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GOVERNOR



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STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:
HWY-RM 3.96396

October 5, 2020

Ms. Suzanne Case
Board of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street
Honolulu, Hawaii 96813

HAWAII

Authorizing the Department of Transportation (DOT) to sign as Grantee to a Grant of Non-Exclusive Easement for traffic signal purposes onto land owned by Willow Plaza, L.L.C. (Willow Plaza) at Puna, Island of Hawaii, Hawaii, Tax Map Key (TMK): (3) 1-5-007:069.

REQUEST:

Authorization for DOT to sign as Grantee to a Grant of Non-Exclusive Easement for traffic signal and related equipment purposes on land owned by Willow Plaza.

LEGAL REFERENCE:

Sections 107-10, 171-30 and Chapter 264, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

The area is located on the Island of Hawaii.

AREA:

TMK: (3) 1-5-007:069. Easement area is approximately 130.68 square feet.

ZONING:

TMK: (3) 1-5-007:069 (Hawaii) is zoned as "Commercial".

LAND TITLE STATUS:

Ceded, Department of Hawaiian Home Lands 30% entitlement lands pursuant to the Hawaii State Constitution:

YES _____ NO X

CURRENT USE STATUS:

The parcel is currently developed as the "Puna Kai Shopping Center". The traffic signal and controller box have been installed within the easement area of approximately 0.003 acre or 130.68 square feet.

COMMENCEMENT DATE:

Upon receipt of approvals from the Board of Land and Natural Resources, approval of the Grant of Non-Exclusive Easement by our Department of the Attorney General, and full-execution of the Grant of Non-Exclusive Easement.

COMPENSATION:

The easement is being given to DOT gratis. The traffic improvements and easement were necessitated by Willow Plaza's proposed development; therefore, Willow Plaza was required to bear all costs for the project and to waive any fair market requirements for DOT.

LIENS AND/OR ENCUMBRANCES:

Not applicable.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8, Hawaii Administrative Rules, the use by Willow Plaza is exempt from the preparation of an Environmental Assessment based on the attached Comprehensive Exemption List for the State Department of Transportation dated November 15, 2000. More specifically, Exemption Class 6 for "Installation of traffic signals, pavement marks, and striping for traffic safety and control".

REMARKS:

Willow Plaza proposed to change the use of their land from a commercial baseyard, to a shopping center. To address the increase in traffic, Willow Plaza was required to install traffic safety improvements which included additional traffic signals. A Grant of Non-Exclusive Easement is required to allow placement of a traffic signal and related equipment onto Willow Plaza's property.

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Since the traffic improvements were necessitated by Willow Plaza's development, the improvements were done at Willow Plaza's expense. No federal or state funds were used for the improvements.

DOT will not be charged for the easement, nor will DOT be required to compensate Willow Plaza as the improvements were specifically for Willow Plaza's development and was not part of a DOT project.

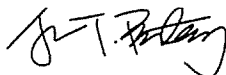
The traffic signal and related equipment will be maintained by DOT.

As of September 1, 2018, the Department of the Attorney General has mandated DOT to obtain Board approval for all acquisitions in accordance with HRS 171-30.

RECOMMENDATION:

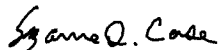
Authorize DOT to sign a Grant of Non-Exclusive Easement for placement and maintenance of a traffic signal and related equipment on Willow Plaza's property at TMK (3) 1-5-007:069.

Sincerely,



JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE CASE, Chairperson

Parcel Information

Parcel Number 15007069000
 Location Address 15-2714 PAHOA VILLAGE ROAD
 Project Name Keonepoko Homesteads
 Property Class COMMERCIAL
 Neighborhood Code 1534-3
 Legal Information LOT 9-1 9.681 AC
 Land Area (acres) 9.9330
 Land Area (approximate sq ft) 432,681

[View Map](#)

[Plat \(TMK\) Maps](#)

Owner Information

Owner Names
 WILLOW PLAZA LLC Fee Owner, Tenants in Severalty
 THE KALAMA BEACH CORPORATION Lessee
[Show All Owners and Addresses](#)

Mailing Address
 WILLOW PLAZA LLC
 PO BOX 384947
 WAIKOLOA HI 96738 4947

Assessment Information

[Show Historical Assessments](#)

Year	Property Class	Market Land Value	Dedicated Use Value	Assessed Land Value	Market Building Value	Assessed Building Value	Total Market Value	Total Assessed Value	Total Exemption Value	Total Taxable Value
2020	COMMERCIAL	\$3,038,900	\$0	\$3,038,900	\$13,256,800	\$13,256,800	\$16,295,700	\$16,295,700	\$0	\$16,295,700

Land Information

Property Class	Square Footage	Acreage	Agricultural Use Indicator
COMMERCIAL	432,681	9.933	

Commercial Improvement Information

Property Class	Building Card	Building Number	Improvement Name	Identical Units	Units	Structure Type	Year Built	Effective Year Built	Gross Building Description
COMMERCIAL	1		WILLOW PLAZA BLDG C & D	0	1	COMMERCIAL C-4 (WD)	2019	2019	
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
1	1	01	5,130	298	RETAIL STORE	12	FRAME	WOOD FRAME	
1	2	01	5,400	308	RETAIL STORE	12	FRAME	WOOD FRAME	

Other Features	Description	Measurements	Identical Units
	PRCH - CEIL; SHED ROOF	15 x 54	1

Property Class	Building Card	Building Number	Improvement Name	Identical Units	Units	Structure Type	Year Built	Effective Year Built	Gross Building Description
COMMERCIAL	2		WILLOW PLAZA BLDG H	0	1	COMMERCIAL C-4 (WD)	2019	2019	
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
2	1	01	5,586	310	RETAIL STORE	12	FRAME	WOOD FRAME	

Property Class	Building Card	Building Number	Improvement Name	Identical Units	Units	Structure Type	Year Built	Effective Year Built	Gross Building Description
COMMERCIAL	3		WILLOW PLAZA BLDG I & J	0	1	COMMERCIAL C-4 (WD)	2019	2019	
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
3	1	01	5,415	304	RETAIL STORE	12	FRAME	WOOD FRAME	
3	2	01	6,042	326	RETAIL STORE	12	FRAME	WOOD FRAME	

Other Features	Description	Measurements	Identical Units
	PRCH - CEIL; SHED ROOF	17 x 57	1

Property Class						Units	1		
Building Card	4					Structure Type	COMMERCIAL C-4 (WD)		
Building Number						Year Built	2019		
Improvement Name	WILLOW PLAZA BLDG E & F					Effective Year Built	2019		
Identical Units	0					Gross Building Description			
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
4	1	01	7,800	404	RETAIL STORE	12	FRAME	WOOD FRAME	
4	2	01	3,212	234	RETAIL STORE	12	FRAME	WOOD FRAME	

Other Features									
Description						Measurements		Identical Units	
PRCH - CEIL; SHED ROOF						15 x 44		1	

Property Class						Units	1		
Building Card	5					Structure Type	COMMERCIAL C-4 (WD)		
Building Number						Year Built	2019		
Improvement Name	WILLOW PLAZA BLDG P1					Effective Year Built	2019		
Identical Units	0					Gross Building Description			
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
5	1	01	4,749	344	RETAIL STORE	12	FRAME	WOOD FRAME	

Other Features									
Description						Measurements		Identical Units	
PRCH - CEIL; SHED ROOF						354 x 1		1	
CANOPY ONLY						32 x 72		1	

