

KULA NEI PARTNERS LLC
2697 Waiomao Road
Honolulu, HI 96816
73-4529 Kohanaiki Road #8
Kailua-Kona, HI 96740

LAND USE COMMISSION
STATE OF HAWAII

2019 FEB 11 A 9:06

SUBJECT: ANNUAL REPORT 2016
THE SHOPOFF GROUP DBA KULA NEI PARTNERS LLC
DOCKET NO. A06-770

DEVELOPMENT STATUS OF THE PETITIONED AREA

KNP spent this reporting period gaining a better understanding of what the implications of the D&O were and what needed to be done to address the outstanding conditions of approval.

KNP successfully consolidated a 1.003 acre roadway lot at the end of Punaweale Street (Kona Acres) into the mauka 39.42 ac lot to provide roadway access unto Kukuna Street in the Kona Acres subdivision. The proposed main access to the original 270 unit project was from the proposed Holoholo Street extension which would have bisected the lower makai lot and which contained the majority of the archeological/cultural features in the petitioned area. This consolidation action now afforded roadway and utility access through the mauka lots rather than the makai lot which would now be undeveloped and preserved as an archeological/cultural entity.

COMPLIANCE WITH CONDITIONS

KNP has made no further efforts to pursue compliance with any other conditions of approval .

Sincerely,



Robert E. Lee
Co-Manager, Kula Nei Partners LLC

Cc: Kula Nei Partners LLC (Honolulu)