

ORIGINAL

**Specializing in research, analysis and counseling to identify Hawaii and Pacific Area real estate opportunities.**

**Professional Services:**

**REGIONAL ECONOMIC ANALYSIS**

Determination of economic, labor and demographic forces creating demands for real estate and land uses.

**TOURISM RESEARCH AND ANALYSIS**

Evaluation of economic development and employment potential of tourism, resort and recreation supply and demand analysis, competitive market strategies and tourism impact analysis

**REAL ESTATE MARKET AND FEASIBILITY ANALYSIS**

Measurement of real estate supply and demand factors for primary and recreational housing, retail, office and industrial markets.

**REAL ESTATE STRATEGIES**

Identification of ways to profit from real estate market opportunities and means to minimize risks.

**LAND USE POLICY**

Formulation of alternatives supported by economic and market conditions to accomplish public policy goals and objectives regarding land use.

**ECONOMIC AND COMMUNITY IMPACT ANALYSIS**

Estimation of land use demands and community impacts of projects for governmental permit processing.

**DEVELOPMENT AND INVESTMENT COUNSELING**

Interpretation of highest and best use, including selection of synergistic land and space uses and optimum timing.

**EXPERT TESTIMONY**

Qualified expert witness on regional economic issues, real estate markets and marketability, and community and land use impacts.

**REAL ESTATE INVESTMENT PORTFOLIO ANALYSIS**

Selection of investment projects, and responsive mix and timing decisions.

EXHIBIT F-2

# PROFESSIONAL QUALIFICATIONS OF J. MING CHEW

## BUSINESS BACKGROUND

Principal, Ming Chew Associates, Honolulu, Hawaii  
Executive Vice President, Hastings, Martin, Chew & Associates, Ltd., Honolulu, Hawaii  
Senior Economic Consultant, Real Estate Research Corporation, San Francisco, California  
Economic and Project Analyst, Humble Oil and Refining Company, Baytown, Texas

## EDUCATION

M.B.A. (Economics and Finance) 1967 Stanford University  
B.S. (Chemical Engineering) 1957 Georgia Institute of Technology

## PROFESSIONAL MEMBERSHIPS

American Real Estate and Urban Economics Association  
Hawaii Economic Association  
Pacific Area Travel Association

Member, Past-Chairman, Hawaii Visitors Bureau (HVB) Research Committee, Honolulu, Hawaii  
Member, HVB Long-Range Planning Committee, Honolulu, Hawaii  
Member, Council on Revenues, State of Hawaii  
Member, Editorial Board, Tourism Research Publications, University of Hawaii at Manoa

Former Member, Pacific Area Travel Association (PATA) Research Authority, San Francisco, California  
Past President, Hawaii Society of Corporate Planners  
Former Member, Technical Advisory Committee to the Honolulu City Council Planning and Zoning Committee  
Former Commissioner, Environmental Quality Commission, State of Hawaii

## TYPICAL CLIENTS

### Financial Institutions

First National Bank of Chicago  
Pioneer Federal Savings & Loan Association  
Standard Finance Company, Ltd.

### Investors and Investment Groups

Morgan Stanley & Co., Inc.  
Salomon Brothers  
Waiehu Heights Associates

### Government Agencies

U.S. Department of Commerce  
(Economic Development Administration)  
U.S. Fish and Wildlife Service  
U.S. Department of Transportation  
(Urban Mass Transportation Administration)  
State of Hawaii Department of Planning  
and Economic Development  
City and County of Oahu, Department of  
Transportation Services  
County of Hawaii  
County of Kauai Public Housing Agency  
Marianas Public Land Corporation  
Maui Redevelopment Agency  
City of Chicago, Board of Education

### Individuals and Estates

Kamehameha Schools/Bernice P. Bishop Estate  
The Estate of James Campbell  
Arthur Summertfield, Jr

### Mortgage Bankers/Brokers

Brooks, Harvey & Co., Inc.  
G L. Thoele Company, Ltd.

