

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of)	Docket No. A94-706
)	
KAONOULU RANCH to Amend the)	DECLARATION OF
Agricultural Land Use District Boundary)	HARRY LAKE; EXHIBITS "A"- "B"
into the Urban Land Use District for)	
Approximately 88 acres at Kaonoulu,)	
Makawao-Wailuku, Maui, Hawaii; Tax)	
Map Key Nos. (2) 2-2-02: por. 15 and)	
3-9-01:16)	
_____)	

DECLARATION OF HARRY LAKE

I, HARRY LAKE, hereby declare that:

1. I am the Chief Executive Officer for Koa Partners ("KP").
2. This declaration is submitted in reference to the above-captioned case.
3. Unless otherwise indicated, all statements made herein are based on personal knowledge.
4. I am an individual over eighteen (18) years of age and under no legal or mental disability, and I am competent to testify, having personal knowledge of the matters set forth herein.
5. Piilani Promenade North, LLC and Piilani Promenade South, LLC (collectively "Piilani") engaged KP in January 2018 to lead the approval, design, and development efforts, and to identify, contact and discuss with stakeholders the development of the Petition Area.
6. KP engaged with community members through in-person meetings as well as through emails, phone calls, and text messages.
7. Wherever possible, I made myself available to community members to communicate or meet with me at the times and locations of their choosing.

8. KP conducted more than two dozen meetings with community members, and a number of one-on-one meetings.

9. Members of Maui Tomorrow Foundation, Inc., members of South Maui Citizens for Responsible Growth, or Daniel Kanahale (collectively, the “Intervenors”) participated in at least three of the meetings that KP organized. KP made repeated attempts to conduct follow up meetings with the Intervenors, but the Intervenors decided to disengage from the conversation.

10. The discussion of each meeting and correspondence with community members was intended to solicit feedback on matters of community interest but was in keeping with a development plan that substantially complied with the representations made by the original petitioner to the State Land Use Commission (the “Original Plan”). Based on community input, KP prepared different versions of development plans.

11. KP held a community meeting at St. Theresa’s in Kihei on September 17, 2018, which was open to the public. The advertising for this meeting was distributed to approximately sixty organizations and published in The Maui News. A true and correct copy of the development plan presented by KP at the community meeting is attached hereto as Exhibit “A.” This iteration was prepared in response to conversations with Intervenors leading up to the community meeting.

12. To date, no specific written objections to the Original Plan have been raised with KP. In general, community members expressed their interest in development concepts that reflected cultural sensitivity, open space, use of the property for affordable and senior housing, and, generally, uses other than light industrial uses.

13. A subsequent iteration of the development plan was prepared after discussion with Piilani’s cultural consultant that preserved an unnamed natural drainageway that transects

the Petition Area in a northeast-to-southwest direction, certain archaeological sites, a celestial viewing area, and vernal and autumnal equinox view planes. A true and correct copy of the latest iteration of the development plan is attached hereto as Exhibit "B."

14. On or about November 15, 2018, I was informed by Albert Perez that the Intervenors had decided to cut off all further discussions regarding a mutually acceptable development proposal.

I, HARRY LAKE, declare under penalty of law that the foregoing is true and correct.

Executed this 31st day of January, 2019, at Dallas, Texas.



