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OF COUNSEL

MAX W.J. GRAHAM, JR.
MICHAEL J. BELLES
DAVID W. PROUDFOOT

January 5, 2026

Mr. Ka'āina S. Hull
Director of Planning
Planning Department
4444 Rice Street, Suite A473
Lihue, Kauai, Hawaii 96766

VIA HAND DELIVERY

Re: **In the Matter of the Application of Olu Pua Gardens LLC for
Use Permit U-20_____, Class IV Zoning Permit Z-IV-20_____,
and Special Permit SP-20 -**

Applicant: Kaawanui Solar, LLC,
a Delaware limited liability company
Project: Ka'awanui Solar Project (286.3 acres)
Property: Parcel 10 (158.75 acres)
Makaweli, Kauai, Hawaii
Kauai TMK No. (4) 1-7-006:010 (por.)
Parcel 6 (4,847.99 acres)
Makaweli, Kauai, Hawaii
Kauai TMK No. (4) 1-7-006:006 (por.)
Property Owner: Robinson Family Partners

Dear Mr. Hull:

This office represents Kaawanui Solar, LLC, the Applicant in the above-identified matter. I am transmitting on its behalf for processing the following:

1. Original and seventeen (17) copies of the Application dated January 5, 2026, together with a digital version (CD-Rom).
2. Original Standard Zoning Permit Application, together with a filing fee check in the amount of \$30.00 made payable to the Director of Finance.
3. Permit fee check in the amount of \$1,250.00 made payable to the Director of Finance.


Mr. Ka'āina S. Hull
January 5, 2026
Page 2

4. General Class III and IV Requirements Checklist.
5. Process Election Form For Commission Approval of Discretionary Permits dated January 5, 2026.
6. Checklist of State Special Permit Application Requirements.
7. Authorizations for Applicant, Owner, and Lessee.
8. Kaawanui Solar Project Report, together with a digital version (CD-Rom). *[Note: The Applicant will submit by separate delivery an additional 17 hard copies of this Report.]*

Thank you very much for your assistance in this matter.

Sincerely yours,

BELLES GRAHAM LLP



Max W. J. Graham, Jr.

MWJG:jgm
Enclosures



**DEPARTMENT OF PLANNING
STANDARD ZONING PERMIT APPLICATION**

One (1) original, if providing plans, five (5) sets, including original, required
Fees vary based on permits required and range from \$30 to over \$1000
Proof of 100% fee ownership rights or authorized agent must be attached

Check Paper Plans Electronic Plans
One:

This application shall be filled out by all seeking Zoning, Use, Variance, SMA Use or PDU permits pursuant to the Kauai County Code, Hawai'i Revised Statutes Chapter 205A and all relevant rules and regulations of the Planning Commission and Department. Supplemental information may be attached to form. SMA applications may also require additional SMA assessment forms.

DEPARTMENT USE ONLY			
Zoning			Intake By
Use			
Variance			Intake Date
SMA			
PDU			Acceptance Date/By
TOTAL FEE:			
Additional Fees:			
Receipt Number			
Building Permit No.			
Associated Permits (e.g. SSD)			

Permitting fees may be made via cash or check. All checks shall be made out to: **"Director of Finance"**

Complete Information Below			
Tax Map Key Number	(4) 1-7-006: 006 and 010	Condominium Number	
Applicant Name(s)	Kaawanui Solar, LLC		
Property Address	Makaweli, Kaua'i, Hawai'i		
Mailing Address	282 Century Place #200, Louisville, CO 80027		
Parcel Area	269 acres	Contact Phone	808-800-3942
Zoning Designation	Agriculture and Open	Contact Email (if applicable)	kaawanuisolar@aes.com

Applicant Declarations (incorrect responses may slow your permit review)

Please place an "X" under Yes or No under the following:

		YES	NO	Staff Verification
1	Is this property located in the Special Management Area (SMA)?		x	
2	Is this property part of a Condominium Property Regime (CPR)?		x	
3	Is this property within 500 feet of the shoreline?		x	
4	Is this property within the Agriculture Zoning District?	x		
5	Is there a structure on the property that is 50 years old or older?		x	
6	Do you have an Additional Dwelling Unit Certificate?		x	
7	Is this a permit for an after-the-fact construction or activity?		x	
8	I hold at least a 100% property interest in the property.		x	
9	Are you an agent for the property owner?	x		
10	Has a similar application been previously denied?		x	
11	Is this an application for an agriculture structure under 200 square feet		x	
12	Are there known burials on the site?		x	
13	Are you using water not provided by a domestic water system?		x	
14	Does existing grade under building footprint change by 2' or more in any direction?			
15	The proposed residential unit is a Multi-Family Dwelling Unit?		x	
16	Is this a conversion of a legally existing single-family dwelling unit into a multi-family two dwelling unit?		X	
17	Is this structure a guest house?		x	
18	Does guest house contain a kitchen?		x	