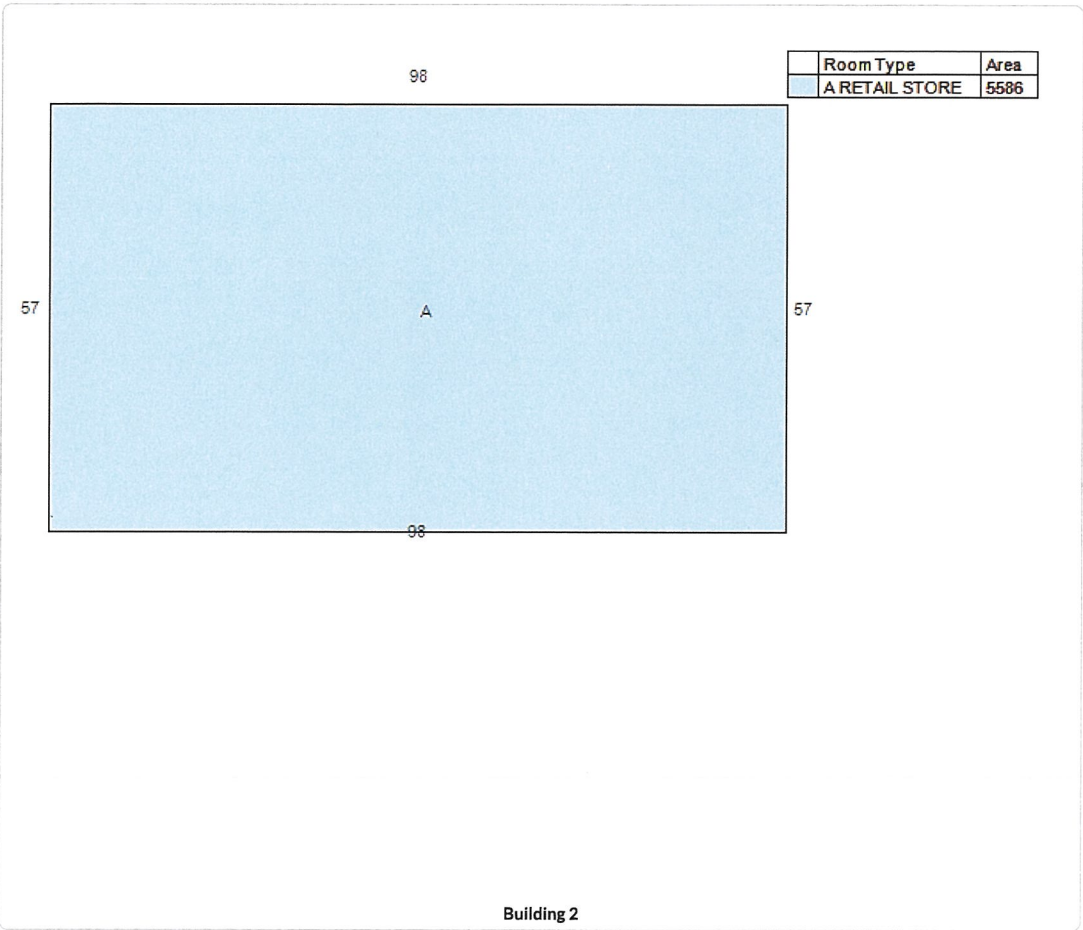
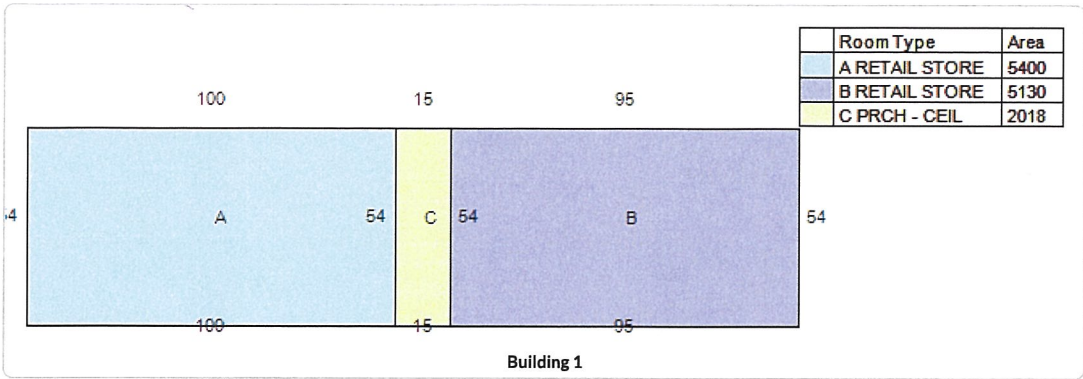
Property Class						Units	1		
Building Card	6					Structure Type	COMMERCIAL C-4 (WD)		
Building Number						Year Built	2019		
Improvement Name	WILLOW PLAZA BLDG K					Effective Year Built	2019		
Identical Units	0					Gross Building Description			
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
6	1	01	11,210	498	RETAIL STORE	12	FRAME	WOOD FRAME	

Other Features									
Description						Measurements		Identical Units	
"LOAD DOCK,ST OR CONC"						12 x 50		1	

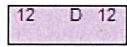
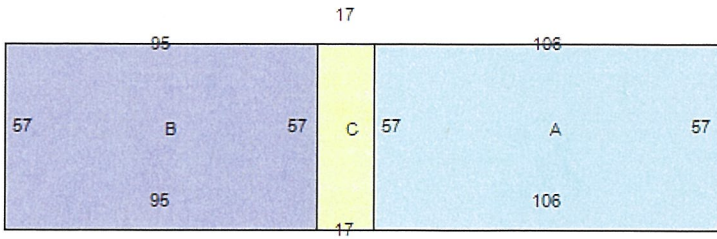
Property Class						Units	0		
Building Card	7					Structure Type	COMMERCIAL C-4 (MAS)		
Building Number						Year Built	2019		
Improvement Name	GROCERY STORE BLDG A					Effective Year Built	2019		
Identical Units	0					Gross Building Description			
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
7	1	01	33,485	1	RETAIL STORE	12		STEEL	

Property Class						Units	0		
Building Card	8					Structure Type	COMMERCIAL C-4 (WD)		
Building Number						Year Built	2019		
Improvement Name	2STORY MEDICAL BLDG					Effective Year Built	2019		
Identical Units	0					Gross Building Description			
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
8	1	01-02	10,950	1	MEDICAL CENTER	12	FRAME	WOOD FRAME	

