

WATANABE ING LLP
A Limited Liability Partnership

BRIAN A. KANG #6495-0
KENDRICK S. CHANG #11713-0
First Hawaiian Center
999 Bishop Street, Suite 1250
Honolulu, HI 96813
Telephone No. (808) 544-8300
E-Mails: bkang@wik.com; kchang@wik.com

Attorneys for Applicant
GENTRY KALAELOA, LLC

BEFORE THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY
OF THE STATE OF HAWAII

In re Application of

Gentry Kalaeloa, LLC

For an Amended Development Permit for
the Ka'ulu Residential Community
(TMKs (1) 9-1-193: 001, :002, :009, :010,
:011, :013, :014, :015, :016, :017, :018,
:019, :020, :021, :022, :023, :024, :025,
:026, :027, :028, :029, :030, :031, :032,
and :033 and (1) 9-1-013:198) in the
Kalaeloa Community Development
District.

Application No. KAL 25-010

GENTRY KALAELOA, LLC'S
CERTIFICATION RE: NOTIFICATION TO
OWNERS AND LESSEES OF RECORD OF
REAL PROPERTY LOCATED WITHIN A
THREE HUNDRED FOOT RADIUS
PURSUANT TO HRS § 206E-5.5

**GENTRY KALAELOA, LLC'S CERTIFICATION RE: NOTIFICATION TO
OWNERS AND LESSEES OF RECORD OF REAL PROPERTY LOCATED WITHIN
A THREE HUNDRED FOOT RADIUS PURSUANT TO HRS § 206E-5.5**

1, ANDREW KAMIKAWA, hereby certify pursuant to Hawaii Revised

Statutes § 206E-5.5(a)(4) that:

1. I am Vice President of Gentry Homes, Ltd., and I have personal knowledge of
the matters contained herein.

EXHIBIT 2

2. This certification is made by applicant Gentry Kalaeloa, LLC by its sole corporate member, Gentry Homes, Ltd.

3. Notification by first class United States mail, postage prepaid, was made to owners and lessees of record of real property located within a three hundred foot radius of the perimeter of the subject proposed project identified from the most current list available from the real property assessment division of the department of budget and fiscal services of the county in which the proposed project is located when the application was deemed complete.

4. Said notification included, without limitation, (1) project specifications; (2) procedures for intervention and a contested case hearing; and (3) other information that the public may find useful so that it may meaningfully participate in the Authority's decision- making processes.

5. Attached hereto is a true and accurate copy of the notification that was mailed as aforesaid.

6. Attached hereto are true and accurate copies of the list of owners and lessees of record of real property to whom the notification was mailed and the certificate of mailing from the United States Postal Service.

I HEREBY CERTIFY PURSUANT TO LAW THAT THE FOREGOING IS TRUE AND CORRECT.

DATED: Honolulu, Hawaii, November 1, 2025.



ANDREW KAMIKAWA

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN of public hearings to be held by the Hawaii Community Development Authority (“HCDA” or “Authority”), a body corporate and a public instrumentality of the State of Hawaii, pursuant to the provisions of Chapters 15-215 (Kalaheo Community Development District Rules) and 15-219 (Rules of Practice and Procedure), Hawaii Administrative Rules (“HAR”), and Section 206E-5.6, Hawaii Revised Statutes (“HRS”).

DATES: **December 3, 2025 (Presentation Hearing)**
9:00 a.m.

January 7, 2026 (Decision-Making Hearing)
9:00 a.m.

PLACE: **Public Hearings will be convened remotely via Zoom and in person at the following location:**

HCDA Board Meeting Room
547 Queen Street, 2nd Floor
Honolulu, Hawai‘i 96813

Participate Remotely Via Zoom

Please use the following link:

<https://us06web.zoom.us/j/82630052715?pwd=uCSbUFIP5eL1NqXKXgoV1y6UDmDUgg.gCCwlVLnFwSqKrLo>

Participate Via Phone

Dial: (669) 900 - 6833

Webinar ID: 826 3005 2715

Passcode: 553394

Public Hearings will convene at the above-stated times, or soon thereafter, to reasonably allow those interested in providing oral testimony to be heard.

In the event that audiovisual communication cannot be maintained by all participating Board Members and quorum is lost, the public hearing will be automatically recessed for up to thirty (30) minutes, during which time, an attempt to restore audiovisual communication will be made. If the HCDA is able to re-establish audio communication only, the public hearing will be reconvened and continue. To participate via audio communication, please refer to the “Participate Via Phone” information above.

