

AB Maui Quarries, LLC

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July 8, 2026

VIA EMAIL TO dbedt.luc.web@hawaii.gov and
daniel.e.orodenker@hawaii.gov

State Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804



Re: Notice of Termination and Confirmation of Fee Owner's Rights and Obligations —
Special Permit No. 77-271; Tax Map Key Nos. (2) 3-8-001:001 (por.) and (2) 3-8-
003:0004, 0020, and 0021 (por.), Puunene, Maui, Hawaii (the "Property")

Dear Chair Lee, Executive Officer Orodénker, and Members of the Land Use Commission:

AB Maui Quarries, LLC ("AB Maui") is the fee simple owner of the Property which is currently subject to Special Permit No. 77-271 ("SP"). The Property has been licensed to HC&D, LLC ("HC&D") by that certain License Agreement dated as of December 11, 2024 between AB Maui as Licensor and HC&D as Licensee (the "License Agreement"). Pursuant to the License Agreement and as allowed by the SP and Maui Conditional Permit No. 2008/0005 (the "CP"), HC&D operates a quarry and concrete batch plant on the Property. HC&D is the current holder of the SP and CP.

We write to formally notify the Commission that on July 24, 2026, HC&D will assign its interest in the License Agreement to an affiliate of AB Maui. The License Agreement will then be terminated. AB Maui, as the fee simple landowner, bears ultimate legal responsibility for compliance with all permit conditions, including in circumstances where a permit holder becomes insolvent, ceases operations, vacates the Property, or otherwise fails to meet its obligations under the SP or CP. AB Maui and its affiliates represent that they will be the responsible parties from July 24, 2026, and going forward, confirm AB Maui's legal obligations as fee owner with respect to the SP and CP, and present AB Maui's long-term vision for the Property in service of the Maui community.

I. AB Maui — Capacity, Experience, and Commitment

AB Maui is a wholly owned subsidiary of Nan, Inc. ("Nan"), founded in 1990 and Hawaii's largest locally owned general contracting company. Nan is engaged in civil, infrastructure, transportation, and building construction throughout the State of Hawaii, performing a wide range of public and private construction work including roadway construction, utilities, earthwork, and related civil construction services. Nan has an extensive operational history working with state and county agencies on Hawaii's most complex and critical infrastructure projects.

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In 2023, Nan acquired Grace Pacific LLC, one of the State's largest asphalt paving, materials, and construction companies. Through Grace Pacific, Nan operates the Makakilo Quarry on Oahu, one of the largest active quarry operations in the State, as well as quarry operations on Molokai. Nan and its affiliates therefore bring substantial, directly relevant experience in quarry operations, materials production, and compliance with state and county land use and environmental requirements.

AB Maui acquired the Property in November 2023 as a strategic long-term land and resource asset, with a clear understanding of its significance as a critical source of construction materials for the Maui community. The Property, comprising approximately 336 acres, including substantial acreage that has not yet been quarried, and it has the potential—through responsible management and full regulatory compliance—to support Maui's construction, infrastructure, and community development needs for decades to come. AB Maui is fully committed to responsible stewardship of the Property and to being a cooperative and transparent partner with this Commission and all relevant state and county agencies.

II. Termination of the HC&D License Agreement

As the Commission may be aware, HC&D operated a quarry and concrete batch plant on the Property for many years under a license agreement from Alexander & Baldwin, Inc. (the "Old License Agreement"). AB Maui acquired Alexander & Baldwin's interest in the Property in November 2023. HC&D's Old License Agreement from Alexander & Baldwin was then terminated and replaced with the current License Agreement between AB Maui and HC&D.

On May 18, 2026, HC&D and AB Maui entered into a Purchase and Sale Agreement by which HC&D agreed to sell to an affiliate of AB Maui the equipment, buildings and structures used by HC&D in the quarry and batch plant operations at the Property and also at a satellite plant in Honokowai, and other related assets located on Maui (the "Transaction"). Upon closing of the Transaction, AB Maui will assume responsibility for the future operations of the satellite and quarry plants with a firm commitment to safety, quality, and reliability.

III. AB Maui's Acceptance of Permit Conditions

AB Maui acknowledges and confirms that, as the fee simple owner of the Property, it has always been bound by the terms, conditions, and stipulations of SP No. 77-271 as they currently exist and as approved. HAR § 15-15-95(a) expressly provides that fee simple owners and their successors are bound by a special permit and its conditions, and AB Maui fully acknowledges and accepts this statutory obligation. Importantly, as the fee simple owner, AB Maui bears ultimate legal responsibility for compliance with all permit conditions, including in circumstances where a permit holder becomes insolvent, ceases operations, vacates the Property, or otherwise fails to meet its obligations under the SP or CP. AB Maui stands ready to ensure that the Property is operated in full compliance with all applicable permit conditions, both now and in the future, and commits to working cooperatively with this Commission and all relevant state and county agencies toward that end.

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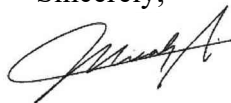
IV. AB Maui's Long-Term Vision for the Property

AB Maui intends to operate within the currently approved quarry area under the existing SP and CP, consistent with all applicable terms and conditions. The Property has long supported Maui's construction and infrastructure needs, and AB Maui is committed to continuing that legacy responsibly and sustainably. Looking further ahead, AB Maui intends to evaluate opportunities for responsible expansion within the areas already contemplated under the existing permit framework, with the goal of ensuring that the Property continues to serve as a reliable source of construction materials for the Maui community for generations to come. AB Maui looks forward to working with this Commission and relevant agencies as those plans develop and commits to full transparency and cooperation throughout that process.

V. Notice to the Commission

AB Maui hereby provides formal notice to the Commission that, as the fee simple owner of the Property, it is and has been bound by, and bears full responsibility for compliance with, the terms and conditions of SP No. 77-271 by operation of law pursuant to HAR § 15-15-95(a). AB Maui will operate within the currently approved quarry area in accordance with all applicable permit conditions. All future correspondence, notices, and communications regarding the SP or CP should be directed to AB Maui at 636 Laumaka Street, Honolulu, Hawaii 96819, (808) 842-4929, or by email to maiu@nanhawaii.com. Please do not hesitate to contact our office with any questions.

Sincerely,



Micah P. K. Aiu, Esq.
General Counsel

HC&D confirms that: (i) HC&D is the current holder of the SP and CP; (ii) HC&D has entered into the Purchase and Sale Agreement; (iii) closing of the Transaction is scheduled for July 24, 2026; and (iv) HC&D will cease its current operating activities on Maui prior to the closing of the Transaction.

HC&D, LLC

By: 

Eileen Mori-Mishina
Its President