### Builders and Developers

American Towa Corporation  
Amfac Financial Corporation  
Asahi Development Corporation  
Boise Cascade-Waikoloa  
Cooke Land Company, Inc.  
Dillingham Land Corporation  
GO Development Corporation  
DWA Investment Co.  
Grove Farm Company, Ltd.  
Haleakala Ranch Co.  
Hawaii Takenaka International, Ltd.  
Hawaiian Land Company  
Herbert K. Horita  
Home Properties, Inc.  
Sheridan C.F. Ing  
George Issacs  
Kalua Koi Corp.  
Kamehameha Investment Corporation  
Kapalua Land Company, Inc.  
Lokahi Pacific  
Mahukona Properties, Inc.  
Maui 100 Partners  
Maui Land and Pineapple Company, Inc.  
Mauna Kea Properties, Inc.  
Mauna Lanu Resort, Inc.  
Ohbayashi Hawaii Corporation  
Pankow Development, Inc.  
Princeville Development Corporation  
Prudential Life Insurance Company of America  
Bruce C Stark  
Transcontinental Corporation  
Wailea Land Corporation  
John Michael White

#### **Industrial Firms**

Dillingham Corporation  
Lone Star Hawaii, Inc.

#### **Other Clients**

Aotani & Associates  
Architects Hawaii  
Ashford & Wriston  
Belt, Collins and Associates  
Chun, Kerr & Dodd  
Damon, Key, Char & Bocken  
Duty Free Shoppers Limited  
EDAW, Inc.  
Ezra, O'Connor, Moon & Lawhn  
Kobayashi, Watanabe, Sugita & Kawashima  
Kuakini Hospital  
Walter Lum Associates  
People for Sensible Growth  
Real Estate Research Corporation  
Charles R. Sutton and Associates, Inc.  
Donald Wolbrink & Associates, Inc.  
Wanket Smith & Hosoda  
Wong & Wong Associates, Inc.

### **SELECTED STUDIES CONDUCTED**

#### **Economic and Community Analyses**

Economic, Demographic and Selected Land Use Forecasts  
Maui Community Development Plans

Economic Projections Element  
State Tourism Study

Economic and Market Analysis  
Hilo Community Development and Downtown Plans

Market Analysis of Transient Accommodations  
Development Plan for North and South Kona

Economic and Market Analysis  
Proposed Title VII New Community  
New Orleans, Louisiana and Atlanta, Georgia

#### **Residential**

Market and Marketability Analysis  
Various Condominium and Residential Projects  
Hawaii, Maui, Oahu

Housing Market Development Strategy Study  
Oahu, Hawaii

Comparative Analysis  
Selected Hawaii Kai and Waikiki Condominiums

Housing Demand Analysis  
Kukui Redevelopment Area

Housing Master Plan for Kauai  
Kauai, Hawaii

Housing and Houselot Price Analysis  
Oahu, Hawaii

#### **Resort and Recreation**

Economic, Market and Marketability Analysis  
Kapalua, Kulima, Mahukona, Mauna Lani, Princeville,  
Waikoloa and Wailea Resort Communities

Buyer Characteristics and Attitudes  
Maui Resort Property Owners Survey

Market Analysis  
Proposed Cultural Park Project, Honolulu, Hawaii

Visitor Potential Analysis  
Proposed Beijing Hotel, People's Republic of China

Hotel Market Analysis  
Hong Kong USA Project, Oakland, California

#### **Office**

Market, Marketability and Financial Analysis  
Downtown Honolulu and Non-Downtown  
Honolulu Office Buildings

Marketability and Financial Analysis  
Honolulu Condominium Office Building

Market Analysis  
Proposed Lihue Office Building

#### **Retail**

Development Strategy Analysis  
Ala Moana Commercial Properties

Kauai Retail Market Analysis

Lahaina Retail Market Analysis  
Maui, Hawaii

Market and Financial Analysis  
Waikiki Retail and Office Project

#### **Industrial**

Industrial Market Analysis  
Oahu, Hawaii

Industrial Diversification Potential  
Kenosha, Wisconsin

Manufacturing Plant Location Analysis  
Los Angeles Area, California

Mini-Warehouse Market Analysis  
Houston, Texas

#### **Other Studies**

Real Estate Strategy Study  
Dillingham Corporation

Analysis of Household Income Growth  
Honolulu, Hawaii

Analysis of Interest Rate Effects on Ranch Land Marketability  
Houston, Texas

Economic and Social Impact Analysis  
Downtown Denver Peripheral Parking System  
Center City Transportation Project  
(U.S. Department of Transportation)

