

EXHIBIT 7

CADES SCHUTTE
A Limited Liability Law Partnership

CALVERT G. CHIPCHASE 7757
CHRISTOPHER T. GOODIN 8562
STACEY F. GRAY 11125
MOLLY A. OLDS 11330

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Attorneys for Petitioner
PŪLAMA LĀNAʻI

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of

PŪLAMA LĀNAʻI,

To Amend The Agriculture Land Use
District Boundaries Into the Urban Land
Use District for approximately 56.436
acres of land, consisting of a portion of
Tax Map Key No. (2) 4-9-002:061 (por.)
and (2) 4-9-014:001 (por.) at Lānaʻi City,
Island of Lānaʻi, County of Maui, State
of Hawaiʻi.

DOCKET NO. A21-810

**AMENDED AFFIDAVIT OF
CHRISTOPHER T. GOODIN
ATTESTING TO SERVICE OF
NOTICE OF INTENT TO FILE A
LAND USE DISTRICT BOUNDARY
AMENDMENT PETITION;
ATTACHMENTS 1 - 3**

CERTIFICATE OF SERVICE

**AMENDED AFFIDAVIT OF CHRISTOPHER T. GOODIN ATTESTING TO
SERVICE OF NOTICE OF INTENT TO FILE
A LAND USE DISTRICT BOUNDARY AMENDMENT PETITION**

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU) SS.

CHRISTOPHER T. GOODIN, being first duly sworn on oath, deposes and says:

1. I am counsel for LĀNAʻI RESORTS, LLC, dba Pūlama Lānaʻi, a limited liability company (“**Petitioner**”), and am authorized to make this affidavit on behalf of Petitioner. I do so on personal knowledge.

2. This amended affidavit is made to update the Affidavit filed on August 19, 2021, to comply with Section 15-15-97(b)(4), Hawaiʻi Administrative Rules (“**HAR**”) for the Land Use Commission of the State of Hawaiʻi (“**Commission**”).

3. On August 19, 2021, Petitioner filed a Notice of Intent to File a Land Use District Boundary Amendment Petition (“**Notice of Intent**”) with the Commission.

4. On August 19, 2021, the same day that the Notice of Intent was filed with the Commission and pursuant to HAR Section 15-15-97(b)(3), Petitioner averred that it had mailed copies of the Notice of Intent to the following entities that appeared to have a recorded interest in the Tax Map Key parcels, portions of which comprise the subject property, as specified by HAR Section 15-15-97(b)(3):

Lānaʻi Sustainability Research, LLC
1311 Fraser Avenue
Lānaʻi City, Hawaii 96763
(Lease in portion of Tax Map Key No. (2) 4-9-002:061)

Department of Land and Natural Resources,
Division of Forestry and Wildlife (“**DLNR**”)
1151 Punchbowl Street # 325
Honolulu, HI 96813
(Exemption in portion of Tax Map Key No. (2) 4-9-014:001)

State of Hawaiʻi
Department of Human Services (“**DHS**”)
P.O. Box 339
Honolulu, HI 96809
(Exemption in portion of Tax Map Key No. (2) 4-9-014:001)

Maui Electric Company (“**MECO**”)
820 Ward Avenue
Honolulu, HI 96814
(Exemption in portion of Tax Map Key No. (2) 4-9-014:009)

5. These recorded interests were noted as Exemptions on the Real Property Tax website for the County of Maui.

6. Subsequently, it was determined that the mailing was untimely and that DLNR, DHS, MECO and Lāna‘i Sustainability Research, LLC are not required to be served with the Notice of Intent.

7. First, the listed Exemption in favor of MECO for an interest in a portion of Tax Map Key No. (2) 4-9-014:009 was removed from the County of Maui Real Property Tax (“**RPT**”) records and website, as noted in Attachment 1 (Updated RPT Website for TMK (2) 4-9-014:009). The Exemption was formerly granted to MECO for a lease with Petitioner’s predecessor in interest. The lease expired in 2001, and MECO does not have a property interest in any portion of Tax Map Key No. (2) 4-9-014:009. The RPT records have been updated to reflect this correction. *See* Attachment 1.