1. What is the proposed construction and/or intended use of the structure or parcel (may attach additional info)? Development and operation of the Kaawanui Solar Project, a 43-MW solar energy facility to produce renewable energy for use by KIUC.
2. If this is not the first dwelling unit on the subject property identified on this application, please state how many dwelling units presently exist: 0

Submittal Checklist

Please **INITIAL** under "Yes" or not applicable "N/A" regarding each of the statements:

	YES	NA	Staff Verification
1 All plot plans I have submitted are drawn to scale.	<i>ng</i>		
2 I have ensured all TMK numbers are visible on all plan sheets.	<i>ng</i>		
3 Any plans I have submitted clearly show all structures and setback dimensions.	<i>ng</i>		
4 My plans provide lot coverage calculations	<i>ng</i>		
5 I have ensured kitchens are marked with the 8' radii required by the Planning Department's Administrative Rules.		NA	
6 Because this application involves a CPR, the plot plan shows all existing structures.		NA	
7 Building plate does not exceed 20 feet from the finished grade at entry	<i>ng</i>		

Acknowledgements - Please **INITIAL** next to each of the statements:

I UNDERSTAND:	Initial Here
Additional fees and/or the submittal of other application forms may be necessary to complete this application for acceptance and processing.	<i>ng</i>
Tender of fees by the County does not imply acceptance of this application.	<i>ng</i>
Errors in self-declaration or missing or incomplete information will delay acceptance and processing of your application.	<i>ng</i>
Any purposeful misrepresentations in this application may result in delay, denial, permit revocation, violations, fines and even criminal prosecution.	<i>ng</i>

The owner and/or authorized representative is hereby made aware that the construction, work, use or activity approved in this permit shall be subject to inspection by Planning Department personnel. The applicant is advised that inspection may occur prior to or during construction and use to ascertain the activity is conducted in compliance with the law. Further, I am a duly authorized agent or have 100% ownership rights

WARNING if you are a property owner of a Unit within a Condominium Property Regime (CPR), you are obligated to acknowledge and understand your rights and duties under the documents governing your CPR. The Kaua'i County Planning Department (Department) has no duty or obligation to enforce CPR documents. By submitting this application [or, authorization form], you hereby indemnify and hold harmless the Department from any and all liability arising from disputes or actions resulting from the interpretation or enforcement of your CPR documents

OWNER/AGENT SIGNATURE: _____

DATE: 1/5/26

FOR PLANNING DEPARTMENT USE ONLY (THIS CONSTITUTES PERMIT IF FILLED OUT BY DEPT.):

APPROVED

DENIED

BY: _____

DATE: _____

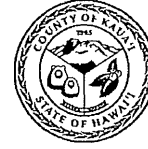
DIRECTOR'S CONDITIONS OF APPROVAL (staff to **initial** next to applicable conditions):

This permit shall expire if no building is issued within one (1) year after the approval date and/or if construction does not start within one (1) year of building permit issuance.	
Director's standard conditions for non-residential agricultural structures (attach)	
Should any archaeological or historic resources be discovered during ground disturbing/construction work, all work in the area of the find shall immediately cease and the Applicant shall contact the State Department of Land and Natural Resources, Historic Preservation Division and the Planning Department to determine mitigation measures.	
Additional Conditions (State):	

DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

GENERAL CLASS III & IV ZONING REQUIREMENTS CHECKLIST	
Project Name: Kaawanui Solar	TMK: (4) 1-7-006 006 and 010 (por.)
Applicant(s): Kaawanui Solar, LLC	Permit Nos.

REQUIRED INFORMATION

APPLICANT & PROPERTY INFORMATION		Exhibit and/or Page Number	Staff Comments
1	Zoning Permit Application Form or Petition for Amendments. The Application Form or Petition shall be completed and provide the required information pertaining to the property, such as: Tax Map Key number(s), State Land Use District Designation (SLUD), General Plan Designation, and County Zoning Designation.	Exhibit N2	
2	Documents that verify ownership of the property under the subject application(s), or that the Applicant is the Authorized Agent o the property owner(s).	Exhibit A2	
3	If the Applicant is not the owner(s) of the subject parcel, then a notarized written authorization for the application by the owner shall be included. Said authorization shall include the owner's name, mailing addresses, contact information (i.e. phone number, cell number, email address)	Exhibit A2	
4	Agent's name, mailing address, and contact information (i.e. phone number, cell number, email address)	Exhibit A1	

