

LAND USE COMMISSION
STATE OF HAWAII

2019 MAY 23 A 8:29

May 22, 2019

Mr. Daniel E. Orodener
Executive Officer
Land Use Commission
State of Hawai'i
P.O. Box 2359
Honolulu, HI 96804-2359

Re: Notice of Change of Ownership - Queens' Marketplace
Docket No. A89-637

Dear Mr. Orodener:

By its Findings of Fact, Conclusions of Law, and Decision and Order ("**D&O**") entered January 9, 1990 in Docket No. A89-637, the State Land Use Commission (the "**Commission**") approved a petition by ATPAC Land Co. Limited Partnership, a Texas limited partnership, Waikoloa Development Co., a Hawai'i limited partnership, and Waikoloa Land & Cattle Co., a Hawai'i limited partnership (collectively, "**Petitioner**") to reclassify approximately 853.176 acres of land located in Waikoloa, District of South Kohala, Island and County of Hawai'i, State of Hawai'i (the "**Petition Area**") from the "Agricultural" to the "Urban" land use district.

The Commission's approval of the petition was subject to certain conditions as set forth in that certain Certificate of Conditions dated July 10, 1990 and recorded in the Bureau of Conveyances of the State of Hawai'i as Document No. 90-121581 (the "**Certificate**"). Condition No. 12 of the Certificate requires the Petitioner to give notice to the Commission of any intent to "sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interest in the [Petition Area]" prior to development of the Petition Area.


Since that time, fee ownership of certain parcels in the Petition Area (currently identified by Tax Map Key Nos. (3) 6-9-008-017 and (3) 6-9-008-018) (collectively, the "**Property**") has passed to Queens' Market, LLC, a Nevada limited liability company ("**Queens' Market**"). Although the Petition Area has been developed, Queens' Market desires to give notice to the Commission that Queens' Market intends to transfer ownership of the Property to a new owner, ABP Waikoloa LLC, a Hawai'i limited liability company, whose address is 822 Bishop Street, Honolulu, Hawai'i 96813.

Your acceptance of this notice is appreciated. Please contact me should you require any additional information.

Mr. Daniel E. Orodener
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Very truly yours,

QUEENS' MARKET, LLC,
a Nevada limited liability company

By: 
Name: John Plunkett
Title: Vice President