8. Second, DHS does not have an interest in a portion of Tax Map Key No. (2) 4-9-014:001. Both the Maui County Department of Finance, Real Property Assessment Division and Petitioner searched their records but did not discover a lease, easement or other property interest in favor of DHS. Accordingly, it was determined by the Maui County Department of Finance, Real Property Assessment Division that the Exemption was listed in error. The Exemption in favor of DHS

was removed from the RPT records. *See* Attachment 2 (Updated RPT Website for TMK (2) 4-9-014:001).

9. Third, the Exemption in favor of DLNR for an interest in a portion of Tax Map Key No. (2) 4-9-014:009 is not on the subject property. The Exemption was granted in favor of DLNR for a lease in a small Quonset hut located on Tax Map Key No. (2) 4-9-014:009. Petitioner is not requesting a boundary amendment for any portion of Tax Map Key No. (2) 4-9-014:009.

10. The DLNR's exemption is currently incorrectly listed on the RPT Website for Tax Map Key No. (2) 4-9-014:001. *See* Attachment 1. The Quonset hut is not on Tax Map Key No. (2) 4-9-014:001, it is on Tax Map Key No. (2) 4-9-014:009. The RPT records have been updated to reflect the actual location of the Quonset hut as on Tax Map Key No. (2) 4-9-014:009. *See* Attachment 3 (Letter from County of Maui, Finance Department, Real Property Assessment Division).

11. Finally, the Exemption in favor of Lānaʻi Sustainability Research, LLC for a portion of Tax Map Key No. (2) 4-9-002:061 is for a lease that is not located on the subject property or within the boundaries of the proposed project. Lānaʻi Sustainability Research, LLC is a wholly owned subsidiary of Petitioner and, therefore, was not entitled to separate notice.

Further, Affiant sayeth naught.

Further, Affiant sayeth naught.

Dated: Honolulu, Hawai'i, October 18, 2021.

Chris Goodin

CHRISTOPHER T. GOODIN

Subscribed and sworn to before me this
18th day of October, 2021.

Noreel R. Wadahara

Noreel R. Wadahara

Notary Public, State of Hawaii

My commission expires: August 9, 2023



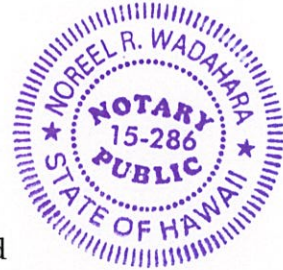
NOTARY CERTIFICATION STATEMENT

Document Identification or Description: Amended Affidavit
of Christopher T. Goodin Attesting to the Service
~~of Notice of Intent to File a Land Use DBA Amendment~~ Petition
Doc. Date: 10/18/2021 or ☐ Undated at time of
notarization.

No. of Pages: 15 Jurisdiction: First
Circuit

(in which notarial act is performed)

Noreel R. Wadahara 10/18/2021
Signature of Notary Date of Notarization and
Certification Statement



Noreel R. Wadahara (Official Stamp or Seal)
Printed Name of Notary Date of notary commission expiration: 08/09/2023

ATTACHMENT 1



Parcel Information

Parcel Number 490140090000
Location Address FRASER AVE
LANAI HI 96763
Neighborhood Code 4962-4
Legal Information
Land Area 25.652 Acres
Parcel Note

[View Map](#)

Owner Information

Owner Names
LANAI RESORTS LLC Fee Owner

Mailing Address
[LANAI RESORTS LLC](#)
733 BISHOP ST, SUITE 1500
HONOLULU HI 96813

Assessment Information

[Show Historical Assessments](#)

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2021	INDUSTRIAL	\$1,074,200	\$0	\$1,074,200	\$12,900	\$1,087,100	\$365,200	\$721,900

[How to calculate real property taxes](#)

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2021-2	Real Property Tax	02/22/2022	\$2,598.84	\$0.00	\$2,598.84	\$0.00	\$0.00	\$0.00	\$2,598.84
	Tax Bill with Interest computed through 10/31/2021		\$2,598.84	\$0.00	\$2,598.84	\$0.00	\$0.00	\$0.00	\$2,598.84

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2021	\$5,197.68	(\$2,598.84)	\$0.00	\$0.00	\$0.00	\$2,598.84
2020	\$5,198.40	(\$5,198.40)	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$13,502.90	(\$13,502.90)	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$10,652.01	(\$10,652.01)	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$10,088.28	(\$10,088.28)	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$8,486.93	(\$8,486.93)	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$8,715.26	(\$8,715.26)	\$0.00	\$0.00	\$0.00	\$0.00