GRAPHIC & SCHEMATIC REQUIREMENTS		Exhibit and/or Page Number	Staff Comments
5	Location Map identifying the project site, adjacent roadway, and identifying landmarks.	Exhibit C1	
6	Schematic Site Development Plan of Plot Plans drawn to scale that identify the following:		
	o Property lines and easements with its dimensions, total land or parcel area calculations;	Exhibit E	
	o County and SLUD Zoning and General Plan Designation areas of the property and applicable densities;	Exhibits C4, C5, C6	
	o Flood Zone(s) and required elevations;	Exhibit C26	
	o Location, size, and dimensions of all existing and proposed buildings, structures, improvements and uses;	Exhibit E	
	o Building setback distances to property lines, between buildings, right-of-ways, and parking lots;	Exhibit E	
	o Proposed Lot Coverage calculations and areas;	Exhibit E	
	o Topographic information showing existing features, conditions and drainage patterns, and proposed grading & finished grade elevations, and drainage patterns;	Exhibit E	
	o Location of environmentally sensitive areas, habitat and botanical features which include, but are not limited to, wetlands, streams, rock outcroppings, endangered plants and animals, and exceptional trees;	Exhibit C20	
	o Existing and proposed landscaping which depicts open spaces, plantings and trees;	Exhibit H	
o Existing and proposed roadways, and accesses to the project site; and	Exhibits C12 and E		
o Certified Shoreline, shoreline setback lines, stream and other setback lines.	N/A		

7	Conceptual Building Plans (drawn to scale):		
	o All existing and/or proposed building elevations with finished material called out. Exterior Elevations shall identify the existing and finished grade;	Exhibit E	
	o Building heights, maximum wall plate height, cross sections that are drawn to scale and clearly define the architectural character of the development; and	Exhibit E	
	o Floor plans of all buildings and typical unit types for multi-family projects,	N/A	

WRITTEN REQUIREMENTS		Exhibit and/or Page Number	Staff Comments
8	A Report or Statement addressing the following:		
	o Description of the proposed project and proposed uses, operations and management of the proposed use which includes, but is not limited to, proposed employee housing plan, hours of operation;	Section 3	
	o Summary of Permits (i.e. Use Permit, Variance Permit, Special Permit, Class IV Zoning etc.) or Land Use Amendments requested, and the application section of the Kaua'i County Code or regulation citing the specific standards and criteria for granting of the permit or amendment being requested;	Sections 5, 8, 10, 11	
	o Policies and Objectives of the General Plan; the provisions of the Community Development Plan applicable to the application (including design standards and application requirements); the provisions of the applicable zoning district; and an analysis of the extent to which the application, if granted, conforms to these provisions of the applicable district; and an analysis of the extent to which the application, if granted, conforms to these policies, objectives and provisions;	Sections 9, 10, 11, 12	
	o Detailed land use history of the parcel, which includes but is not limited to, former and existing State and County land use designations, violations and uses;	Sections 2 and 3 1	
	o Status reports of all Zoning Amendment ordinance conditions, existing Land Use Permit conditions, and Subdivision Application conditions pertaining to the project site;	Section 2	
	o Analysis of the secondary impacts of the proposed use on the surrounding area, which includes but is not limited to, increases in property value, population, housing, community services and facility needs, secondary jobs and employment generated, and compatibility with the surrounding uses;	Sections 6 and 11.1.1	
	o Water source, supply and distribution system analysis, which includes but is not limited to, methods of irrigation that exists on the parcel and proposed for the application, location and use of groundwater and non-potable water sources;	Section 6.6.1	
	o Sewage Disposal Analysis – A description of a proposed method of sewage disposal,	Section 6 6.3	
	o Solid Waste Disposal Analysis – A description of a proposed method of solid waste disposal, including methods for recycling, reclamation and waste stream diversion; and	Section 6.6.4	
	o Description of environmentally sensitive areas, habitat and botanical features, which includes but is not limited to, wetlands streams, rock outcroppings, endangered plants and animals, and exceptional trees.	Sections 4 6, 4 8, 6 1	
	o Ka Pa'akai Assessment – A detailed description that address a three-part analytical framework to assist the State and Counties in fulfilling their constitutional obligation to preserve and protect traditional and customary practices (TCP) exercised by Native Hawaiians, to the extent feasible. The analytical framework was established by the Hawaii Supreme Court and developed to assist with balancing both the rights of Native Hawaiians to exercise their TCPs, and the private landowners. It should provide information for the department staff to apply the Ka Pa'akai 3-step analytical framework as set forth below: <ul style="list-style-type: none"> ▪ Identify whether any valued cultural, historical, or natural resources are present within the project area, and identify the extent to which Native Hawaiian TCP rights are exercised ▪ Determine the extent to which the identified resources and rights will be affected or impaired by the proposed project. ▪ Specify any feasible action, if any, to be taken to reasonably protect Native Hawaiian rights if they are found to exist, either currently or possibly in the past. (Please refer to the Planning Department Worksheet for Ka Pa'akai Assessment for details)	Section 14.2	

