



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

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October 14, 2025

Dean Frampton
Maui Land & Pineapple Co.
500 Office Rd,
Lahaina, HI 96761

Email: dean@mauland.com

SUBJECT: Delinquent Annual Report Filings: Land Use Commission Docket A03-741
SMC Mahana LLC. (Maui) Tax Map Key Nos.: 4-2-07: por. 01, 38 and
39,4-2-05: por. 50 and por. 51 and 4-3-01: por. 06 and por. 08

Dear Mr. Frampton:

Please be appraised that our records indicate that Maui Land & Pineapple Co. ("MLP"). has not filed an Annual Report for Land Use Commission ("LUC" or "Commission") Docket A03-741 SMC Mahana LLC. since 2023.

Pursuant to Condition No. 24 of the Findings of Fact, Conclusions of Law, and Decision and Order issued on June 29, 2004. Annual reports are due prior to or on June 29th of each year. The required annual reports for 2023 - 2025 have not been filed with the LUC.

You are hereby informed that unless we receive a detailed annual report covering Docket mentioned above by January 26, 2026, or the Petitioner will be required to appear before the Commission to provide a status report regarding the status of the development proposed under the subject docket.

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, or changes to plans. The second section should state verbatim all conditions imposed by the Commission, followed by a detailed report, on all efforts and challenges presented to comply with each stated condition.

Please include, when possible, the dates of any required regulatory approval obtained or expected, the specific areas of the redistricted lands to which the compliance 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) Status of the compliance with Condition 1 relating to Affordable Housing in the D&O.
- 2) Indicate the number of housing units including Affordable Housing that have been built, and the number of occupied units.

In the Annual Report please include a map of the Petition Area that clearly identifies the portion of the Property that MLP owns, please include the corresponding TMKs.

Upon submittal, we require that one original and one ADA compliant electronic copy of the annual report be filed with the Commission, the Office of Planning and Sustainable Development, and the County of Maui Planning Department.

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 trailing line.

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