If the HCDA is unable to reconvene the public hearing because neither audiovisual communication nor audio communication can be re-established within thirty (30) minutes, the public hearing will be automatically terminated, unless stated otherwise during the public hearing. In such a case, the hearing will be reconvened at the same physical location and virtual Zoom webinar link as provided in this notice on Thursday, December 4, 2025, 9:00 a.m. for the

Presentation Hearing and Thursday, January 8, 2026, 9:00 a.m. for the Decision-Making Hearing.

DEVELOPMENT PERMIT APPLICATION

Application Date: October 28, 2025
Permit Number: KAL 25-010
Project Name: Kaulu
Applicant: Gentry Kalaeloa LLC
Tax Map Keys: (1) 9-1-193: 001, :002, :009, :010, :011, :013, :014, :015, :016, :017, :018, :019, :020, :021, :022, :023, :024, :025, :026, :027, :028, :029, :030, :031, :032, and :033 and (1) 9-1-013:198
Project Location: Between Roosevelt Avenue, Copahee Avenue, Boxer Road, and Kamokila Boulevard

Description: Under a development permit (KAL 21-005) that was originally approved in February 2022, the Applicant is constructing a 390-unit residential project on an approximately 29.8-acre site along Roosevelt Avenue between Copahee Avenue and Kamokila Boulevard.

The applicant proposes to amend its development permit to utilize pre-existing reserved housing credits for approximately 46 out of the 88 required units in the reserved housing program for the project. In addition, the Applicant also intends to use the Dwelling Unit Revolving Fund Equity program (DEP) for designated units within the project.

In accordance with HAR § 15-219-49, interested persons may petition to intervene to participate as a party in this hearing by filing a timely written motion and providing 30 copies of such written motion to the HCDA office at 547 Queen Street, Honolulu, Hawaii 96813, no later than 4:30 p.m. on Wednesday, November 19, 2025, and serving copies to the Applicant at 737 Bishop Street, Mauka Tower, Suite 2750, Honolulu, Hawaii 96813. The Authority will act on any motion to intervene on December 3, 2025, at which time all parties to the proceedings will be established.

December 3, 2025, 9:00 a.m. – Presentation Hearing

The purpose of the Presentation Hearing is to allow the Applicant to present the Project as proposed in the Application, to allow any other party to the proceeding the opportunity to present its position, and to provide the general public with the opportunity to present oral and/or written testimony.

January 7, 2026, 9:00 a.m. – Decision-Making Hearing

The purpose of the Decision-Making Hearing is to allow for additional oral and/or written testimony from the general public on the Application prior to decision-making by the Authority. If the Authority adopts a proposed decision and order that is adverse to a party at the January 7, 2026 Decision-Making Hearing, the party adversely affected will be allowed to file written comments and/or exceptions to the Authority's proposed Decision and Order. Thereafter,

the Authority will engage in final decision-making, if necessary, at a further hearing on February 4, 2026 at 9:00 a.m.

INSTRUCTIONS FOR PUBLIC TESTIMONY

Oral, Live Testimony

Persons who intend to present oral testimony are requested to sign up or notify the HCDA staff prior to the beginning of each public hearing by submitting a request via email to: dbedt.hcda.contact@hawaii.gov or you may call the HCDA's office at (808) 594-0300.

Pursuant to Article IV, Section 10, of the HCDA's Bylaws, oral, live testimony may be limited to three (3) minutes at the discretion of the presiding officer and will be accepted only on matters directly related to the subject of the hearing. Pursuant to HAR § 15-219-71, speakers may be subject to questioning by the members of the HCDA Board or by any other representative of the HCDA.

When testifying, you will be asked to identify yourself and the organization, if any, that you represent. Oral, live testimony may be provided via either of the following options:

- **In Person:** Upon arriving in person, please complete the speaker registration form at the sign-in table on the 2nd floor of the American Brewery Building, 547 Queen Street, Honolulu, Hawai'i, 96813. When the Chairperson asks for public testimony, and your name is called, please approach the public testimony table, and proceed with your testimony.
- **Via Zoom:** Oral, live testimony may be provided remotely via the Zoom link provided at the top of this Notice. You will be asked to provide your name and an email address in the standard email format, e.g., ****@****.com.

Please use your full name and organization when joining via Zoom. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom screen to indicate that you wish to testify. The Webinar Host will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your microphone before speaking and mute your microphone after you have finished speaking. The Authority may remove any person who willfully disrupts the hearing.

- **Via Phone:** If you do not have a computer/internet access, you may provide oral, live testimony via the Participate by Phone option and attend this public hearing with audio-only access by calling the phone number listed in the "Participate Via Phone" option located at the top of this Notice.