9	A completed evaluation form or written comments from the County Housing Division relative to the County's housing requirements, pursuant to Ordinance No 860	N/A	
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**ADDITIONAL INFORMATION
(SUBJECT TO DIRECTOR'S DETERMINATION)**

APPLICANT & PROPERTY INFORMATION		Exhibit and/or Page Number	Staff Comments
10	Title Report necessary for the project site. Title Insurance will be mandatory for all affected Kuleana parcel(s).	Exhibit A2	

GRAPHIC & SCHEMATIC REQUIREMENTS		Exhibit and/or Page Number	Staff Comments
11	Schematic Site Development Plans of Plot Plans drawn to scale, which identify the following: <ul style="list-style-type: none"> o Location of existing or required access to shoreline or traditional site either on property or adjacent to; and o Certified Shoreline, shoreline setback lines, stream and other setback lines. 	N/A	
12	Three (3) dimensional drawings of models, which clearly indicates the relation of the proposed development to other uses and structure within the surrounding area, and show the development in the context of significant viewplanes.	Exhibit E	
13	Dated photographs of the project site, existing structures, and the surrounding area.	Exhibit D	

WRITTEN REQUIREMENTS		Exhibit and/or Page Number	Staff Comments
14	Additional information to the included in the required report: <ul style="list-style-type: none"> o Preliminary archaeological and historical data; o A preservation/mitigation plan; o Traffic Impact analysis showing level of service with and without the project, when required by the State Department of Transportation OR County Department of Public Works; o A Transportation Master Plan, which includes vehicle, pedestrian and other forms of circulation to adjacent services and destinations; o For parcel located in SLUD Agricultural or County Agriculture zoning district, an assessment of the impact which the proposed use may have on agricultural use of the parcel, which includes but is not limited to, feasibility analysis of potential agricultural uses suited for the project site; o A Water Master Plan, which aligns to the goals of the 2020 Water Plan for Kaua'i; o A baseline study and preservation/mitigation plan for environmentally sensitive areas and endangered species habitat; o A summary of all meetings held between the Applicant and any community or residential group that may be impacted by the Applicant's proposal, the issues raised at these meetings, and any proposed mitigation measures by the Applicant to deal with the raised concerns; o For properties adjacent to the shoreline or containing traditional access or sites requiring access – A Preservation/Mitigation Plan detailing how access will be allowed and managed; o For projects near the shoreline, riparian areas or wetlands, or those involving intensive landscaping or turf management, such as golf courses – Identification and assessment of chemicals and fertilizers used, including but not limited to, detailing effects upon surface, underground and marine water resources and neighboring properties and surrounding flora & fauna. If applicable, provide a mitigation plan and maintenance program and schedule; o For properties listed on the Kaua'i Historic and Non-Historic Resource Inventory – An inventory and description of historic features on the property; o Proposed Employee Housing Plan; and 	Section 6.2 Section 6 2 Section 6 10, Exhibit T Section 6 10, Exhibit T Section 3.6 and Exhibit J Section 6.6.1 Section 6 1, Exhibit M Section 7, Exhibit W N/A N/A N/A N/A	

<ul style="list-style-type: none"> o Description of sustainable strategies incorporated into project, including but not limited to, strategies to reduce water and energy and material consumption, promote alternative forms of transportation, reduce wastewater and storm runoff, waste stream diversion and encourage the preservation of function ecosystem, i.e. LEEDS, Los Impact Design, Green Building principles, recycling, composting, BMP's, etc.. 	Section 3.10	
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ADDITIONAL PERMITS		Exhibit and/or Page Number	Staff Comments
15	For projects located within the Special Treatment District – The Applicant shall comply with necessary requirements of Section 8-11.5 of the KCC, and provide information noted in the Special Treatment District Checklist.	N/A	
16	For projects located within the Special Management Area (SMA) – The Applicant shall complete & submit an SMA Assessment application of the proposed development.	N/A	
17	For properties located within 500 feet of the shoreline – The Applicant shall comply with the requirements of Section 8-27 of the KCC, entitled “Shoreline Setback and Coastal Protection,” and provide the necessary information contained in the Shoreline Setback checklist.	N/A	
18	If applicable, the petition requirements and content for a Special Permit, pursuant to Chapter 13 of the Rules of Practice and Procedures of the Planning Commission, and Chapter 205 of the Hawai’i Revised Statutes (HRS).	Exhibit N2, Section 13	
19	A Finding of No Significant Impact (FONSI) or Final Environmental Impact Statement (EIS), when required by Chapter 343 of the Hawai’i Revised Statutes (HRS).	N/A	