[Click a year to see tax payment information for the year.](#)

Appeal Information

Year	Appeal Type Value	Scheduled Hearing Date subject to change	Status	Tax Payer Opinion of Value	Tax Payer Opinion of Exemptions	Tax Payer Opinion of Property Class	Date Settled	Final Value
2019	BOARD OF REVIEW (RA)	12/4/2019	Stipulation	\$1,429,800	\$0		11/29/2019	\$1,050,300

Sales Information

Sale Date	Price	Instrument Number	Instrument Type	Valid Sale or Other Reason	Document Type	Record Date	Land Court #	Land Court Cert
1/25/2021	\$0		Easements		Grant of easement	5/14/2021	T11456524	468694
6/26/2015	\$0		Land Court Order (all types)		Land Court Order (all types)	7/8/2015	T9312234	
9/25/2012	\$0		Land Court Order (all types)		Land Court Order (all types)	10/2/2012	T8310375	
12/31/2008	\$0		Easements		Grant of easement	4/21/2010	3957190	799954
3/1/2006	\$0		Mapping		Land Court	3/1/2006		
5/22/2001	\$0		Mapping		Land Court	5/22/2001		
2/6/1997	\$0	0000000000				2/25/1997	2367032	468683
12/16/1996	\$0	0000000000						
1/7/1992	\$0	0000000000				1/7/1992	1879235	332446
9/12/1989	\$0	0000000000						

Permit Information

Date	Permit Number	Reason	Permit Amount
11/2/2018	B20181302	Improvement Demolished	\$58,950
11/2/2018	B20181301	Improvement Demolished	\$31,360
11/2/2018	B20181300	Improvement Demolished	\$964,850
11/2/2018	B20181299	Improvement Demolished	\$15,750

[KIVA Permit Site](#)

Recent Sales In Area

Sale date range:

From:

10/13/2018

To:

10/13/2021

Sales by Neighborhood

1500

Feet



Sales by Distance

Generate Owner List by Radius

Distance:

100

Feet



☒ Show All Owners

☐ Show Parcel ID on Label

Use Address From:

☒ Owner ☐ Property

Skip Labels

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Address labels (5160)



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No data available for the following modules: Agricultural Assessment Information, Home Exemption Information, Improvement Information, Commercial Improvement Information, Accessory Information, Sketches.

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Version 2.3.151

ATTACHMENT 2



Parcel Information

Parcel Number 490140010000
Location Address FRASER AVE
LANAI HI 96763
Neighborhood Code 4942-6
Legal Information
Land Area 83.98 Acres
Parcel Note

[View Map](#)

Owner Information

Owner Names
LANAI RESORTS LLC Fee Owner
DEPT OF LAND & NATURAL RESOURCES FORESTRY & WILDLIFE DIVISION Other-
exemption
[Show All Owners and Addresses](#)

Mailing Address
[LANAI RESORTS LLC](#)
733 BISHOP ST, SUITE 1500
HONOLULU HI 96813

Assessment Information

[Show Historical Assessments](#)

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2021	CONSERVATION	\$372,600	\$0	\$372,600	\$34,300	\$406,900	\$100,500	\$306,400

[How to calculate real property taxes](#)

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2021-2	Real Property Tax	02/22/2022	\$985.07	\$0.00	\$985.07	\$0.00	\$0.00	\$0.00	\$985.07
Tax Bill with Interest computed through 10/31/2021			\$985.07	\$0.00	\$985.07	\$0.00	\$0.00	\$0.00	\$985.07

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2021	\$1,970.15	(\$985.08)	\$0.00	\$0.00	\$0.00	\$985.07
2020	\$1,972.08	(\$1,972.08)	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$1,970.79	(\$1,970.79)	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$1,917.07	(\$1,917.07)	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$1,925.02	(\$1,925.02)	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$1,752.76	(\$1,752.76)	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$1,634.30	(\$1,634.30)	\$0.00	\$0.00	\$0.00	\$0.00

[Click a year to see tax payment information for the year.](#)

Accessory Information

Building Number	Description	Dimensions/Units	Year Built	Percent Complete	Value
1	MASONRY UTILITY SHED	0x0 280 / 1	1997	100%	\$13,935
1	CARPORT OPEN ASPH/CONC FLOOR	0x0 96 / 2	1997	100%	\$2,512
1	QUONSET SHED	0x0 1100 / 1	1942	100%	\$17,970