Upon dialing the number, you will be prompted to enter the Meeting ID, which is also listed at the top of this Notice. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. Please wait until you are admitted into the meeting, as no panelist numbers will be issued. You may also be asked to input the meeting passcode, which can be found at the top of this notice on the first page.

When the Chairperson asks for public testimony, you may indicate that you want to testify by entering * followed by 9 on your phone's keypad. A voice prompt will then let you know that the meeting host has been notified. When recognized by the Chairperson, please unmute yourself by entering * and then 6 on your phone's keypad. A voice prompt will let you know that you are unmuted, and you may begin speaking. After you have finished speaking, please enter * and then 6 again to mute yourself.

Written Testimony

To ensure that the public as well as the HCDA Board Members receive testimony in a timely manner, written testimony should be submitted at least 24 hours prior to the scheduled Public Hearing date and time. Any written testimony submitted after such a time cannot be guaranteed to be distributed in time for the Public Hearing. Written testimony may be submitted by any one of the following methods:

- **Via Email to:** dbedt.hcda.contact@hawaii.gov
- **Via Web form at:** <http://dbedt.hawaii.gov/hcda.submit-testimony/>
- **Via U.S Postal Mail sent to:**
Hawaii Community Development Authority
547 Queen Street
Honolulu, HI 96813
- **Via Facsimile (fax) to:** (808) 587-0299

Persons who intend to submit written testimony are requested to submit 30 copies of their testimony by 12:00 p.m. before the date of the public hearing.

Please note that any written public testimony submitted to the HCDA will be treated as a public record and, as such, any contact information contained therein may be available for public inspection and copying.

Any party may retain counsel or appear on his/her own behalf or send a representative if the party is a partnership, corporation, trust, or association.

The Development Permit Application is posted online at www.dbedt.hawaii.gov/hcda. A hard copy of the Development Permit Application may also be obtained via regular mail, upon payment of photocopying and postage handling fees. To request a hard copy, you may contact the HCDA by telephone at (808) 594-0300 or by e-mail at dbedt.hcda.contact@hawaii.gov during regular business hours (Monday through Friday, 7:45 a.m. to 4:30 p.m.), excluding State and Federal holidays.

For any questions or concerns regarding the above, please call the HCDA office at (808) 594-0300.

If you need an auxiliary aid/service or other accommodation due to a disability, please contact Francine Murray, HCDA Community Outreach Officer, via phone at (808) 594-0300 or by email

at: dbedt.hcda.contact@hawaii.gov or by facsimile at 587-0299 as soon as possible. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternative/accessible formats.

HAWAII COMMUNITY DEVELOPMENT AUTHORITY,
STERLING HIGA, CHAIRPERSON



Certificate of Mailing — Firm

Name and Address of Sender Gentry Homes, Ltd. 733 Bishop Street, Suite 1400 Honolulu, HI 96813	TOTAL NO. of Pieces Listed by Sender 192	TOTAL NO. of Pieces Received at Post Office™ 192	Affix Stamp Here <i>Postmark with Date of Receipt.</i>  0000 49 U.S. POSTAGE PAID HONOLULU, HI 96820 NOV 01, 25 AMOUNT \$34.30 S2324N504761-23
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Kapolei, Hawaii 96707

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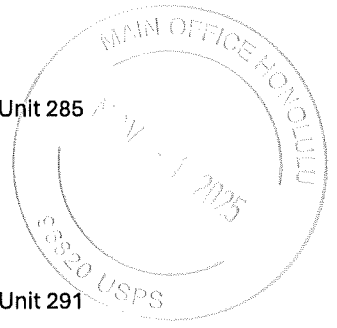
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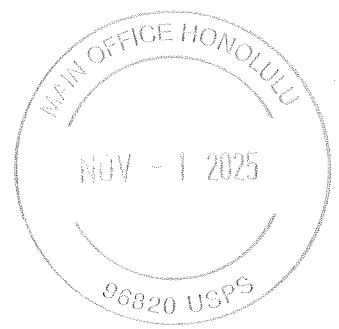
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Kapolei, Hawaii 96707



Ka'ulu by Gentry I
Certified Management, Inc. (dba Associa Hawaii)
737 Bishop Street, Suite 3100
Honolulu, HI 96813



Ka'ulu by Gentry II
Certified Management, Inc. (dba Associa Hawaii)
737 Bishop Street, Suite 3100
Honolulu, HI 96813

Ka'ulu by Gentry III
Certified Management, Inc. (dba Associa Hawaii)
737 Bishop Street, Suite 3100
Honolulu, HI 96813

