



LAND USE COMMISSION

Komikina Ho'ohana 'Āina

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

Ka 'Oihana Ho'omōhala Pā'oihana, 'Imi Wai wai a Ho'omāka'ika'i

235 S. Beretania Street, RM 406, Honolulu, Hawai'i 96813

Mailing Address: P.O. Box 2359, Honolulu, Hawai'i 96804

Email Address: dbedt.luc.web@hawaii.gov

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

DANIEL ORODENKER
LUC EXECUTIVE OFFICER

Telephone: (808) 587-3822

Fax: (808) 587-3827

Website: luc.hawaii.gov

January 5, 2026

William Yuen, Esq.
Dentons US LLP
1001 Bishop Street, Suite 1800
Honolulu, Hawaii 96813-3689

SUBJECT: LUC Docket A05-760 Pukalani Properties

Dear Mr. Yuen:

Please be apprised that according to our records, since 2020 required annual reports have not been filed with the Land Use Commission ("Commission" or "LUC").

The 2009 Decision and Order, Condition 24 states:

Petitioner shall timely provide without any prior notice, annual reports to the Commission, Office of Planning and Sustainable Development, and the Maui County Department of Planning, with the status of the development of the Petition Area and Petitioner's progress in complying with the conditions imposed. The annual report shall be submitted in a form prescribed by the Executive Officer of the Commission. The annual report shall be due prior to or on the anniversary date of the Commission's Decision and Order.

In accordance with the Decision and Order, annual reports are due prior to, or on, June 29th of each year. Please note the D&O is available for review on the Land Use Commission website at: <http://www.luc.hawaii.gov/a05-760>.

You are hereby informed that unless we receive your annual report covering the Docket mentioned above by March 2, 2026, the Petitioner will be required to appear before the Commission to provide a status report regarding the status of the project.

The format of the annual report should be composed of two sections. The first section should briefly discuss the general progress of the project, including any regulatory approvals pending/obtained. The second section should state verbatim all conditions imposed by the Commission, followed by a brief report on all efforts to comply with each stated condition.

A10-789 A&B Properties, Inc. (Wai'ale)

January 5, 2026

Page 2

Please include, when possible, the dates of any required regulatory approval obtained or expected, the specific areas of the redistricted lands to which the activity relates, and any other new information regarding the project (i.e., photos, future plans, etc.). In compliance with representations made to the Commission, the Petitioner should specify: 1) the status of the construction of the affordable units, 2) the sales prices of the "other units" 3) indicate the number of Affordable Housing units that have been created, and the number of occupied units.

We require that an original of the annual report be filed with the Commission, as well as an electronic copy, please be sure the electronic file is ADA compliant, and copies are sent to the Office of Planning and Sustainable Development.

Should you have any questions, please contact our office, at (808) 587-3822 or via email at dbedt.luc.web@hawaii.gov.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a horizontal line extending to the right.

Daniel Orodener
Executive Officer
Land Use Commission
State of Hawai'i