Sales Information

Sale Date	Price	Instrument Number	Instrument Type	Valid Sale or Other Reason	Document Type	Record Date	Land Court #	Land Court Cert
6/26/2015	\$0		Land Court Order (all types)		Land Court Order (all types)	7/8/2015	T9312234	
9/25/2012	\$0		Land Court Order (all types)		Land Court Order (all types)	10/2/2012	T8310375	
3/1/2006	\$0		Mapping		Land Court	3/1/2006		
10/7/2002	\$0		Fee conveyance		Warranty deed	12/12/2002	2870295	
5/11/2001	\$0		Mapping		Land Court	5/11/2001		
1/19/1999	\$0	0000000000						
1/9/1999	\$0	0000000000						
2/6/1997	\$0	0000000000				2/25/1997	2367032	468683
12/16/1996	\$0	0000000000						
10/9/1995	\$0	0000000000				12/13/1995	2277888	332446
10/22/1992	\$0	0000000000						

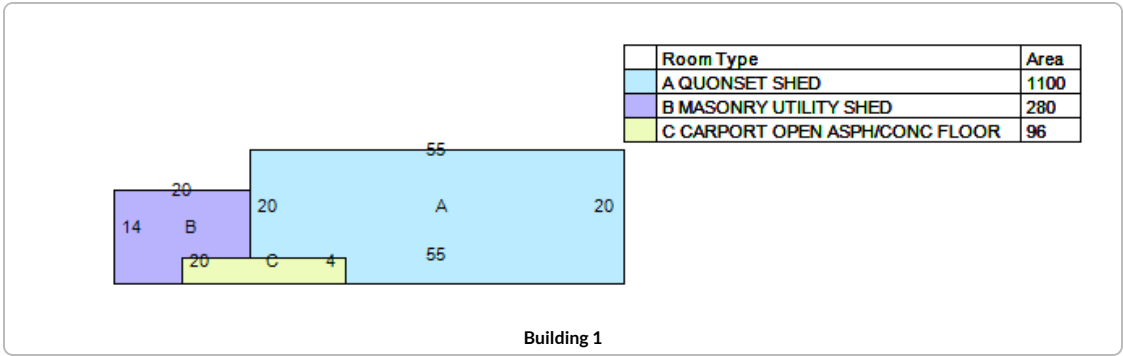
12/23/1991	\$0	0000000000			
6/1/1990	\$0	0000000000		6/29/1990	1742831 96990
9/12/1989	\$0	0000000000			
12/28/1988	\$0	0000000000	Fee conveyance	8/27/1990	1758616 355592
7/12/1988	\$0	0000000000			

Permit Information

Date	Permit Number	Reason	Permit Amount
3/31/2004	B20040585	Retaining Wall	\$300,000
8/27/2003	200331718	Garage	\$100,000
2/7/2001	241	New res dwelling	\$104,000
2/7/2001	240	New res dwelling	\$1,040,000
2/7/2001	239	New res dwelling	\$104,000
2/7/2001	0241	New res dwelling	\$104,000
5/26/1998	980831		\$104,000
5/26/1998	980830		\$104,000
10/31/1997	971813		\$104,000
10/31/1997	971812		\$104,000
10/31/1997	971811		\$104,000
10/31/1997	971810		\$104,000
10/31/1997	971809		\$105,000
10/31/1997	971808		\$104,000
10/31/1997	971807		\$104,000
10/31/1997	971806		\$104,000
10/31/1997	971805		\$104,000
10/31/1997	971804		\$104,000
1/25/1996	960102		\$40,000
1/25/1996	960101		\$40,000

[KIVA Permit Site](#)

Sketches



Recent Sales In Area

Sale date range:

From:

10/13/2018

To:

10/13/2021

Sales by Neighborhood

1500

Feet

Sales by Distance

Generate Owner List by Radius

Distance:

100

Fee: ▼

Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160) ▼

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☐ Show Parcel ID on Label

Skip Labels

0

No data available for the following modules: Agricultural Assessment Information, Appeal Information, Home Exemption Information, Improvement Information, Commercial Improvement Information.

