

Maui Industrial Partners, LLC
381 Huku Li'i Place, Ste. 202
Kihei, HI 96753

December 20, 2006

Mayor Alan Arakawa
Office of the Mayor
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Re: Kaonoulu Ranch Light Industrial Designation and Community Plan Policy
Interpretation for South Maui

Dear Mayor Arakawa:

In our last meeting on the above subject with you, Messrs. Couch, Yoshida and Foley of your offices, we all agreed that an overall land plan for the Kaonoulu Ranch light industrial area would need to reflect the need for light industrial lands in south Maui and also reflect the need for uses permitted within the current zoning. These uses include the B-1 Neighborhood, B-2 Community and B-3 Central business districts as well as those specific light industrial uses contained within the M-1 Light Industrial district.

During the course of our discussion with you and your staff, I explained the reason for our meeting was to discuss a proposal for uses within the light industrial area described above within the context of the current zoning and community plan designation for the parcel which, as referenced within the Kihei/Makena Community Plan, *should* provide services to the predominate light industrial uses in the area.

A proposed land plan generally dividing the net 80 acre light industrial area was presented with the following uses:

Unrestricted Light Industrial per County Zoning – 48 acres

This use area could provide the retail services needed for the south Maui community that are only available today in Kahului. Included within this acreage would be some light industrial uses such as retail/wholesale construction sales as well as possible retail food, clothing, book and lifestyle outlets such as Pier One.

Restrict Light Industrial – 27 acres

This use area is proposed to include those uses permitted within the B-3 and specific light industrial district and is intended to more than address the recognized demand for such space through 2020.

Apartments/Special Needs Housing – 5 acres

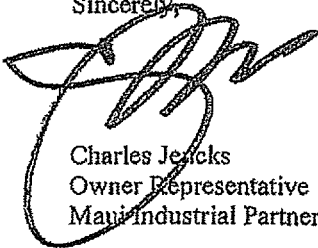
A proposed use in the district was the possibility of designating land for special needs housing in south Maui. As a permitted use within the district, it is suggested that 5 acres be used for apartments with a density of approximately 16 du's per acre.

The above allocation of acreage and uses provide direction for community plan compliance. The proposed uses will also address the current and long term needs of south Maui and help reduce the traffic between south and central Maui for those needing the services or goods that could be provided in south Maui.

Please feel free to contact me should you want to discuss further the plan and status of discussions on what could be a significant investment in south Maui for retail and mixed use opportunities. I can be reached at 879-5205, on my cell at 250-3178 or via email at Charlie@gbimaui.com.

Your support and affirmation of this allocation of acreage and uses as indicated below with your signature will be helpful in implementing this project and the Kihei/Makena Community Plan.

Sincerely,



Charles Jenkins
Owner Representative
Maui Industrial Partners, LLC

I Approve the Above Proposed Acreage and Use Allocations



Mayor Alan A. Arakawa