Checklist of State Special Permit Application Requirements

Checklist of State Special Permit Application Requirements	
Requirements	Section of Application
Pre-Application Procedures	
1) Pre-Application Meeting with the Kaua'i Department of Planning ("KDP")	Section 7.2
2) Environmental Assessment or Environmental Impact Assessment, if required	Section 13
Application Requirements	
1) Completed Zoning Permit Application	Exhibit N2
2) A nonrefundable filing and processing fee of one hundred dollars (\$150)	Submitted separately
3) Project Description/Petition	
a) Specify the use desired;	Section 3.2
b) State concisely the nature of the applicant's interest in the subject matter;	Section 3.10
c) Reasons for seeking the special permit;	Section 5.1
e) If applicable and appropriate, any facts, views, arguments.	Section 8
4) A statement addressing Hawaiian customary and traditional rights under Article XII, Section 7 of the Hawai'i State Constitution	Section 14
5) A statement shall be submitted which addresses why existing properties that are properly designated or zoned are not suitable for the Project	Section 2.1
6) A statement of the reasons for the granting of the Special Permit citing how the Project would promote the effectiveness and objectives of Chapter 205, HRS and why the proposal is an unusual and reasonable use of the land.	Section 8
7) The applicant shall also address the guidelines set forth in Section 13-6 of the County of Kaua'i, Planning Commission Rules and Regulations.	Section 8.3
a) Such use shall not be contrary to the objectives sought to be accomplished by Chapters 205 and 205A, HRS, and the rules of the Land Use Commission;	Section 8
b) The desired use would not adversely affect surrounding property;	Section 8
c) The use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, and police and fire protection;	Section 8

Checklist of State Special Permit Application Requirements	
Requirements	Section of Application
d) Unusual conditions, trends, and needs have arisen since the district boundaries and rules were established;	Section 8
e) The land upon which the Project is sought is unsuited for the uses permitted within the district; and	Section 8
f) Would promote the effectiveness and objectives of Chapter 205, HRS, as amended.	Section 8
8) Scaled Drawings	
a) Site/Plot Plan of the project area with reference points (property lines, roadways, shoreline, etc.)	Exhibit E
b) Location Map	Exhibit C1
c) Building/Floor Plans (all existing and Projects and/or structures shown thereon, floor plans and elevations of the proposed structures)	Exhibit E
9) Photos (labeled and keyed to a general site map)	Exhibit D

AUTHORIZATION OF APPLICANT

I. APPLICANT.

Name: KAAWANUI SOLAR, LLC,
a Delaware limited liability company

Address: c/o Kaawanui Solar, LLC
Attn.: Nick Molinari
1003 Bishop Street
Suite 1600, Pauahi Tower
Honolulu, HI 96813

Email: nick.molinari@aes.com

II. AUTHORIZED AGENT.

a. Name: Max W. J. Graham, Jr., Esq.
Michael J. Belles, Esq.
Ian K. Jung, Esq.

Address: Belles Graham LLP
3135 Akahi Street, Suite A
Lihue, Kauai, Hawaii 96766

Telephone: (808) 246-6962
(808) 246-6961

Email: mwg@kauai-law.com
mjb@kauai-law.com
ikj@kauai-law.com

b. Name: Benjamin M. Matsubara, Esq.
Curtis T. Tabata, Esq.

Address: Matsubara Kotake & Tabata
888 Mililani Street, Suite 308
Honolulu, Hawaii 96813-2931

Telephone: (808) 526-9566
Email: bmatsubara@m-klawyers.com
ctabata@m-klawyers.com

c. Name: Group 70 International, Inc.
Address: 111 S. King Street, Suite 170
Honolulu, Hawaii 96813
Telephone: (808) 523-5866
Email: tracyc@g70.design
barbaran@g70.design

III. PROPERTY.

Parcel 6/Parcel 10
Makaweli, Waimea, Kauai, Hawaii
Kauai Tax Map Key No. (4) 1-7-006:006 (por.) and 010 (por.)

IV. AUTHORIZATION.

The Applicant hereby authorizes the Authorized Agent to act on the Applicant's behalf and to file and process on the Applicant's behalf any and all applications necessary to obtain governmental permits relating to the proposed Application on the Subject Property, including, but not limited to, the following:

1. Building permits, grading permits, use permits, variance permits, zoning permits, and Special Management Area permits issued by any department, agency, board or commission of the County of Kauai.
2. Permits issued by the Department of Health of the State of Hawaii.
3. Permits issued by the Board of Land and Natural Resources of the State of Hawaii and/or the Department of Land and Natural Resources of the State of Hawaii.
4. Permits issued by the Land Use Commission of the State of Hawaii.

DATED: 12/29/2025.