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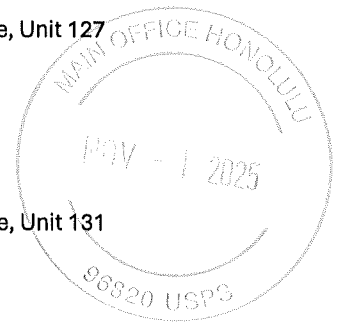
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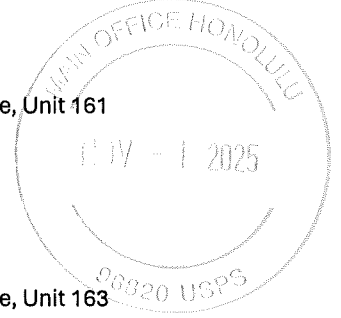
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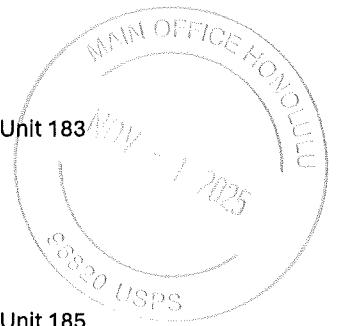
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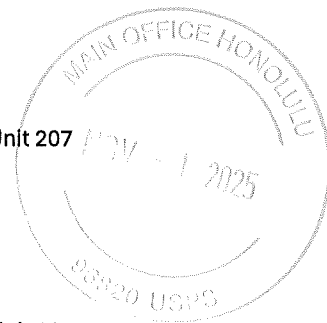
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Kapolei, Hawaii 96707

911930020039
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 264
Kapolei, Hawaii 96707

911930020041
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 266
Kapolei, Hawaii 96707



911930020042
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 271
Kapolei, Hawaii 96707

911930020044
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 273
Kapolei, Hawaii 96707

911930020046
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 275
Kapolei, Hawaii 96707

911930020048
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 277
Kapolei, Hawaii 96707

91193013
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 240
Kapolei, Hawaii 96707

91193013
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 248
Kapolei, Hawaii 96707

91193013
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91-1101 Franklin D. Roosevelt Avenue, Unit 251
Kapolei, Hawaii 96707

91193013
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 253
Kapolei, Hawaii 96707

91193013
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 255
Kapolei, Hawaii 96707

91193014
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 282
Kapolei, Hawaii 96707

911930020043
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91-1101 Franklin D. Roosevelt Avenue, Unit 272
Kapolei, Hawaii 96707

911930020045
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 274
Kapolei, Hawaii 96707

911930020047
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 276
Kapolei, Hawaii 96707

911930020049
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 278
Kapolei, Hawaii 96707

91193013
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91-1101 Franklin D. Roosevelt Avenue, Unit 246
Kapolei, Hawaii 96707

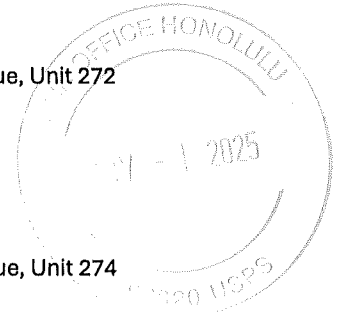
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Kapolei, Hawaii 96707

91193013
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Kapolei, Hawaii 96707

91193013
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 254
Kapolei, Hawaii 96707

91193014
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 281
Kapolei, Hawaii 96707

91193014
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 283
Kapolei, Hawaii 96707



91193017
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 343
Kapolei, Hawaii 96707

91193017
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91-1101 Franklin D. Roosevelt Avenue, Unit 345
Kapolei, Hawaii 96707

91193017
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91-1101 Franklin D. Roosevelt Avenue, Unit 347
Kapolei, Hawaii 96707

91193018
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91-1101 Franklin D. Roosevelt Avenue, Unit 350
Kapolei, Hawaii 96707

91193018
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91-1101 Franklin D. Roosevelt Avenue, Unit 352
Kapolei, Hawaii 96707

91193018
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 354
Kapolei, Hawaii 96707

91193019
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91-1101 Franklin D. Roosevelt Avenue, Unit 361
Kapolei, Hawaii 96707

91193019
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Kapolei, Hawaii 96707

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Kapolei, Hawaii 96707

91193019
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Kapolei, Hawaii 96707

91193017
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91-1101 Franklin D. Roosevelt Avenue, Unit 344
Kapolei, Hawaii 96707

91193017
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91-1101 Franklin D. Roosevelt Avenue, Unit 346
Kapolei, Hawaii 96707