HARRY LAKE

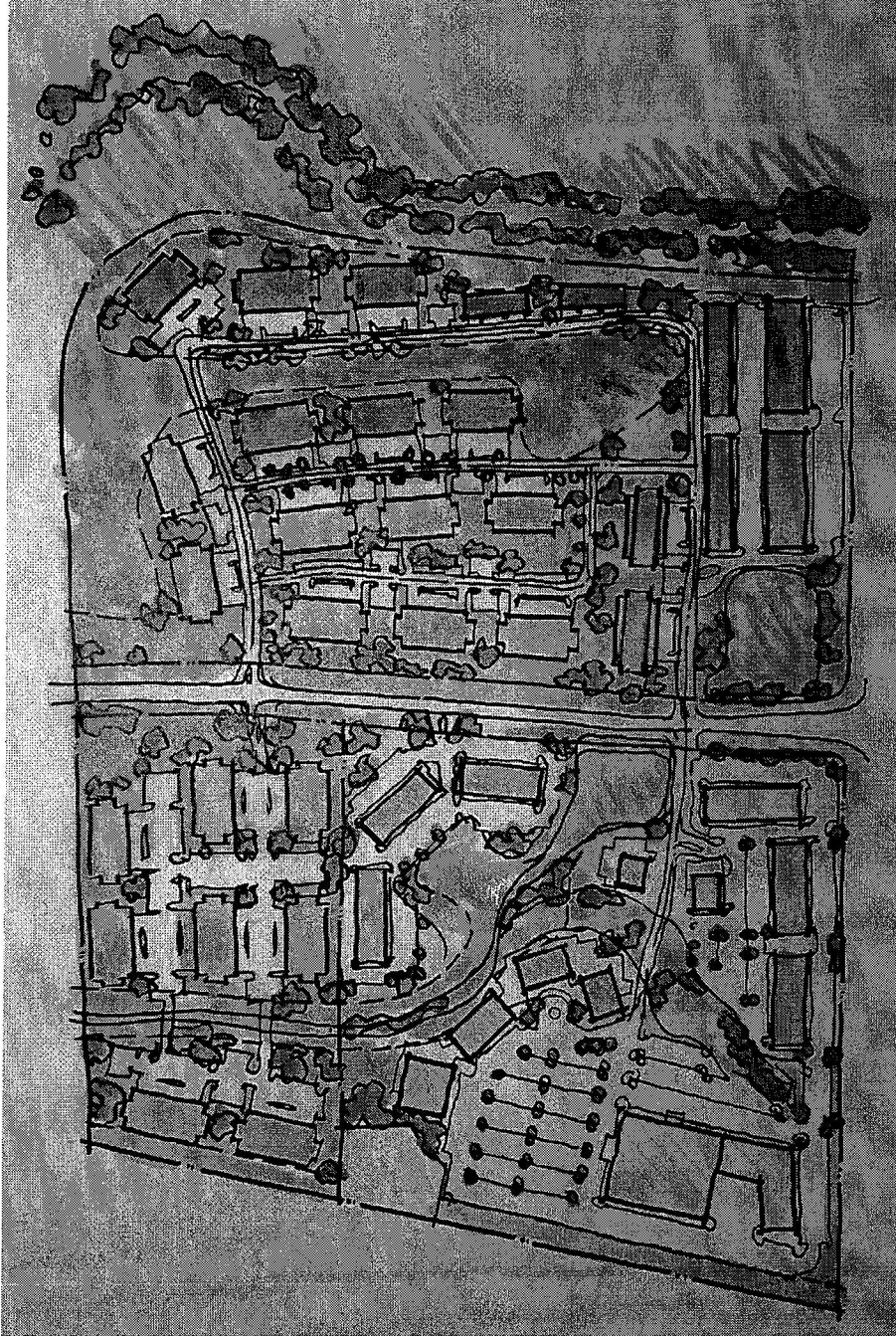
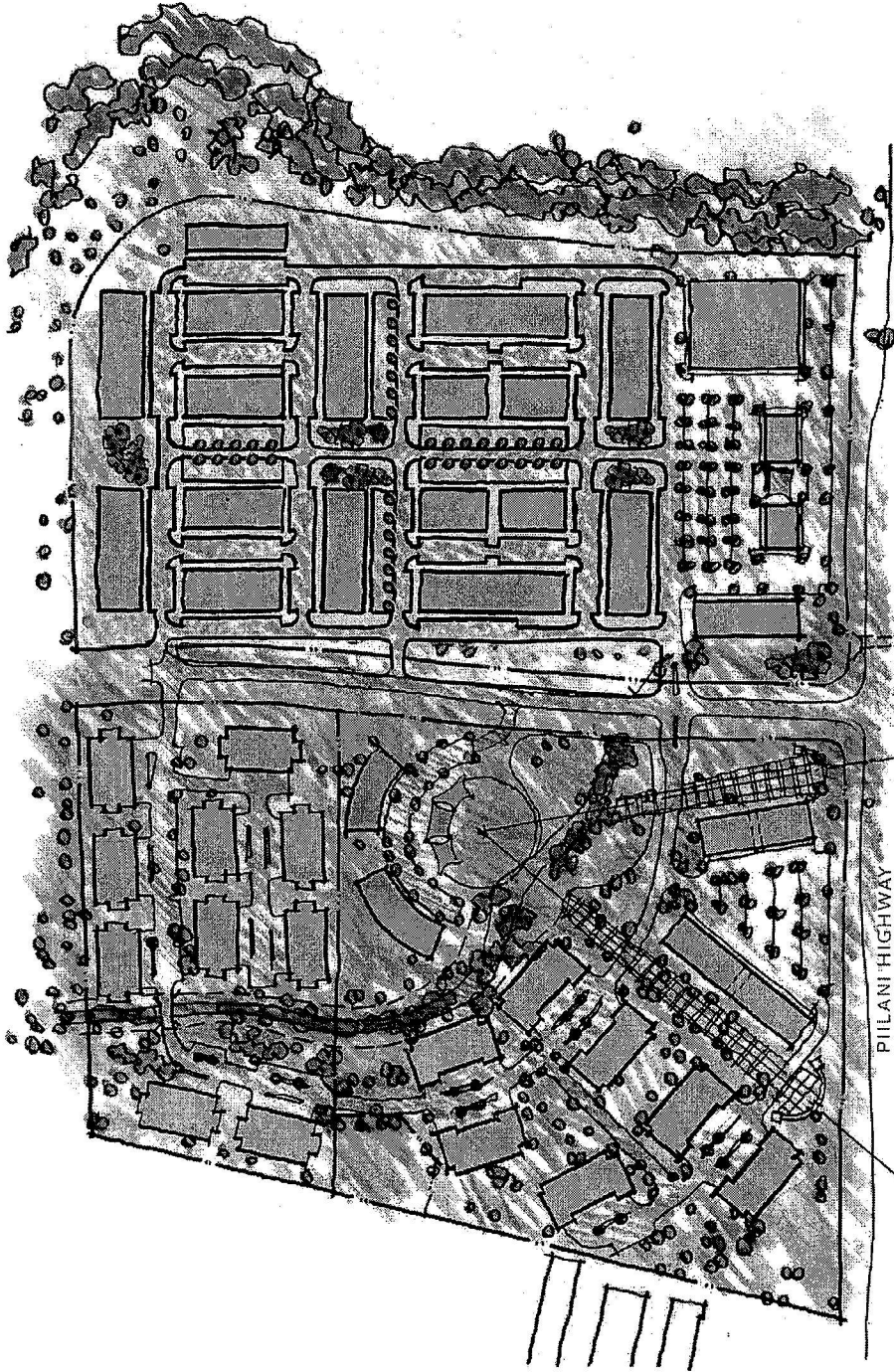


EXHIBIT A



PILANI HIGHWAY

PILANI PROMENADE

CONCEPTUAL PHASED MASTERPLAN



KOA PARTNERS
RESIDENTIAL DEVELOPMENT

CALLISONRTKL
A DESIGN CONSULTANT OF PARADIGM

EXHIBIT B