Sketches

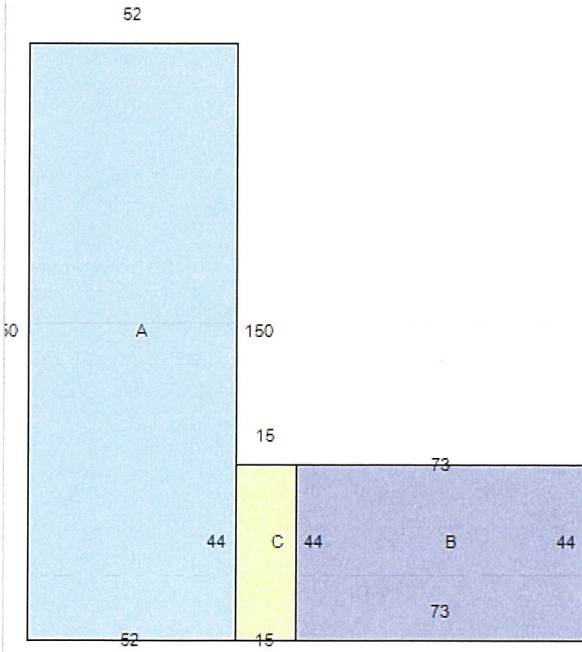


Room Type	Area
A RETAIL STORE	6042
B RETAIL STORE	5415
C PRCH - CEIL	2018
D METAL UTILITY SHED	432



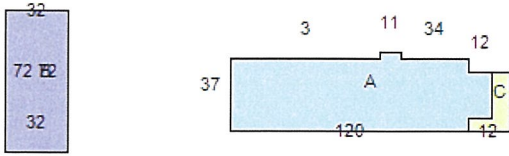
Building 3

Room Type	Area
A RETAIL STORE	7800
B RETAIL STORE	3212
C PRCH - CEIL	2018



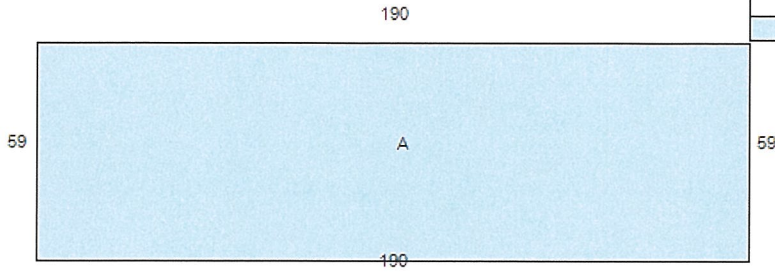
Building 4

Room Type	Area
A RETAIL STORE	4749
B CANOPY ONLY	2304
C PRCH - CEIL	2018



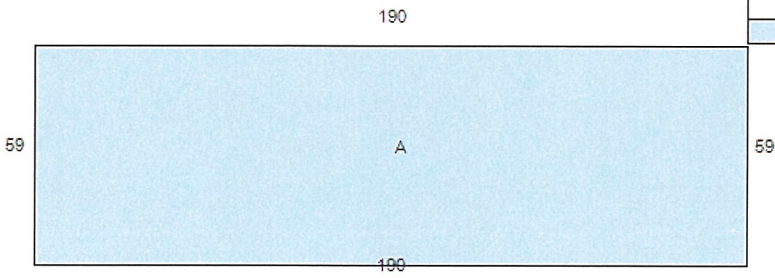
Building 5

Room Type	Area
A RETAIL STORE	11210



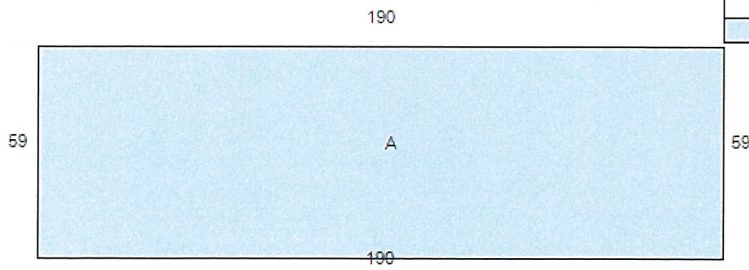
Building 6

Room Type	Area
A RETAIL STORE	33485



Building 7

Room Type	Area
A MEDICAL CENTER	10950



Building 8

Other Building and Yard Improvements

Description	Quantity	Year Built	Area	Gross Building Value
METAL UTILITY SHED	1	2002	432	\$11,000
CELL TOWER	1	2002	40	\$3,900
RESTROOM BUILDING	1	2019	150	\$43,700

Permit Information

Date	Permit Number	Reason	Permit Amount
6/12/2020	BH2020-00631		\$20,000
4/30/2020	BH2020-00478	Tenant Improvements	\$100,000
3/17/2020	BH2020-00305	Tenant Improvements	\$150,000
2/20/2020	BH2020-00203	Tenant Improvements	\$40,000
2/20/2020	BH2020-00202		\$40,000
2/20/2020	BH2020-00201	Tenant Improvements	\$50,000
2/19/2020	BH2020-00199	Tenant Improvements	\$200,000
2/10/2020	BH2020-00149		\$330,000
1/16/2020	BH2020-00054	Tenant Improvements	\$80,000
12/19/2019	BH2019-01322		\$3,000,000
10/17/2019	BH2019-01005	Tenant Improvements	\$650,000
10/4/2019	BH2019-00943	Tenant Improvements	\$300,000
10/4/2019	BH2019-00942	Other Yard Improvements	\$5,000
10/2/2019	BH2019-00918	Other Yard Improvements	\$45,000
7/26/2019	BH2019-00684	Other Yard Improvements	\$780,394
7/3/2019	BH2019-00616	Retail Building	\$200,000
5/31/2019	BH2019-00501	Retail Building	\$1,200,000
5/9/2019	BH2019-00399	New Commercial Building	\$540,000
4/24/2019	BH2019-00375	New Commercial Building	\$999,000
2/28/2019	BH2019-00200	New Commercial Building	\$1,717,800
1/25/2019	BH2019-00091	New Commercial Building	\$350,000
1/11/2019	BH2019-00039		\$1,000,000
12/19/2018	BH2018-01978	New Commercial Building	\$1,600,000
9/12/2018	BH2018-01379	Retail Building	\$500,000
9/10/2018	BH2018-01368	Improvement Demolished	\$40,000
9/10/2018	BH2018-01367	Improvement Demolished	\$60,000
8/10/2018	BH2018-01211	All Miscellaneous Things	\$500,000
6/23/2015	BH2015-01161		\$17,000
11/21/2014	BH2014-01889		\$60,000
11/5/2007	B2007-2582H		\$40,000
10/12/2001	011329	Storage Building	\$100,000
12/14/1989	892827		\$2,400
8/10/1983	831279		\$84,000
3/17/1981	810730		\$1,000
5/12/1980	801164		\$39,000
3/24/1980	800718		\$2,000
10/21/1977	772409		\$200
4/15/1975	62296		\$1,300
3/20/1974	58990		\$50,000

Bldg Division Permit and Inspections Information

Permit Date	Permit Type	Permit Number	Permit Reason	Permit Description	Estimated Cost	Inspection Date	Inspection Status	Permit Status
8/6/2020	Electrical	EH2020-01048	Sign	SIGN INSTALLATION OF TWO(2) SIGNS "SUPERCUTS" WITH LED MODULES	\$3,290			Issued
6/23/2020	Electrical	EH2020-00845	Alteration	BUILDING "H" BAY "H2" TENANT IMPROVEMENTS FOR CRICKET WIRELESS SALES AREA AND BACK OFFICE. ELECTRICAL WORK. NO PLUMBING	\$17,000	9/14/2020	COMPLETED	Complete
6/12/2020	Building	BH2020-00631	Alteration,Electrical	BUILDING "H" BAY "H2" TENANT IMPROVEMENTS FOR CRICKET WIRELESS SALES AREA AND BACK OFFICE. ELECTRICAL WORK. NO PLUMBING	\$20,000			Issued

