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LAND USE COMMISSION
Department of Business, Economic Development & Tourism
State of Hawai'i

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August 19, 2014

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Subject: A10-789 A&B Properties – Wai'ale Community Project

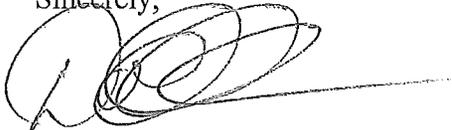
Dear Mr. Pierce:

We have received and reviewed your recent inquiries via e-mail dated August 11 and August 18, 2014, regarding the referenced Wai'ale Community Project. We have the following responses to some of the questions you raised in those communications.

1. You had requested access to meeting transcript files of the above docket. We provided Ms. Genay Bland via e-mail pdf versions of the requested meeting date transcript files.
2. You asked if there were any other annual reports in addition to the 2013 Annual Report that can be found on-line at the LUC's website. The 2013 Annual Report is the first since the LUC's Decision and Order dated June 21, 2012. Another annual report is presently overdue from the Petitioner.
3. The Petitioner's 2013 Annual Report contained a discussion on compliance with Condition No. 23 Notice of Change of Ownership. The Petitioner indicated that acquisition by the State of a 65 acre parcel was the only planned and anticipated change in ownership for the property. This advance provision of notice within the context of an annual report is sufficient for compliance with this condition. We anticipate that if the actual transfer of ownership has occurred, then it will be and should be reflected in the 2014 Annual Report.

Should you have any questions, please feel free to contact me or Scott A.K. Derrickson, AICP of our office at 587-3822.

Sincerely,

A handwritten signature in black ink, appearing to be 'D. Orodener', with a long horizontal line extending to the right.

Daniel Orodener
Executive Officer

cc: Grant Chun, Vice President, A&B Properties, Inc.
Leo Asuncion, State Office of Planning
Diane Erickson, Deputy Attorney General
William Wynhoff, Deputy Attorney General
Linda Chow, Deputy Attorney General