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91-1101 Franklin D. Roosevelt Avenue, Unit 348
Kapolei, Hawaii 96707

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Kapolei, Hawaii 96707

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Kapolei, Hawaii 96707

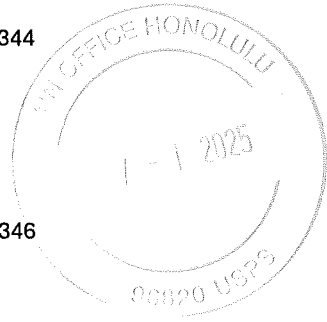
91193018
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91-1101 Franklin D. Roosevelt Avenue, Unit 355
Kapolei, Hawaii 96707

91193019
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91-1101 Franklin D. Roosevelt Avenue, Unit 362
Kapolei, Hawaii 96707

91193019
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 364
Kapolei, Hawaii 96707

91193019
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 366
Kapolei, Hawaii 96707

91193019
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 368
Kapolei, Hawaii 96707



91193020
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 371
Kapolei, Hawaii 96707

91193020
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 373
Kapolei, Hawaii 96707

91193020
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 375
Kapolei, Hawaii 96707

91193021
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 381
Kapolei, Hawaii 96707

91193021
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 383
Kapolei, Hawaii 96707

91193021
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 385
Kapolei, Hawaii 96707

91193021
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 387
Kapolei, Hawaii 96707

91193022
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 391
Kapolei, Hawaii 96707

91193022
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 393
Kapolei, Hawaii 96707

91193022
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91-1101 Franklin D. Roosevelt Avenue, Unit 395
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91193020
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91-1101 Franklin D. Roosevelt Avenue, Unit 372
Kapolei, Hawaii 96707

91193020
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91-1101 Franklin D. Roosevelt Avenue, Unit 374
Kapolei, Hawaii 96707

91193020
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91-1101 Franklin D. Roosevelt Avenue, Unit 376
Kapolei, Hawaii 96707

91193021
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91193021
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Kapolei, Hawaii 96707

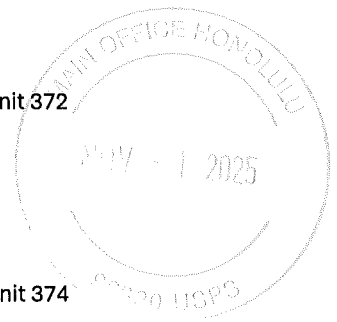
91193021
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91-1101 Franklin D. Roosevelt Avenue, Unit 386
Kapolei, Hawaii 96707

91193021
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 388
Kapolei, Hawaii 96707

91193022
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 392
Kapolei, Hawaii 96707

91193022
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 394
Kapolei, Hawaii 96707

91193022
Current Owner
91-1101 Franklin D. Roosevelt Avenue, Unit 396
Kapolei, Hawaii 96707



91013003
Mrs. Sandy Calio
Barbers Point Elementary School
3001 Boxer Road
Kapolei, Hawaii 96707

91013075 / 91075054
Kapolei Infrastructure LLC.
James Campbell Bldg.
1001 Kamokila Blvd., Suite 200
Kapolei, Hawaii 96707

91013119
Kalaeloa Solar Two LLC
c/o Gregg Felton
1166 Avenue of the Americas, 9th Floor
New York, NY 10036-2750

91075041
Church of Jesus Christ LDS
c/o Tax Admin Div 22nd Fl
50 East North Temple St.
Salt Lake City, UT 84150

91160008 / 91160006 / 91013004
Hunt Communities Hawaii LLC
1188 BISHOP ST STE 2212
Honolulu, HI 96813

C&C Honolulu
530 S King St # 202
Honolulu, HI 96813

91013195 / 91013200 / 91013201
HCHP1 LLC
1188 BISHOP ST STE 2212
Honolulu, HI 96813

91013003
Mr. Keith Hayashi
Department of Education
PO Box 2360
Honolulu, HI 96804

91013119 / 91013118
Dept. of Hawaiian Home Lands
Mr. Kali Watson, Chair
PO Box 1879
Honolulu, HI 96805

91160011 / 91075054
Dept. of Transportation
Mr. Ed Sniffen
869 Punchbowl St., Room 509
Honolulu, HI 96813

91160007
GTW Hawn Tel Co Inc
1177 Bishop St., Suite 52
Honolulu, HI 96813

91013196
VA ALOHA LLC
1188 BISHOP ST STE 2212
Honolulu, HI 96813

91160016
KAPOLEI PROPERTIES LLC
1001 Kamokila Blvd Ste 250
Kapolei, HI 96707-2014