5/7/2020	Plumbing	MK2020-00399	Alteration	INTERIOR TENANT IMPROVEMENT TO BUILDING C, BAY C3 FOR L&L AT PUNA KAI SHOPPING CENTER: EATING SPACE, OFFICE, KITCHEN, 2 ROOMS FOR PREFABRICATED COOLERS. IMPROVEMENTS TO EXISTING FIRE SPRINKLER SYSTEM. SIGN INSTALLATION AND ELECTRICAL FOR SIGN TO BE PERMI	\$61,373	7/21/2020	COMPLETED	Complete
5/6/2020	Electrical	EH2020-00591	Alteration	INTERIOR TENANT IMPROVEMENT TO BUILDING C, BAY C3 FOR L&L AT PUNA KAI SHOPPING CENTER: EATING SPACE, OFFICE, KITCHEN, 2 ROOMS FOR PREFABRICATED COOLERS. IMPROVEMENTS TO EXISTING FIRE SPRINKLER SYSTEM. SIGN INSTALLATION AND ELECTRICAL FOR SIGN TO BE PERMI	\$33,000	7/2/2020	COMPLETED	Complete
4/30/2020	Building	BH2020-00478	Alteration,Electrical,Plumbing	INTERIOR TENANT IMPROVEMENT TO BUILDING C, BAY C3 FOR L&L AT PUNA KAI SHOPPING CENTER: EATING SPACE, OFFICE, KITCHEN, 2 ROOMS FOR PREFABRICATED COOLERS. IMPROVEMENTS TO EXISTING FIRE SPRINKLER SYSTEM. SIGN INSTALLATION AND ELECTRICAL FOR SIGN TO BE PERMI	\$100,000	7/22/2020	COMPLETED	Complete
4/14/2020	Electrical	EH2020-00492	New	INTERIOR IMPROVEMENTS TO BUILDING "D" BAY #4 AT PUNA KAI SHOPPING CENTER FOR PIZZA HUT Per Plans sheet A-001.00 project in Bay 1 North end of Building D. SEE A/R LETTER DATED 7/3/2020 VERIFYING LOCATION AS SUITE D4 FOR PIZZA HUT.	\$50,000			Issued
3/30/2020	Electrical	EH2020-00409	New	PUNA KAI SHOPPING CENTER-TENANT IMPROVEMENT FOR BUILDING P: (3,900sf). P1-1: "OUTRIGGER COFFEE COMPANY" (1,900SF)- SEATING & MERCHANDISING AREA, RESTROOM (UNISEX) LAV & WC, COVERED LANAI. STORAGE & DISH WASHING, ELECTRIC WATER HEATER. SERVING AREA. 7	\$58,000	7/1/2020	COMPLETED	Complete
3/24/2020	Plumbing	MK2020-00285	Alteration	PUNA KAI SHOPPING CENTER-TENANT IMPROVEMENT FOR BUILDING P: (3,900sf). P1-1: "OUTRIGGER COFFEE COMPANY" (1,900SF)- SEATING & MERCHANDISING AREA, RESTROOM (UNISEX) LAV & WC, COVERED LANAI. STORAGE & DISH WASHING, ELECTRIC WATER HEATER. SERVING AREA. 7	\$113,500	7/30/2020	COMPLETED	Complete
3/17/2020	Building	BH2020-00305	Electrical,New,Plumbing	PUNA KAI SHOPPING CENTER-TENANT IMPROVEMENT FOR BUILDING P: (3,900sf). P1-1: "OUTRIGGER COFFEE COMPANY" (1,900SF)- SEATING & MERCHANDISING AREA, RESTROOM (UNISEX) LAV & WC, COVERED LANAI. STORAGE & DISH WASHING, ELECTRIC WATER HEATER. SERVING AREA. 7	\$150,000	8/6/2020	COMPLETED	Complete
3/13/2020	Plumbing	MK2020-00268	Supplemental	Supplemental to Mk2020-00142 INTERIOR IMPROVEMENTS TO BUILDING "D" BAY #4 AT PUNA KAI SHOPPING CENTER FOR PIZZA HUT RE:BH2020-00149 Per Plans sheet A-001.00 project in Bay 1 North end of Building D. SEE A/R LETTER DATED 7/3/2020 VERIFYING LOCATION ASS	\$80,350			Issued
3/11/2020	Plumbing	MK2020-00236	Supplemental	SUPPLEMENT TO MK2020-00116 INTERIOR TENANT IMPROVEMENT TO PUNA KAI SHOPPING CENTER, BUILDING I/J, UNIT I-3 FOR COCO'S CANTINA RESTAURANT - DRINK STATION, DINING, WAIT STATION, DISHWASH, KITCHEN, PREP, WALK-IN COOLER/FREEZER, DRY STORAGE, OFFICE, HALLWAY T	\$93,000	7/21/2020	COMPLETED	Complete

3/5/2020	Electrical	EH2020-00275	Alteration	INTERIOR TENANT IMPROVEMENT TO PUNA KAI SHOPPING CENTER, BUILDING I/J, UNIT I1 FOR STRATOS PIZZA RESTAURANT - DINING AREA, BAR, KITCHEN, FOOD PREP, DISHWASH, WALK-IN COOLER, OFFICE, HALLWAY TO REAR EXIT, WOMEN'S RESTROOM(LAVATORY, WATER CLOSET), MEN'S RES	\$35,000				Issued
3/4/2020	Plumbing	MK2020-00143	Alteration	PUNA KAI TENANT IMPROVEMENTS TO BLDG C. BAYS C1 (3,000SF) FOR DR SAN FILIPPO VETERINARY CLINIC & BAY C2 (1,000SF) FOR BLACK LAVA VAPE. A2018-BH01776. C1- IMPROVEMENTS: WAITING AREA, CAT WAITING, ADA BATHROOM (LAV, WC), RECEPTION AREA, 3 EXAM ROOMS WITH	\$89,162	4/23/2020	COMPLETED		Complete
3/4/2020	Plumbing	MK2020-00142	Alteration	INTERIOR IMPROVEMENTS TO BUILDING "D" BAY #4 AT PUNA KAI SHOPPING CENTER FOR PIZZA HUT RE:BH2020-00149 Per Plans sheet A-001.00 project in Bay 1 North end of Building D. SEE A/R LETTER DATED 7/3/2020 VERIFYING LOCATION AS SUITE D4 FOR PIZZA HUT.	\$80,350				Issued
3/4/2020	Plumbing	MK2020-00144	Alteration	TENANT IMPROVEMENT FOR UNIT D2 FOR "SUSHI" RESTAURANT @ "PUNA KAI SHOPPING CENTER". DINING AREA, SERVING AREA WITH HAND SINK, KITCHEN WITH 1-HAND SINK, 1-THREE COMPARTMENT SINK, & 1-MOP SINK. OFFICE. SQUARE FOOTAGE 1,000 RE:BH2020-00201 7/15/2020	\$50,750	4/23/2020	COMPLETED		Complete
2/26/2020	Plumbing	MK2020-00116	Alteration	INTERIOR TENANT IMPROVEMENT TO PUNA KAI SHOPPING CENTER, BUILDING I/J, UNIT I-3 FOR COCO'S CANTINA RESTAURANT - DRINK STATION, DINING, WAIT STATION, DISHWASH, KITCHEN, PREP, WALK-IN COOLER/FREEZER, DRY STORAGE, OFFICE, HALLWAY TO REAR EXIT, WOMEN'S RESTRO	\$91,900	7/21/2020	COMPLETED		Complete
2/25/2020	Electrical	EH2020-00236	Alteration	TENANT IMPROVEMENT FOR UNIT D2 FOR "SUSHI" RESTAURANT @ "PUNA KAI SHOPPING CENTER". DINING AREA, SERVING AREA WITH HAND SINK, KITCHEN WITH 1-HAND SINK, 1-THREE COMPARTMENT SINK, & 1-MOP SINK. OFFICE. SQUARE FOOTAGE 1,000 7/15/2020 - REC'D A/R LETT	\$14,000	4/6/2020	COMPLETED		Complete
2/25/2020	Electrical	EH2020-00237	Alteration	PUNA KAI TENANT IMPROVEMENTS TO BLDG C. BAYS C1 (3,000SF) FOR DR SAN FILIPPO VETERINARY CLINIC & BAY C2 (1,000SF) FOR BLACK LAVA VAPE. A2018-BH01776. C1- IMPROVEMENTS: WAITING AREA, CAT WAITING, ADA BATHROOM (LAV, WC), RECEPTION AREA, 3 EXAM ROOMS WITH S	\$56,000	5/22/2020	COMPLETED		Complete
2/25/2020	Electrical	EH2020-00235	Alteration	INTERIOR TENANT IMPROVEMENT TO PUNA KAI SHOPPING CENTER, BUILDING I/J, UNIT I-3 FOR COCO'S CANTINA RESTAURANT - DRINK STATION, DINING, WAIT STATION, DISHWASH, KITCHEN, PREP, WALK-IN COOLER/FREEZER, DRY STORAGE, OFFICE, HALLWAY TO REAR EXIT, WOMEN'S RESTRO	\$39,000	6/26/2020	COMPLETED		Complete
2/20/2020	Building	BH2020-00202	Alteration,Electrical,Plumbing	INTERIOR TENANT IMPROVEMENT TO PUNA KAI SHOPPING CENTER, BUILDING I/J, UNIT I1 FOR STRATOS PIZZA RESTAURANT - DINING AREA, BAR, KITCHEN, FOOD PREP, DISHWASH, WALK-IN COOLER, OFFICE, HALLWAY TO REAR EXIT, WOMEN'S RESTROOM(LAVATORY, WATER CLOSET), MEN'S RES	\$40,000				Issued