APPLICANT:

KAAWANUI SOLAR, LLC,
a Delaware limited liability company

By: ACE DEVCO NC, LLC,
a Delaware limited liability company
Its Member

By Nick Molinari

Its Senior Director, Project Development

Attachments

- Kaawanui Solar, LLC DCCA Business Registration
- ACE DevCo NC, LLC DCCA Business Registration
- ACE Development Company, LLC DCCA Business Registration
- Incumbency Certificate of ACE Development Company, LLC and its Subsidiaries (*Kaawanui Solar, LLC and ACE DevCo NC, LLC*)

DCCA State of Hawaii

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The information provided below is not a certification of good standing and does not constitute any other certification by the State
Website URL: <http://hbe.hawaii.gov/documents>

Business Information

MASTER NAME	KAAWANUI SOLAR, LLC
BUSINESS TYPE	Foreign Limited Liability Company (LLC)
FILE NUMBER	336361 C6
STATUS	Active
ORGANIZED IN	Delaware UNITED STATES
REGISTRATION DATE	Nov 26, 2024
PRINCIPAL ADDRESS	2180 SOUTH 1300 EAST, SUITE 500 SALT LAKE CITY, Utah 84106 UNITED STATES
MAILING ADDRESS	2180 SOUTH 1300 EAST, SUITE 500 SALT LAKE CITY, Utah 84106 UNITED STATES
TERM	AT-WILL
MANAGED BY	MEMBER(S)
AGENT NAME	CORPORATION SERVICE COMPANY
AGENT ADDRESS	1003 BISHOP STREET SUITE 1600 PAUHI TOWER HONOLULU, Hawaii 96813 UNITED STATES

Annual Filings

FILING YEAR	DATE RECEIVED	STATUS
2025		Not Filed

Officers

NAME	OFFICE	DATE
ACE DEVCO NC, LLC	MEM	Nov 26, 2024

Trade Names

NAME	TYPE	CATEGORY	REGISTRATION DATE	EXPIRATION DATE	STATUS
KA MANA O KA LA O KA'AWANUI	Trade Name	NO CATEGORY SELECTED	Dec 3, 2024	Dec 2, 2029	Active

DCCA State of Hawaii

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Website URL <http://hbe.hawaii.gov/documents>

Business Information

MASTER NAME	ACE DEVCO NC, LLC
BUSINESS TYPE	Foreign Limited Liability Company (LLC)
FILE NUMBER	276487 C6
STATUS	Active
ORGANIZED IN	Delaware UNITED STATES
REGISTRATION DATE	May 17, 2022
PRINCIPAL ADDRESS	2180 SOUTH 1300 EAST SUITE 500 SALT LAKE CITY, Utah 84106 UNITED STATES
MAILING ADDRESS	2180 SOUTH 1300 EAST SUITE 500 SALT LAKE CITY, Utah 84106 UNITED STATES
TERM	AT-WILL
MANAGED BY	MEMBER(S)
AGENT NAME	CORPORATION SERVICE COMPANY
AGENT ADDRESS	1003 BISHOP STREET SUITE 1600 PAUAHI TOWER HONOLULU, Hawaii 96813 UNITED STATES

Annual Filings

FILING YEAR	DATE RECEIVED	STATUS
2025	Jun 19, 2025	Processed
2024	Jun 11, 2024	Processed
2023	May 26, 2023	Processed

Officers

NAME	OFFICE	DATE
ACE DEVELOPMENT COMPANY, LLC	MEM	Oct 6, 2025

DCCA State of Hawaii

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Website URL: <http://hbe.ehawaii.gov/documents>

Business Information

MASTER NAME	ACE DEVELOPMENT COMPANY, LLC
BUSINESS TYPE	Foreign Limited Liability Company (LLC)
FILE NUMBER	356408 C6
STATUS	Active
ORGANIZED IN	Delaware UNITED STATES
REGISTRATION DATE	Oct 6, 2025
PRINCIPAL ADDRESS	2180 SOUTH 1300 EAST, SUITE 500 SALT LAKE CITY, Utah 84106 UNITED STATES
MAILING ADDRESS	2180 SOUTH 1300 EAST, SUITE 500 SALT LAKE CITY, Utah 84106 UNITED STATES
TERM	AT-WILL
MANAGED BY	MEMBER(S)
AGENT NAME	CORPORATION SERVICE COMPANY
AGENT ADDRESS	1003 BISHOP STREET SUITE 1600 PAUAHI TOWER HONOLULU, Hawaii 96813 UNITED STATES

Officers

NAME	OFFICE	DATE
AES CLEAN ENERGY DEVELOPMENT, LLC	MEM	Oct 6, 2025
AES CLEAN ENERGY DEVELOPMENT HOLDINGS, LLC	MEM	Oct 6, 2025
PIP5 LUMOS LLC	MEM	Oct 6, 2025

**INCUMBENCY CERTIFICATE OF
ACE DEVELOPMENT COMPANY, LLC
AND ITS SUBSIDIARIES**

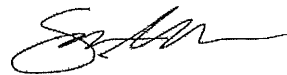
The undersigned, being the duly appointed and acting General Counsel & Secretary of ACE Development Company, LLC, a Delaware limited liability company (the "Company"), does hereby certify that:

The following person is an authorized representative and agent of the Company, ACE DevCo NC, LLC, and Kaawanui Solar, LLC who serves in the position and with the title as listed below, with the same powers and authorities for the subsidiaries ("Subsidiaries") of the Company, which Subsidiaries include without limitation those identified in Exhibit A, attached hereto and incorporated herein by this reference, with the following individual being authorized to execute (a) the application and any related materials for the County Use Permit for the Kaawanui Solar Project, (b) the application and any related materials for the Class IV Zoning Permit for the Kaawanui Solar Project (c)) the application and any related materials for the State Special Permit for the Kaawanui Solar Project, and (d) other approved documents on behalf of the Company and each of its Subsidiaries, with true and correct signatures for each of the authorized representatives being set forth beside the individual's name and title below:

Name	Position
Nick Molinari	Senior Director, Development

For purposes of this Certificate, Subsidiaries shall mean, refer to and encompass all entities controlled by the Company, whether such control is held by the Company directly or through any number of one or more subsidiaries of the Company,

Executed and certified this 17th day of November, 2025.



Sean McBride
General Counsel & Secretary

EXHIBIT A

Included within the Subsidiaries of ACE Development Company, LLC, are the following specifically identified entities, which do not constitute an exhaustive list of all the Subsidiaries of ACE Development Company, LLC:

Kaawanui Solar, LLC
ACE DevCo NC, LLC

AUTHORIZATION OF OWNER

I. OWNER.

Name: ROBINSON FAMILY PARTNERS,
a Hawaii general partnership

Address: P. O. Box 690088
Makaweli, Kauai, Hawaii 96769

Telephone: (808) 335-3133

II. AUTHORIZED AGENT.

- a. Name: Kaawanui Solar, LLC,
a Delaware limited liability company
- Address: c/o Kaawanui Solar, LLC
Attn.: Nick Molinari
1003 Bishop Street
Suite 1600, Pauahi Tower
Honolulu, HI 96813
- Email: nick.molinari@aes.com
- b. Name: Max W. J. Graham, Jr., Esq.
Michael J. Belles, Esq.
Ian K. Jung, Esq.
- Address: Belles Graham LLP
3135 Akahi Street, Suite A
Lihue, Kauai, Hawaii 96766
- Telephone: (808) 246-6962
(808) 246-6961
- Email: mwg@kauai-law.com
mjb@kauai-law.com
ikj@kauai-law.com

- c. Name: Benjamin M. Matsubara, Esq.
Curtis T. Tabata, Esq.
- Address: Matsubara Kotake & Tabata
888 Mililani Street, Suite 308
Honolulu, Hawaii 96813-2931
- Telephone: (808) 526-9566
Email: bmatsubara@m-klawyers.com
ctabata@m-klawyers.com
- d. Name: Group 70 International, Inc.
- Address: 111 S. King Street, Suite 170
Honolulu, Hawaii 96813
- Telephone: (808) 523-5866
Email: tracyc@g70.design
barbaran@g70.design

III. PROPERTY.

Parcel 6/Parcel 10
Makaweli, Waimea, Kauai, Hawaii
Kauai Tax Map Key No. (4) 1-7-006:006 (por.) and 010 (por.)

IV. AUTHORIZATION.

The Owner hereby authorizes the Authorized Agent to act on the Owner's behalf and to file and process on the Owner's behalf any and all applications necessary to obtain governmental permits relating to the proposed Application on the Subject Property, including, but not limited to, the following:

1. Building permits, grading permits, use permits, variance permits, zoning permits, and Special Management Area permits issued by any department, agency, board or commission of the County of Kauai.
2. Permits issued by the Department of Health of the State of Hawaii.
3. Permits issued by the Board of Land and Natural Resources of the State of Hawaii and/or the Department of Land and Natural Resources of the State of Hawaii.
4. Permits issued by the Land Use Commission of the State of Hawaii, including the petition for Special Permit pursuant to HRS Section 205-6 for this project, and that Owner, as sole fee simple owner of the Property, acknowledges that it, and its successors, shall be bound by the special permit and the conditions imposed by the Land Use Commission in approving the Special Permit

successors, shall be bound by the special permit and the conditions imposed by the Land Use Commission in approving the Special Permit

The Owner also acknowledges that (1) it has entered into that certain Option Agreement with Kaawanui Solar, LLC ("Kaawanui") that provides Kaawanui the right to enter into an Easement Agreement with the Owner for the above-referenced Property for a Construction Term of 3 years, with two options to extend the Construction Term for 6 months each and an Operating Term of 25 years, with three options to extend the Operating Term for 5 years each, for a maximum total Easement Agreement term of 44 years, and (2) the land uses described in the petition for Special Permit are consistent with the allowed land uses in the Option Agreement and future Easement Agreement.