Forecasts of Intra-City Demographic Patterns  
for School Facilities Planning  
City of Chicago, Department of Education

Analysis of Fuel Shortage Impact on the Hawaii  
Tourist Industry

Market and Feasibility Analysis  
Proposed Hawaii World Trade Center  
Aloha Tower Complex, Honolulu, Hawaii

Station Area Impact Analysis  
Honolulu Area Rapid Transit

Analysis of Real Estate Market Opportunities  
Island of Maui, Hawaii

Analysis of Proposed Development Plans  
Oahu, Hawaii

#### **Expert Witness**

Various State Land Use Commission Petitions  
Various General Plan, Rezoning and  
Special Management Area Permit Hearings  
U.S. Bankruptcy Court

## RESUME

Howard Abe, Principal

### Education & Degrees

1. University of Hawaii, College of Engineering, 1946-1947.
2. University of Hawaii, Hilo Campus, 1978-1979.
3. Kauai Community College, Associate of Arts Degree, 1976.
4. Technical and Management Workshops, by National Highway Institute and others, various years.

### Professional

1. Professional Engineer, State of Hawaii, # PE-4781.
2. National and Local Member, American Society of Civil Engineers.
3. Member, American Association of State Highway and Transportation Officials.
4. Member, Western Association of State Highway and Transportation Officials, Subcommittees on Construction and Highway Transportation.

### Work Experience

1. Vice-President Pacific Planning & Engineering, Inc. (1987-Present). Responsible for Company's administrative aspects and highway engineering studies.

1. Assistant Chief, Highways Division, Hawaii Department of Transportation (1985-1987).

a. Responsible for all administrative activities of the Construction and Maintenance Branch, including budget preparation and control, personnel matters, supervision of work, coordination with other agencies.

b. Controlled construction contracts, interpreted plans and specifications, approved payments, authorize change orders, negotiated other contract questions, conducted field inspections.

c. Responsible for review, coordination, and approval of all subdivision and other major development projects affecting the State Highway System.

d. Principal staff assistant to the Chief, Highways Division.

2. Acting Chief, Highways Division, Hawaii Department of Transportation, Various occasions.

3. District Engineer, Maui District, Highways Division, State Department of Transportation, (1981-1985).

a. Managed the engineering, administration, and maintenance activities and personnel of state highways on the islands of Maui, Molokai, and Lanai.

b. Represented the Director of Transportation on all matters relating to state highway activities, and participated in public hearings.

c. Acted as expert witness on tort claims on behalf on the State.

d. Handled all media and public relations for state highways in Maui County.

4. Construction and Maintenance Engineer, Kauai District, Highways Division, State Department of Transportation, (1971-1981).

a. Responsible for the maintenance and personnel of state highway system on Kauai.

b. Prepared and controlled budget and Expenditure/Operational Plan.

c. Coordinated work with other agencies and general public.

d. Handled personnel matters at the supervisor level, coordination with employees union.

5. Construction Project Engineer, Hawaii District, Highways Division, State Department of Transportation, (1954-1971).

a. Resident Engineer in charge of major highway and airport construction projects on

the Island of Hawaii.

- b. Prepared and controlled construction schedules and change orders.
- c. Coordinated work with other agencies and general public.
- d. Directed engineers, surveyors, and inspectors in design and specifications for culverts, reinforced concrete structures and steel girder bridges.

6. Lt. Colonel, Facilities Engineers, Corps of Engineers, Army Reserve, Fort Shafter.

#### Awards

- 1. U.S. Army Meritorious Service Award, September 1980.
- 2. First Recipient, Maui County Traffic Safety Council Award, December 1983.
- 3. Director's Award, Hawaii Department of Transportation, 1984 (given annually to the Most Outstanding DOT Employee.)
- 4. Government Responsiveness Award, Maui Chamber of Commerce, 1985.
- 5. Various other Professional, Community, and Public Media recognitions.