2/20/2020	Building	BH2020-00203	Alteration,Electrical,Plumbing	INTERIOR TENANT IMPROVEMENT TO PUNA KAI SHOPPING CENTER, BUILDING I/J, UNIT I-3 FOR COCO'S CANTINA RESTAURANT - DRINK STATION, DINING, WAIT STATION, DISHWASH, KITCHEN, PREP, WALK-IN COOLER/FREEZER, DRY STORAGE, OFFICE, HALLWAY TO REAR EXIT, WOMEN'S RESTRO	\$40,000	7/23/2020	COMPLETED	Complete
2/20/2020	Building	BH2020-00201	Alteration,Electrical,Plumbing	TENANT IMPROVEMENT FOR UNIT D2 FOR "SUSHI" RESTAURANT @ "PUNA KAI SHOPPING CENTER". DINING AREA, SERVING AREA WITH HAND SINK, KITCHEN WITH 1-HAND SINK, 1-THREE COMPARTMENT SINK, & 1-MOP SINK. OFFICE. SQUARE FOOTAGE 1,000 7/15/2020 - REC'D A/R LET	\$50,000	6/3/2020	COMPLETED	Complete
2/19/2020	Building	BH2020-00199	Alteration,Electrical,Plumbing	PUNA KAI TENANT IMPROVEMENTS TO BLDG C. BAYS C1 (3,000SF) FOR DR SAN FILIPPO VETERINARY CLINIC & BAY C2 (1,000SF) FOR BLACK LAVA VAPE. A2018-BH01776. C1- IMPROVEMENTS: WAITING AREA, CAT WAITING, ADA BATHROOM (LAV, WC), RECEPTION AREA, 3 EXAM ROOMS WITH	\$200,000	6/4/2020	COMPLETED	Complete
2/13/2020	Electrical	EH2020-00164	Alteration	INTERIOR TENANT IMPROVEMENT AT PUNA KAI SHOPPING CENTER, BUILDING J, BAY J1 FOR ISLAND PHOTO: DISPLAY/SALES AREA, BATHROOM (LAVATORY, WATER CLOSET), WORKROOM WITH SINK. AIR CONDITIONING AND FIRE SPRINKLER SYSTEMS.	\$20,000	4/27/2020	COMPLETED	Complete
2/10/2020	Building	BH2020-00149	Alteration,Electrical,Plumbing	INTERIOR IMPROVEMENTS TO BUILDING "D" BAY #4 AT PUNA KAI SHOPPING CENTER FOR PIZZA HUT Per Plans sheet A-001.00 project in Bay 1 North end of Building D. SEE A/R LETTER DATED 7/3/2020 VERIFYING LOCATION AS SUITE D4 FOR PIZZA HUT.	\$330,000			Issued
2/7/2020	Electrical	EH2020-00125	New	ELECTRIC ONLY - INSTALLATION OF HELCO EQUIPMENT AND ELECTRIC VEHICLE CHARGER AT THE PUNA KAI SHOPPING CENTER.	\$30,775	5/27/2020	COMPLETED	Complete
2/5/2020	Plumbing	MK2020-00055	Alteration	TENANT IMPROVEMENT TO "PUNA KAI" SHOPPING CENTER (WILLOW PLAZA) SHELL BY BH2018-01978 FOR BUILDING K BAYS K1 & K2. BAY 1 FOR "GOODWILL INDUSTRIES" TENANT: MERCHANDISE AREA WITH CHECKOUT COUNTER, 2 DRESSING ROOMS, BREAK ROOM WITH SINK AND OFFICE. BAY	\$92,960	2/7/2020	COMPLETED	Complete
1/24/2020	Plumbing	MK2020-00033	Alteration	INTERIOR TENANT IMPROVEMENT AT PUNA KAI SHOPPING CENTER, BUILDING J, BAY J1 FOR ISLAND PHOTO: DISPLAY/SALES AREA, BATHROOM (LAVATORY, WATER CLOSET), WORKROOM WITH SINK. AIR CONDITIONING AND FIRE SPRINKLER SYSTEMS. RE: BH2020-00054	\$3,500	4/14/2020	COMPLETED	Complete
1/16/2020	Building	BH2020-00054	Alteration,Electrical,Plumbing	INTERIOR TENANT IMPROVEMENT AT PUNA KAI SHOPPING CENTER, BUILDING J, BAY J1 FOR ISLAND PHOTO: DISPLAY/SALES AREA, BATHROOM (LAVATORY, WATER CLOSET), WORKROOM WITH SINK. AIR CONDITIONING AND FIRE SPRINKLER SYSTEMS.	\$80,000	6/3/2020	COMPLETED	Complete
1/10/2020	Plumbing	MH2020-00021	New	rough in and install fixtures BUILDING "L" AT "PUNA KAI" SHOPPING CENTER. 1ST FLOOR: UNOCCUPIED (SHELL ONLY) 2ND FLOOR: NEW MEDICAL FACILITY. ELEVATOR AND STAIR ACCESS FROM 1ST FLOOR (WALLED OFF FROM ACCESS TO THE REST OF THE LOWER LEVEL UNOCCUPIED S	\$165,500			Issued