DATED: 12/29/25

OWNER:

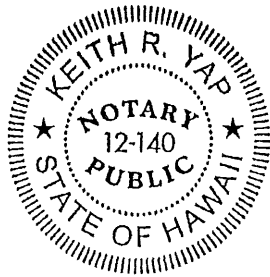
ROBINSON FAMILY PARTNERS,
a Hawaii general partnership

By L BL

Its *Chairman of Management Comm. HCC*

STATE OF Hawaii)
COUNTY OF Kauai) SS:

On this 29 day of December, 2025, before me appeared Alan Robinson, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing AUTHORIZATION OF APPLICANT dated December 29, 2025, which document consists of 4 page(s), as the free act and deed of such person, and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.



Keith R. Yap

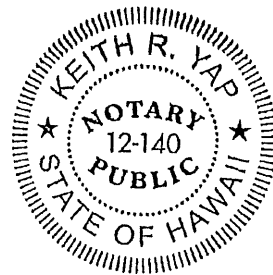
Name of Notary: Keith R. Yap
Notary Public, in and for said County and State.

My commission expires: April 8, 2028

Doc Date: 12/29/2025 # Pages: 4
Name: Keith R. Yap 5th Circuit
Doc. Description: Authorization of
Owner

Keith R. Yap 12/29/25
Signature Date

NOTARY CERTIFICATION



AUTHORIZATION OF LESSEE

I. LESSEE.

Name: GAY & ROBINSON, INC.,
a Hawaii corporation

Address: P. O. Box 156
Kaumakani, Kauai, Hawaii 96747

Telephone: (808) 335-3133

II. AUTHORIZED AGENT.

a. Name: Kaawanui Solar, LLC,
a Delaware limited liability company

Address: c/o Kaawanui Solar, LLC
Attn.: Mr. Nick Molinari
1003 Bishop Street
Suite 1600, Pauahi Tower
Honolulu, HI 96813

Email: nick.molinari@aes.com

b. Name: Max W. J. Graham, Jr., Esq.
Michael J. Belles, Esq.
Ian K. Jung, Esq.

Address: Belles Graham LLP
3135 Akahi Street, Suite A
Lihue, Kauai, Hawaii 96766

Telephone: (808) 246-6962
(808) 246-6961

Email: mwg@kauai-law.com
mjb@kauai-law.com
ikj@kauai-law.com

c. Name: Benjamin M. Matsubara, Esq.
Curtis T. Tabata, Esq.

Address: Matsubara Kotake & Tabata
888 Mililani Street, Suite 308
Honolulu, Hawaii 96813-2931

Telephone: (808) 526-9566
Email: bmatsubara@m-klawyers.com
ctabata@m-klawyers.com

- d. Name: Group 70 International, Inc.
- Address: 111 S. King Street, Suite 170
Honolulu, Hawaii 96813
- Telephone: (808) 523-5866
Email: tracyc@g70.design
barbaran@g70.design

III. PROPERTY.

Parcel 6/Parcel 10
Makaweli, Waimea, Kauai, Hawaii
Kauai Tax Map Key No. (4) 1-7-006:006 (por.) and 010 (por.)

IV. AUTHORIZATION.

The Lessee hereby authorizes the Authorized Agent to act on the Lessee's behalf and to file and process on the Lessee's behalf any and all applications necessary to obtain governmental permits relating to the proposed Application on the Subject Property, including, but not limited to, the following:

1. Building permits, grading permits, use permits, variance permits, zoning permits, and Special Management Area permits issued by any department, agency, board or commission of the County of Kauai.
2. Permits issued by the Department of Health of the State of Hawaii.
3. Permits issued by the Board of Land and Natural Resources of the State of Hawaii and/or the Department of Land and Natural Resources of the State of Hawaii.
4. Permits issued by the Land Use Commission of the State of Hawaii, including the petition for Special Permit pursuant to HRS Section 205-6 for this project.

DATED: December 29, 2025.

LESSEE:

GAY & ROBINSON, INC.,
a Hawaii corporation

By _____

Its _____

PRESIDENT

STATE OF Hawaii)
COUNTY OF Kauai) SS:

On this 29 day of December, 2025, before me appeared Brian Yamase, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing AUTHORIZATION OF APPLICANT dated December 29, 2025, which document consists of 3 page(s), as the free act and deed of such person, and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.



Keith R. Yap

Name of Notary: Keith R. Yap
Notary Public, in and for said County and State.

My commission expires: April 8, 2028

Doc Date: December 29, 2025 # Pages: 3

Name: Keith R. Yap 5th Circuit

Doc. Description: Authorization of Lessee

Keith R. Yap 12/29/2025
Signature Date

NOTARY CERTIFICATION