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ATTACHMENT 3

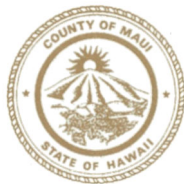
MICHAEL P. VICTORINO
Mayor

SCOTT K. TERUYA
Director

MAY-ANNE A. ALIBIN
Deputy Director

MARCY L. MARTIN
Administrator

GERY MADRIAGA
Assistant Administrator



COUNTY OF MAUI
DEPARTMENT OF FINANCE
REAL PROPERTY ASSESSMENT DIVISION

110 'ALA'IHI STREET, SUITE 110
KAHULUI, HI 96732-3562
Assessment: (808) 270-7297 | Fax: (808) 270-7884
www.mauipropertytax.com



October 13, 2021

To whom it may concern,

The Maui County real property tax records for the property located on Fraser Ave in Lanai (TMK: 4-9-014-009-0000) has been updated to reflect the following changes:

- Added a 1,100 sq. ft. Quonset Shed that was previously on TMK: 4-9-014-001-0000.
- This Quonset Shed was removed from TMK: 4-9-014-001-0000

Attached is a copy of the updated record in our system.

If you have any other questions or concerns regarding this matter, please feel free to contact our office at (808) 270-7297.

Sincerely,

A handwritten signature in black ink, appearing to read "Arielle".

Arielle Obrero
Real Property Appraiser

October 13, 2021

Page 2

Parcel ID: 490140090000

Q LANAI RESORTS LLC

FRASER AVE LANAI HI 96763

Description

Card #: 1*

OBV Code: SH4 : QUONSET SHED Val Method: M

Area: 1,100 Wall Height:

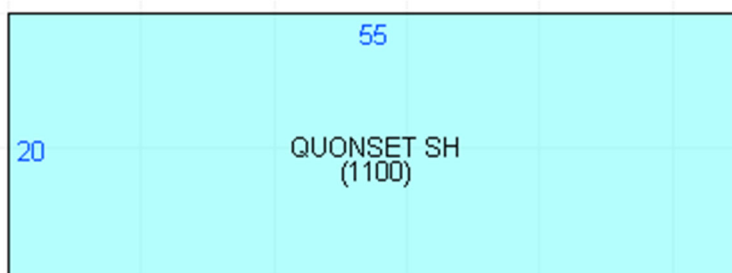
Units: 1

% Complete:

Grade(Req'd for Res): C: average quality MS Rank (Req'd for Comm): 2: Average

Condition: 3: Average

Function: 3: Average



CADES SCHUTTE
A Limited Liability Law Partnership

CALVERT G. CHIPCHASE 7757
CHRISTOPHER T. GOODIN 8562
STACEY F. GRAY 11125
MOLLY A. OLDS 11330

Cades Schutte Building
1000 Bishop Street, Suite 1200
Honolulu, HI 96813-4212
Telephone: (808) 521-9200
Fax: (808) 521-9210
Email: cchipchase@cades.com
cgoodin@cades.com
sgray@cades.com
molds@cades.com



Attorneys for Petitioner
PŪLAMA LĀNAʻI

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of

PŪLAMA LĀNAʻI,

To Amend The Agriculture Land Use
District Boundaries Into the Urban Land
Use District for approximately 76 acres
of land, consisting of a portion of Tax
Map Key No. (2) 4-9-002:061 (por.); (2) 4-
9-014:001 (por.); (2) 4-9-014:009 (por.) at
Lānaʻi City, Island of Lānaʻi, County of
Maui, State of Hawaiʻi.

DOCKET NO. A21-810

**AFFIDAVIT OF CHRISTOPHER T.
GOODIN ATTESTING TO
SERVICE OF NOTICE OF INTENT
TO FILE A LAND USE DISTRICT
BOUNDARY AMENDMENT
PETITION; EXHIBITS 1 - 4.**

**AFFIDAVIT OF CHRISTOPHER T. GOODIN ATTESTING TO
SERVICE OF NOTICE OF INTENT TO FILE
A LAND USE DISTRICT BOUNDARY AMENDMENT PETITION**

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU) SS.

CHRISTOPHER T. GOODIN, being first duly sworn on oath, deposes and says:

1. I am counsel for LĀNAʻI RESORTS, LLC dba Pūlama Lānaʻi, a limited liability company (“Petitioner”), and am duly authorized to make this affidavit on behalf of Petitioner. I do so upon personal information and belief.

2. This affidavit is made to comply with Section 15-15-97(b)(4), Hawaiʻi Administrative Rules (“HAR”) for the Land Use Commission of the State of Hawaiʻi (“Commission”).