1/7/2020	Electrical	EH2020-00030	New	New Construction BUILDING "L" AT "PUNA KAI" SHOPPING CENTER. 1ST FLOOR: UNOCCUPIED (SHELL ONLY) 2ND FLOOR: NEW MEDICAL FACILITY. ELEVATOR AND STAIR ACCESS FROM 1ST FLOOR (WALLED OFF FROM ACCESS TO THE REST OF THE LOWER LEVEL UNOCCUPIED SPACE). ELEVAT	\$220,000	7/22/2020	COMPLETED	Complete
12/19/2019	Building	BH2019-01322	Electrical,New,Plumbing	BUILDING "L" AT "PUNA KAI" SHOPPING CENTER. 1ST FLOOR: UNOCCUPIED (SHELL ONLY) 2ND FLOOR: NEW MEDICAL FACILITY. ELEVATOR AND STAIR ACCESS FROM 1ST FLOOR (WALLED OFF FROM ACCESS TO THE REST OF THE LOWER LEVEL UNOCCUPIED SPACE). ELEVATOR LOBBY, WAITING	\$3,000,000			Issued
11/25/2019	Electrical	EH2019-01548	Alteration	Tenant improvement for building K-2 (Forever Fitness), PUNA KAI SHOPPING CENTER 7/15/2020 - REC'D A/R LETTER DATED 7/3/2020 VERIFYING TENANT NAME: "FITNESS FOREVER". BAY 2 FOR TENANT "FOREVER FITNESS" TENANT: GROUP TRAINING ROOM, WORK OUT AREA2, SERVI	\$75,000	2/14/2020	COMPLETED	Complete
11/25/2019	Electrical	EH2019-01547	Alteration	Tenant improvement for building K-1 (Goodwill), PUNA KAI SHOPPING CENTER. BAY 1 FOR "GOODWILL INDUSTRIES" TENANT: MERCHANDISE AREA WITH CHECKOUT COUNTER, 2 DRESSING ROOMS, BREAK ROOM WITH SINK AND OFFICE.	\$75,000	2/14/2020	COMPLETED	Complete
10/31/2019	Electrical	EH2019-01426	Supplemental	Supplemental Permit EH2019-01293 - Tenant J2 Super Cuts, PUNA KAI SHOPPING CENTER.	\$51,000	1/31/2020	COMPLETED	Complete
10/31/2019	Electrical	EH2019-01427	Supplemental	Supplemental Permit to EH2019-01293 - Tenant I2, Hilo Bay Realty, PUNA KAI SHOPPING CENTER	\$51,000	1/31/2020	COMPLETED	Complete
10/31/2019	Electrical	EH2019-01428	Supplemental	Supplemental Permit EH2019-01048 - FOR SERVICE EQUIPMENT TENANT IMPROVEMENTS TO PUNA KAI BUILDING "F" JEANS WAREHOUSE TO INCLUDE ENTRY TO CASH WRAP/MERCHANDISE AREA, DRESSING ROOMS 1 & 2, ADA DRESSING ROOM, OFFICE/STORAGE ROOM. ELECTRICAL. NO PLUMBING.	\$19,000	2/14/2020	COMPLETED	Complete
10/17/2019	Building	BH2019-01005	Alteration,Electrical,Plumbing	TENANT IMPROVEMENT TO "PUNA KAI" SHOPPING CENTER (WILLOW PLAZA) SHELL BY BH2018-01978 FOR BUILDING K BAYS K1 & K2. BAY 1 FOR "GOODWILL INDUSTRIES" TENANT: MERCHANDISE AREA WITH CHECKOUT COUNTER, 2 DRESSING ROOMS, BREAK ROOM WITH SINK AND OFFICE. BAY	\$650,000	3/12/2020	COMPLETED	Complete
10/17/2019	Electrical	EH2019-01293	Alteration	TENANT IMPROVEMENT @ PUNA KAI SHOPPING CENTER, UNIT I2 FOR "HILO BAY REALTY" (1,452SF): RECEPTION AREA, OFFICE, CONFERENCE ROOM, BUILT-IN WORK CUBICLES, BREAK ROOM/PRINTER, OPEN OFFICE AND STAFF BATHROOM (WC/SINK). TENANT IMPROVEMENT TO UNIT J2 "SUPERCUTS	\$51,000	1/31/2020	COMPLETED	Complete
10/10/2019	Plumbing	MK2019-00643	New	TENANT IMPROVEMENT @ PUNA KAI SHOPPING CENTER UNIT I2 FOR "HILO BAY REALTY" (1,452SF): RECEPTION AREA, OFFICE, CONFERENCE ROOM, BUILT-IN WORK CUBICLES, BREAK ROOM/PRINTER, OPEN OFFICE AND STAFF BATHROOM (WC/SINK). TENANT IMPROVEMENT TO UNIT J2 "SU	\$34,300	2/7/2020	COMPLETED	Complete

10/4/2019	Building	BH2019-00943	Electrical,New,Plumbing	TENANT IMPROVEMENT @ PUNA KAI SHOPPING CENTER UNIT I2 FOR "HILO BAY REALTY" (1,452SF): RECEPTION AREA, OFFICE, CONFERENCE ROOM, BUILT-IN WORK CUBICLES, BREAK ROOM/PRINTER, OPEN OFFICE AND STAFF BATHROOM (WC/SINK). TENANT IMPROVEMENT TO UNIT J2 "SU	\$300,000	3/12/2020	COMPLETED	Complete
10/4/2019	Building	BH2019-00942	New	NEW BUS SHELTER STRUCTURE AT THE PUNA KAI. NO ELECTRICAL. NO PLUMBING.	\$5,000	12/26/2019	COMPLETED	Complete
10/2/2019	Building	BH2019-00918	Alteration	ALTERATIONS FOR SPRINT/NEXTEL. Modification of an existing telecommunications facility. Remove/replace antennas, add new RRH's. Removal of omni antennas. Relocation of existing RRH's from ground to tower. Removal of existing combiners at ground level and	\$45,000	1/27/2020	COMPLETED	Complete
8/30/2019	Electrical	EH2019-01048	Alteration,New	Puna Kai Bldg F Tenant Improvement (Jeans Warehouse) with 11 Low voltage drops TENANT IMPROVEMENTS TO PUNA KAI BUILDING "F" JEANS WAREHOUSE TO INCLUDE ENTRY TO CASH WRAP/MERCHANDISE AREA, DRESSING ROOMS 1 & 2, ADA DRESSING ROOM, OFFICE/STORAGE ROOM. ELEC	\$19,000	2/14/2020	COMPLETED	Complete
8/30/2019	Electrical	EH2019-01049	New	NEW BUILDING C SHELL ONLY WITH OPEN BREEZEWAY TO INCLUDE 3 BAYS AND FIRE SPRINKLERS WITHIN PUNA KAI MARKETPLACE. BAY 1: 3,000 sf, BAY 2: 1,000 sf, BAY 3: 1,130 sf.	\$79,000	1/23/2020	COMPLETED	Complete
8/27/2019	Electrical	EH2019-01019	New,Sign	INSTALLATION OF SIGNS AT PUNA KAI SHOPPING PLAZA IN PAHOA	\$10,000			Issued
8/7/2019	Electrical	EK2019-01331	New	NEW ALOHA PETROLEUM GAS STATION-BLDG B TO INCLUDE 150SF KIOSK WITH 1/2 BATH (LAVATORY, WATER CLOSET), 32'x72' CANOPY, FUEL DISPENSERS, TWO UNDERGROUND STORAGE TANKS WITH CONCRETE SLAB AND OTHER RELATED IMPROVEMENTS. RE:BH2019-00684	\$120,000	1/23/2020	COMPLETED	Complete
7/29/2019	Plumbing	MH2019-00568	New	NEW ALOHA PETROLEUM GAS STATION-BLDG B TO INCLUDE 150SF KIOSK WITH 1/2 BATH (LAVATORY, WATER CLOSET), 32'x72' CANOPY, FUEL DISPENSERS, TWO UNDERGROUND STORAGE TANKS WITH CONCRETE SLAB AND OTHER RELATED IMPROVEMENTS.	\$6,000	1/17/2020	COMPLETED	Complete
7/26/2019	Building	BH2019-00684	Electrical,New,Plumbing	NEW ALOHA PETROLEUM GAS STATION-BLDG B TO INCLUDE 150SF KIOSK WITH 1/2 BATH (LAVATORY, WATER CLOSET), 32'x72' CANOPY, FUEL DISPENSERS, TWO UNDERGROUND STORAGE TANKS WITH CONCRETE SLAB AND OTHER RELATED IMPROVEMENTS.	\$780,394	1/29/2020	COMPLETED	Issued
7/18/2019	Electrical	EH2019-00863	New	NEW BLDG H (SHELL ONLY) TO INCLUDE 5 BAYS WITHIN PUNA KAI MARKETPLACE. BAY H1: 1,000SF, BAY H2: 1,000SF, BAY H3: 1,000SF; BAY H4: 1,000SF, BAY H5: 1,016SF	\$98,000	2/14/2020	COMPLETED	Complete
7/15/2019	Electrical	EH2019-00833	Supplemental	SUPPLEMENT TO EH2019-00190 BLDG P1 SHELL ONLY AT PUNA KAI MARKETPLACE - Supplemental Fire Alarm system. 7/15/2020 - REC'D A/R LETTER DATED 7/3/2020 TO CHANGE FROM BLDG P1 TO BLDG P.	\$122,000	2/14/2020	COMPLETED	Complete
7/15/2019	Electrical	EH2019-00836	Supplemental	SUPPLEMENT TO EH2019-00054 BLDG K (SHELL ONLY) AT PUNA KAI MARKETPLACE - Supplemental FA system.	\$123,000	11/19/2019	COMPLETED	Complete
7/15/2019	Electrical	EH2019-00834	Supplemental	SUPPLEMENT TO EH2019-00561 BUILDING E & F (SHELL ONLY) AT PUNA KAI MARKETPLACE - Supplemental Fire Alarm System.	\$125,000	2/14/2020	COMPLETED	Complete

