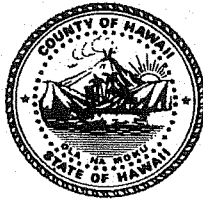


William P. Kenoi
Mayor



Duane Kanuha
Director

Bobby Command
Deputy Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
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County of Hawai'i
PLANNING DEPARTMENT

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
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October 12, 2015

Bridge 'Āina Le'a, LLC
c/o Bridge Capital LLC
PMB 29 Box 10001
Saipan, MP 96950

Mr. John Baldwin, Manager
Bridge 'Āina Le'a, LLC
2500 Kalākaua Avenue, Apt 401
Honolulu, HI 96815

Mr. Hoolae Paoa, Agent
Bridge 'Āina Le'a, LLC
47-456 Hui Kelu Street
Kaneohe, HI 96744

Dear Sirs:

Change of Zone Ordinance No. 96 153 (REZ 734)

Applicant: DW 'Āina Le'a Development, LLC (formerly Puakō Hawai'i Properties)

Subject: Annual Progress Reports

Tax Map Keys: (3) 6-8-001:025, 036 through 040, and 069

In 1992, the Hawai'i County Council adopted Ordinance No. 93-1 which rezoned approximately 3,000 acres in Waikoloa identified as the subject parcels. The ordinance was amended in 1996 by adoption of Ordinance No. 96-153 (attached). Tax records indicate that Bridge 'Āina Le'a, LLC owns parcels 25, and 37 through 40 and 'Āina Le'a, LLC et al owns parcels 36 and 69.

This letter is to inform you that Condition No. Z of the subject ordinance requires the applicant, successors or assigns to submit annual progress reports informing the Planning Department of the status of development and condition compliance. We have not received an annual progress report since 2005. Please submit a progress report as soon as possible but no later than December 5, 2015.

2015 OCT 19 A 11:30
LAND USE COMMISSION
STATE OF HAWAII

The report should provide the status of compliance of each condition along with letters or reports from approving agencies that demonstrate fulfillment of the condition. Additionally, provide the following specific information:

- The status of development and location of the temporary and permanent wastewater treatment system. An estimate of when construction of the temporary wastewater treatment system will be completed.
- Drainage studies and any correspondence from the Department of Public Works approving the studies.
- Status of developing the park plan, any correspondence from the Department of Parks and Recreation regarding the establishment of proposed parks, and recorded covenant document related to park maintenance, as required by Condition G.
- Status of preservation for Historic Site Nos. 15033 and 22514 as required by the 2004 Burial Treatment Plan and 2005 Data Recovery Plan, which have been approved by the State Historic Preservation Division. Explain what measures are being implemented on the ground to ensure preservation of these sites.
- Status of approval for the Affordable Housing Agreement submitted to the Office of Housing and Community Development in 2010.
- A copy of the recorded covenant prohibiting second dwelling units, as required by Condition L.
- A solid waste management plan for the 2,000 acre area located within the State Land Use Agricultural District.
- The botanical preservation and mitigation plan for the *Abutilon menziesii* and any correspondence from the Department of Land and Natural Resources and US Fish and Wildlife Service approving the plan, as required by Condition N.
- A copy of construction plans submitted to the Department of Transportation for the required intersection improvements at the Mauna Lani Drive/ Property Access/ Queen Ka'ahumanu intersection. Status of approval of the plans as well as any correspondence from DOT approving the plans or requiring revisions to the plans. An estimate of when construction of the intersection improvements will be completed.
- Correspondence from the Department of Public Works approving the location of the easement required by Condition P. The location of the easement shown in Subdivision Nos. 04-000077-r and 09-000860 does not align with the existing emergency access road on the ground.
- Status of making the fair share payment discussed in the Planning Department's letter dated May 15, 2015 to DW 'Āina Le'a Development, LLC.
- Status of fulfilling Condition S including any correspondence from the Department of Education regarding providing school facilities on the subject property.
- A copy of the fire emergency preparedness and response plan required by Condition U.

Bridge 'Āina Le'a, LLC
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If you have any questions, please feel free to contact Daryn Arai at 808-961-8142 or Maija Jackson at 808-961-8159.

Sincerely,



DUANE KANUHA
Planning Director

MJJ:mad

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Enclosures: Ordinance No. 96 153

cc: Robert Wessels, 'Āina Le'a, LLC
✓ State Land Use Commission
Alan Okamoto Esq., Nakamoto, Okamoto, Yamamoto
Sidney Fuke, Planning Consultant
Kona Planning Office
REZ 734, LUC 682, SUB 11-001070

