permit application. Please do not continue to design and do not submit the basic construction permit application.

The 3.5 plot ratio design can be improved.

Cancel the curved balcony design designed in 2017, the building should not be shaped, the simpler the better, and all the balconies are at a 90-degree right angle.

Please help inform everyone on the team on my behalf.

Thank you!

James Freeman <freeman@fscarchitects.com> 于2020年7月22日周三 下午4:09写道 :

Johnson,

I noticed you did not copy the all the consultants on your email, therefore may I forward it to them as I believe they need to read it for themselves?

Also, although you state below a stop work order on the current permit plans for Hawaii Ocean Plaza, I am asking you to reaffirm that decision with the reminder that if we stop now there is not going back, because otherwise we will not meet the deadline before the current building code changes therefore the current Foundation Building Permit and the Building Permit efforts will be useless.

Best regards,



From: California Investment Regional Center <thlusa@gmail.com>

Sent: Wednesday, July 22, 2020 11:30 AM

To: James Freeman <freeman@fscarchitects.com>; Wa Hoi <pssellc@yahoo.com>; jay fang <eb5jay@gmail.com>; Yujia Wang <circyujiaawang@gmail.com>; Kenenth Wang <usagckennethwang@gmail.com>

Subject: Re: Hello everyone: Architects and structural engineers, hydropower design, civil engineers, soil engineers: Our company has a major decision under the new situation:

California Investment Regional Center <thlusa@gmail.com> 于2020年7月22日周三 下午1:39写道 :

Hello everyone:

Architects and structural engineers, hydropower design, civil engineers, soil engineers:

Our company has a major decision under the new situation:

Abandon the already approved 10-point plot ratio plan for the Hawaii Ocean Plaza project and go back to the 2017 3.5 plan. Reasons and reasons for abandonment:

1. Since our group does not have the economic strength to invest 10 points of plot ratio, the total construction cost exceeds 120 million U.S. dollars. If we continue to follow the previously approved planning plan, the Hawaii Ocean Plaza project requires a total investment of 200 million U.S. dollars. Obviously we Without this economic strength.
2. Due to the current new crown virus, it is already very clear that commercial real estate is a very failed project regardless of current or future investment in the hotel and restaurant\retail industry, including the development of the Internet.
3. At present, my Los Angeles Holiday Inn is a very obvious hotel and commercial real estate investment failure project. My hotel invested 45 million U.S. dollars, and the current 25 million U.S. dollars lost 20 million U.S. dollars. The sale has not been completed until today, so the Hawaii Ocean Plaza project is also the same There are hotels.
4. Although the Hawaii Ocean Plaza project in Hawaii can re-plan all residential functions according to the 10-point plot ratio, CONDO retains some of the commercial on the first floor, but I have said that our group does not have the financial strength to invest in the 10-point plot ratio. So we chose Invest according to your own economic strength.
5. The Hawaii City Plaza project requires construction in the next 3 years. Then it takes one year to modify the Hawaii Ocean Plaza project plan, and it takes one year to complete the construction drawings. Our idea:
 - 1), the planning application for the Hawaii Ocean Plaza project will be submitted before December 2020, and it will be perfected according to the 3.5 floor area ratio already in 2017.
 - 2) Complete the new 3.5 floor area ratio planning application approval before December 2021.
 - 3), Submit an application for a foundation construction permit in May 2022.
 - 4), Approve the foundation construction permit in December 2022.
 - 5), the architects are asked to set all the balconies in the planning plan designed in 2017 to be 90 degree right angles. Do not shape, the special edition needs arc design.

Please complete the plan for the Hawaii Ocean Plaza project in 2017. We decided not to continue to invest in the approved 10-point plot ratio plan. Continue with the 3.5 plot ratio plan designed in 2017.

6. Ask the architects\structural engineers\hydropower design, soil, and everything to be coordinated with the 10 point plot ratio. All teams that plan to submit the foundation construction drawings in August will stop working. Cooperate with 3.5 plot ratio planning and design work in the future.

Please stop working on the approval project of the 10-point plot ratio plan for the Hawaii Ocean Plaza project from July 23, 2020.

We have decided to go back to the first floor of the residential house CONDO in 2017 to meet the planning requirements and retain some of the commercial.

6. Before submitting the new planning application, do I need to send a letter to the planning department? Ask the

architect to help consider it, because the enterprise has the right to re-plan and innovate to consider the scale of investment.

Let's not mix with the affordable housing policy and the approval of city government councilors, because more than 3.5 plot ratios need to support affordable housing, and city council councilors need to approve. We have already said that we don't have the money to invest in projects that exceed 3.5 plot ratios. We insist on investing only in projects with 3.5 plot ratios.

7. The project name was modified from Hawaii Ocean Plaza to: ALA MOANA PLAZA

Thank you!

大家好:

建筑师和结构工程师,水电设计,土木工程师,土壤工程师:

我们公司有一个新形势下的重大决定:

放弃夏威夷海洋广场项目已经批准的10点容积率规划,回去2017年3.5规划方案,放弃的理由和原因:

1,由于我们集团没有经济实力投资10点容积率,总建筑面积造价超过1亿2000万美金的投资,如果继续按照之前已经批准的规划方案,夏威夷海洋广场项目需要总投资2亿美金,显然我们没有这个经济实力.