7/15/2019	Electrical	EH2019-00832	Supplemental	SUPPLEMENT TO EH2019-00403, BLDG I & J PUNA KAI MARKETPLACE (SHELL ONLY) - Supplemental Fire Alarm system and additional wiring circuits.	\$184,000	11/19/2019	COMPLETED	Complete
7/15/2019	Electrical	EH2019-00835	Supplemental	SUPPLEMENT TO EH2018-01356 BLDG D (SHELL ONLY) AT PUNA KAI MARKETPLACE - Supplemental for Fire Alarm system.	\$96,500	11/15/2019	COMPLETED	Complete
7/3/2019	Building	BH2019-00616	Alteration,Electrical	TENANT IMPROVEMENTS TO PUNA KAI BUILDING "F" JEANS WAREHOUSE TO INCLUDE ENTRY TO CASH WRAP/MERCHANDISE AREA, DRESSING ROOMS 1 & 2, ADA DRESSING ROOM, OFFICE/STORAGE ROOM. ELECTRICAL. NO PLUMBING. NOTE: RESTROOMS & STORAGE ROOMS ARE EXISTING AND ON PREV	\$200,000	6/3/2020	COMPLETED	Complete
7/2/2019	Plumbing	MK2019-00456	New	NEW BLDG H SHELL ONLY TO INCLUDE 5 BAYS WITHIN PUNA KAI MARKETPLACE. BAY H1: 1,000SF, BAY H2: 1,000SF, BAY H3: 1,000SF; BAY H4: 1,000SF, BAY H5: 1,016SF. RE:BH2019-00501	\$28,154			Issued
5/31/2019	Building	BH2019-00501	Electrical,New,Plumbing	NEW BLDG H SHELL ONLY TO INCLUDE 5 BAYS WITHIN PUNA KAI MARKETPLACE. BAY H1: 1,000SF, BAY H2: 1,000SF, BAY H3: 1,000SF; BAY H4: 1,000SF, BAY H5: 1,016SF	\$1,200,000	4/9/2020	COMPLETED	Complete
5/28/2019	Plumbing	MK2019-00360	New	NEW BUILDING C SHELL ONLY WITH OPEN BREEZEWAY TO INCLUDE 3 BAYS AND FIRE SPRINKLERS WITHIN PUNA KAI MARKETPLACE. BAY 1: 3,000 sf, BAY 2: 1,000 sf, BAY 3: 1,130 sf. RE:BH2019-00399	\$19,900			Issued
5/28/2019	Plumbing	MK2019-00361	New	NEW BLDG I & J SHELL ONLY WITH COVERED BREEZEWAY TO INCLUDE 6 BAYS WITHIN PUNA KAI MARKETPLACE. BAY J3: 3,000SF, BAY J2: 946SF, BAY J1: 1,200SF, BAY I3: 2,000SF, BAY I2: 1,452SF, BAY I1: 2,000SF. RE:BH2019-00200	\$38,600	6/13/2019	COMPLETED	Complete
5/23/2019	Electrical	EH2019-00646	New	NEW BUILDING C SHELL ONLY WITH OPEN BREEZEWAY TO INCLUDE 3 BAYS AND FIRE SPRINKLERS WITHIN PUNA KAI MARKETPLACE. BAY 1: 3,000 sf, BAY 2: 1,000 sf, BAY 3: 1,130 sf.	\$79,000			Issued
5/9/2019	Building	BH2019-00399	Electrical,New,Plumbing	NEW BUILDING C SHELL ONLY WITH OPEN BREEZEWAY TO INCLUDE 3 BAYS AND FIRE SPRINKLERS WITHIN PUNA KAI MARKETPLACE. BAY 1: 3,000 sf, BAY 2: 1,000 sf, BAY 3: 1,130 sf.	\$540,000	4/9/2020	COMPLETED	Complete
5/7/2019	Electrical	EH2019-00561	New	New Construction. AS-BUILT NEW BUILDING E & F SHELL ONLY WITH COVERED BREEZEWAY WITHIN THE PUNA KAI MARKETPLACE. BUILDING E CONSISTS OF 7,800 SQUARE FEET. BUILDING F INCLUDES MEN/WOMEN RESTROOMS AND AN ENCLOSED STORAGE ROOM. TENANT IMPROVEMENT REQUIRED	\$125,000	2/14/2020	COMPLETED	Complete
5/7/2019	Plumbing	MK2019-00342	New	AS-BUILT NEW BUILDING E & F SHELL ONLY WITH COVERED BREEZEWAY WITHIN THE PUNA KAI MARKETPLACE. BUILDING E CONSISTS OF 7,800 SQUARE FEET. BUILDING F INCLUDES MEN/WOMEN RESTROOMS AND AN ENCLOSED STORAGE ROOM. TENANT IMPROVEMENT REQUIRED FOR OCCUPANCY.	\$70,500	2/14/2020	COMPLETED	Complete
4/24/2019	Building	BH2019-00375	Electrical,New,Plumbing	AS-BUILT NEW BUILDING E & F SHELL ONLY WITH COVERED BREEZEWAY WITHIN THE PUNA KAI MARKETPLACE. BUILDING E CONSISTS OF 7,800 SQUARE FEET. BUILDING F INCLUDES MEN/WOMEN RESTROOMS AND AN ENCLOSED STORAGE ROOM. TENANT IMPROVEMENT REQUIRED FOR OCCUPANCY.	\$999,000	4/9/2020	COMPLETED	Complete