3. On August 19, 2021, Petitioner filed a Notice of Intent to File a Land Use District Boundary Amendment Petition (“Notice of Intent”) with the Commission.

4. On August 19, 2021, the same day that the Notice of Intent was filed with the Commission and pursuant to HAR Section 15-15-97(b)(3), Petitioner mailed copies of the Notice of Intent to Mary Alice Evans, as Director of the State of Hawaiʻi Office of Planning and Sustainable Development, and the Planning Department of the County of Maui.

5. On August 19, 2021, the same day that the Notice of Intent was filed with the Commission and pursuant to HAR Section 15-15-97(b)(3), Petitioner mailed copies of the Notice of Intent to the following entities, other than the Petitioner, that have a recorded interest in the Tax Map Key parcels, portions of which comprise the subject property, as specified by HAR Section 15-15-97(b)(3):

Lānaʻi Sustainability Research, LLC
1311 Fraser Avenue
Lānaʻi City, Hawaii 96763
(Lease in portion of Tax Map Key No. (2) 4-9-002:061)

Department of Land and Natural Resources,
Division of Forestry and Wildlife
1151 Punchbowl Street # 325
Honolulu, HI 96813
(Exemption in portion of Tax Map Key No. (2) 4-9-014:001)

State of Hawai'i
Department of Human Services
P.O. Box 339
Honolulu, HI 96809
(Exemption in portion of Tax Map Key No. (2) 4-9-014:001)

Maui Electric Company
820 Ward Avenue
Honolulu, HI 96814
(Exemption in portion of Tax Map Key No. (2) 4-9-014:009)

6. On August 19, 2021, the same day that the Notice of Intent was filed with the Commission and pursuant to HAR Section 15-15-97(b)(3), Petitioner mailed copies of the Notice of Intent to persons included on the Statewide and County of Maui mailing lists provided to Petitioner by the Commission, copies of which are attached as Exhibits "1" and "2," respectively.

7. On August 19, 2021, the same day that the Notice of Intent was filed with the Commission, Petitioner sent by electronic mail a copy of the Notice of Intent to persons included on the Statewide and County of Maui e-mailing lists provided to Petitioner by the Commission, copies of which are attached as Exhibits "3" and "4," respectively.

Further, Affiant sayeth naught.

DATED: Honolulu, Hawai'i, August 19, 2021.

Chris Goodin
CHRISTOPHER T. GOODIN

Subscribed and sworn to before me this
19th day of August, 2021.

JK
Johnny Kwok
Notary Public, State of Hawaii
My commission expires: June 23, 2023

NOTARY CERTIFICATION STATEMENT

Document Identification or Description: Affidavit of Christopher
T. Goodin Attesting to Service of Notice of Intent to file a
Case Use District Court Rules and no petition
Doc. Date: 8/19/2021 or ☐ Undated at time of
notarization.

No. of Pages: 12 Jurisdiction: 1st
Circuit

(in which notarial act is performed)

JK
Signature of Notary

Date of Notarization and
Certification Statement

Johnny Kwok
Printed Name of Notary

(Official Stamp or Seal)

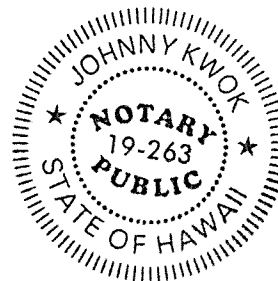


Exhibit 1

Ryan Sakuda
Director of Government Relations
General Contractors Association of
Hawaii
1065 Ahua Street,

Director of Planning
County of Maui
2200 Main Street, Suite 315
Wailuku, HI 96793

Associated Press
500 Ala Moana Boulevard, Suite 7-
590
Honolulu, HI 96813

Michael J. Belles, Esq.
Belles Graham Proudfoot Wilson &
Chun
4334 Rice Street, Suite 202
Lihue, HI 96766

Mr. James Garrigan
P O Box 3143
Kailua-Kona, HI 96745

Patrick Borge, Sr.
536 Haawina Street
Paia, HI 96779-9609

James M Stone Jr
142A Palapu Street
Kailua, HI 96734

Mr. Charles Trembath
4152 Palaumahu
Lihue, HI 96766

Derek Simon, Esq.
Carlsmith Ball LLP
1001 Bishop St., Suite 2100
Honolulu, HI 96813

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