2,由于目前新冠病毒,已经非常清楚,酒店和餐厅\零售业投资无论现在还是未来,包括网络的发展,商业房地产是非常失败的项目,

3,目前我的洛杉矶假日酒店就是非常明显的酒店和商业房地产投资失败项目,我的酒店4500万美金投资,目前2500万美金亏损2000万美金出售,到今天没有完成销售,所以夏威夷海洋广场项目同样有酒店.

4,虽然夏威夷海洋广场项目,可以按照10点容积率重新规划全部的居住功能CONDO保留一楼部分商业,但是我曾经说过,我们集团没有经济实力投资10点容积率大项目.所以我们选择按照自己经济实力而投资.

5,夏威夷城市广场项目需要未来3年施工.那么修改夏威夷海洋广场项目规划需要一年时间,完成施工图需要一年时间,我们的想法:

1), 2020年12月份之前出现递交夏威夷海洋广场项目规划申请,按照2017年已经有的3.5容积率完善.

2), 2021年12月份之前完成新的3.5容积率规划申请批准.

3), 2022年5月份递交基础施工许可证申请.

4), 2022年12月份批准基础施工许可证.

5),请建筑师将2017年设计的规划方案中的阳台全部90度直角.不要造形,特别版需要弧线设计.

请在2017年的夏威夷海洋广场项目方案完善.我们决定不继续投资已经批准的10点容积率方案.继续2017年设计的3.5容积率方案.

6,请建筑师\结构工程师\水电设计,土壤,包括一切现在正在配合10点容积率,计划8月份递交基础施工图的所有团队停止工作,

未来配合3.5容积率规划设计工作.

请大家从2020年7月23日开始停止夏威夷海洋广场项目10点容积率规划批准项目的工作.

我们已经决定重新回去2017年以居住房屋CONDO一楼为了满足规划要求,保留部分商业.

6,递交新规划申请之前,是否需要向规划部门发给一个信?请建筑师帮助考虑,因为企业有选择重新规划和创新考虑投资规模的权利.

我们不要跟经济适用房政策和市政府议员的批准搞在一起,因为超过3.5容积率需要支持经济适用房,需要市政府

议员批准,我们已经说过我们没有钱投资超过3.5容积率的项目.所以我们非常坚持只需要投资3.5容积率的项目.
7,项目名称从夏威夷海洋广场修改为:ALA MOANA PLAZA

谢谢!

Johnson FANG 626-8666-888 808-800-4999

Company Position: Chairman / CEO

Professional Title: President /

HOLIDAY INN-EL MONTE LOS ANGELES

WWW.HOLIDAYINN-ELMONTE.COM

Los Angeles Office : 9920 VALLEY BLVD EL MONTE CA 91731

HAWAII OCEAN PLAZA WWW.HAWAII-OCEANPLAZA.COM

HAWAII CITY PLAZA WWW.HAWAII-CITYPLAZA.COM

CALIFORNIA INVESTMENT REGIONAL CENTER LLC

WWW.EB5-CIRC.COM

Email Address: thlusa@gmail.com

HONOLULU Office Address:

1441 KAPIOLANI BLVD SUITE 1700, HONOLULU, HI 96814

(17TH FLOOR OF ALA MOANA BUILDING)

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Johnson FANG 626-8666-888 808-800-4999

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Professional Title: President /

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(17TH FLOOR OF ALA MOANA BUILDING)

Margaret Mauro

From: John Allison <johnallison@allisonide.com>
Sent: Monday, February 15, 2021 9:44 AM
To: Margaret Mauro; Brian Ide
Subject: FW: Application For Mechanic's Lien -- Hawaiian Ocean Plaza
Attachments: image001.png

Margaret,
Pls print and save this email in the fee proposal book

John S. Allison
Allison Ide Structural Engineers LLC
808 536 2108 office
808 255 5643 cell

From: California Investment Regional Center [mailto:thlusa@gmail.com]
Sent: Saturday, February 13, 2021 12:35 PM
To: John Allison; 夏威夷工程部沈Wei Shen; jay fang; 佳佳Yujia Wang
Subject: Re: Application For Mechanic's Lien -- Hawaiian Ocean Plaza

Hello there!

Thank you very much for your understanding. There is no problem with this payment schedule. Please rest assured that the project will continue regardless of whether it is 3.5 or 10 plot ratio. Because the project land is transferred, the market will not have a good price. Now we are signing a settlement agreement with the Chinese who sued me, and the project is applying for construction loans, so we still need to continue to cooperate. Your response will definitely be paid according to this schedule, please email reminders of payment every month. Thank you!

John Allison <johnallison@allisonide.com> 于2021年2月13日周六 下午2:22写道 :

Thank you Mr. Fang

John S. Allison
Allison Ide Structural Engineers LLC
808 536 2108 office
808 255 5643 cell

From: California Investment Regional Center [mailto:thlusa@gmail.com]
Sent: Friday, February 12, 2021 6:07 PM
To: John Allison
Subject: Re: Application For Mechanic's Lien -- Hawaiian Ocean Plaza