4/1/2019	Electrical	EH2019-00403	New	NEW BLDG I & J SHELL ONLY WITH COVERED BREEZEWAY TO INCLUDE 6 BAYS WITHIN PUNA KAI MARKETPLACE. BAY J3: 3,000SF, BAY J2: 946SF, BAY J1: 1,200SF, BAY I3: 2,000SF, BAY I2: 1,452SF, BAY I1: 2,000SF.	\$183,000	11/19/2019	COMPLETED	Complete
2/28/2019	Building	BH2019-00200	Electrical,New	NEW BLDG I & J SHELL ONLY WITH COVERED BREEZEWAY TO INCLUDE 6 BAYS WITHIN PUNA KAI MARKETPLACE. BAY J3: 3,000SF, BAY J2: 946SF, BAY J1: 1,200SF, BAY I3: 2,000SF, BAY I2: 1,452SF, BAY I1: 2,000SF.	\$1,717,800	3/12/2020	COMPLETED	Complete
2/28/2019	Plumbing	MK2019-00141	Plumbing Only	CONNECT GREASE INTERCEPTORS INSTALLED BY OTHERS FOR NEW SHOPPING CENTER, SITE WORK, FOR BLDGS P, C, D, I AND J. BLDG D (BH2018-01379) BLDG P (BK2019-00091).	\$11,500			Issued
2/26/2019	Plumbing	MH2019-00161	New,Sewer Connection	NEW GROCERY STORE 33,485 sf AND ALL RELATED IMPROVEMENTS FOR THE PAHOA GENERAL STORE BUILDING "A" AT THE PUNA KAI MARKETPLACE.	\$540,000			Issued
2/12/2019	Electrical	EH2019-00190	New	NEW BLDG P1 SHELL ONLY WITH COVERED LANAI TO INCLUDE 2 BAYS WITHIN PUNA KAI MARKETPLACE. BAY BAY P1-1: 1,904SF, P1-2: 1,999SF. note: this is not an occupancy permit 7/15/2020 - REC'D A/R LETTER DATED 7/3/2020 TO CHANGE FROM BLDG P1 TO BLDG P.	\$125,000	2/14/2020	COMPLETED	Complete
1/30/2019	Plumbing	MK2019-00062	New	ROUGH IN NEW BLDG P1 SHELL ONLY WITH COVERED LANAI TO INCLUDE 2 BAYS WITHIN PUNA KAI MARKETPLACE. BAY BAY P1-1: 1,904SF, P1-2: 1,999SF. note: this is not an occupancy permit RE: BH2019-00091 7/15/2020 - REC'D A/R LETTER DATED 7/3/2020 TO CHANGE FROM	\$19,000			Issued
1/28/2019	Electrical	EK2019-00127	New	NEW GROCERY STORE 33,485 sf AND ALL RELATED IMPROVEMENTS FOR THE PAHOA GENERAL STORE BUILDING "A" AT THE PUNA KAI MARKETPLACE. BH2019-00039	\$1,378,000			Issued
1/25/2019	Building	BH2019-00091	Electrical,New,Plumbing	NEW BLDG P1 SHELL ONLY WITH COVERED LANAI TO INCLUDE 2 BAYS WITHIN PUNA KAI MARKETPLACE. BAY P1-1: 1,904SF, P1-2: 1,999SF. note: this is not an occupancy permit 7/15/2020 - REC'D A/R LETTER DATED 7/3/2020 TO CHANGE FROM BLDG P1 TO BLDG P.	\$350,000	4/9/2020	COMPLETED	Complete
1/17/2019	Electrical	EH2019-00067	New	WASTEWATER TREATMENT PLANT SYSTEM. WORK STARTED PRIOR TO OBTAINING A BUILDING PERMIT. NEW BLDG. D, SHELL ONLY, WITH 4 BAYS WITHIN AT PUNA KAI MARKETPLACE. THIS PERMIT FOR SHELL ONLY, NOT FOR OCCUPANCY. FUTURE TENANT IMPROVEMENT PERMIT REQUIRED FOR CERTIF	\$125,000	3/2/2020	COMPLETED	Complete
1/17/2019	Electrical	EH2019-00068	New	SITE LIGHTING, RECEPTACLE OUTLETS, & EV CHARGERS. WORK STARTED PRIOR TO OBTAINING A BUILDING PERMIT. NEW BLDG. D, SHELL ONLY, WITH 4 BAYS WITHIN AT PUNA KAI MARKETPLACE. THIS PERMIT FOR SHELL ONLY, NOT FOR OCCUPANCY. FUTURE TENANT IMPROVEMENT PERMIT REQU	\$125,000	2/14/2020	COMPLETED	Complete
1/17/2019	Plumbing	MK2019-00038	New	rough in plumbing NEW RETAIL BLDG. K SHELL ONLY WITH 2 BAYS WITHIN AT PUNA KAI MARKETPLACE 190X59=11210sf, BAY 1: 5048sf BAY 2: 6162sf BH2018-01978	\$19,900	6/13/2019	COMPLETED	Complete

1/16/2019	Electrical	EH2019-00054	New	New Construction. NEW RETAIL BLDG. K SHELL ONLY WITH 2 BAYS WITHIN AT PUNA KAI MARKETPLACE 190X59=11210sf. BAY 1: 5048sf BAY 2: 6162sf	\$123,000	11/19/2019	COMPLETED	Complete
1/11/2019	Building	BH2019-00039	Electrical,New,Plumbing	NEW GROCERY STORE 33,485 SF AND ALL RELATED IMPROVEMENTS FOR THE PAHOA GENERAL STORE BUILDING "A" AT THE PUNA KAI MARKETPLACE.	\$1,000,000			Issued
12/19/2018	Building	BH2018-01978	Electrical,New,Plumbing	NEW RETAIL BLDG. K SHELL ONLY WITH 2 BAYS WITHIN AT PUNA KAI MARKETPLACE 190X59=11210sf. BAY 1: 5048sf BAY 2: 6162sf	\$1,600,000	3/12/2020	COMPLETED	Complete
10/1/2018	Electrical	EH2018-01356	New	WORK STARTED PRIOR TO OBTAINING A BUILDING PERMIT. NEW BLDG. D, SHELL ONLY, WITH 4 BAYS WITHIN AT PUNA KAI MARKETPLACE. THIS PERMIT FOR SHELL ONLY, NOT FOR OCCUPANCY. FUTURE TENANT IMPROVEMENT PERMIT REQUIRED FOR CERTIFICATE OF OCCUPANCY. 100X54=5400SF	\$96,500	11/15/2019	COMPLETED	Complete
9/13/2018	Plumbing	MK2018-00711	New	NEW BLDG. D, SHELL ONLY, WITH 4 BAYS WITHIN AT PUNA KAI MARKETPLACE. THIS PERMIT FOR SHELL ONLY, NOT FOR OCCUPANCY. FUTURE TENANT IMPROVEMENT PERMIT REQUIRED FOR CERTIFICATE OF OCCUPANCY. 100X54=5400SF. BAY 1: 2,000SF BAY 2: 1,200SF BAY 3: 1,000SF B	\$19,900	6/13/2019	COMPLETED	Complete
9/12/2018	Building	BH2018-01379	Electrical,New,Plumbing	WORK STARTED PRIOR TO OBTAINING A BUILDING PERMIT. NEW BLDG. D, SHELL ONLY, WITH 4 BAYS WITHIN AT PUNA KAI MARKETPLACE. THIS PERMIT FOR SHELL ONLY, NOT FOR OCCUPANCY. FUTURE TENANT IMPROVEMENT PERMIT REQUIRED FOR CERTIFICATE OF OCCUPANCY. 100X54=5400SF	\$500,000	4/9/2020	COMPLETED	Complete
9/10/2018	Building	BH2018-01368	Demolition	DEMOLITION OF EXISTING UNPERMITTED DWELLING.	\$40,000	9/13/2018	COMPLETED	Complete
9/10/2018	Building	BH2018-01367	Demolition	DEMOLITION OF EXISTING WAREHOUSE PERMITTED UNDER BP # 801164.	\$60,000	9/13/2018	COMPLETED	Complete
8/10/2018	Plumbing	MH2018-00586	Plumbing Only	PLUMBING ONLY - (SITE WORK ONLY) POTABLE WATER SYSTEM, SPRINKLER (Backflow Only)	\$400,000	4/29/2020	COMPLETED	Complete
8/10/2018	Building	BH2018-01211	New	NEW RETAINING ROCK WALL FOR PUNA KAI MARKETPLACE. MAX HEIGHT OF 6' FT.	\$500,000	10/14/2019	COMPLETED	Complete
8/10/2018	Electrical	EH2018-01120	Electric Only	ELECTRIC ONLY - CONDUIT, UTILITY BOXES FOR SITE WORK ONLY WITHIN 5FT OF BUILDING	\$500,000	4/29/2020	COMPLETED	Complete
3/29/2018	Electrical	EH2018-00487	Electric Only	Electrical only: replace existing electrical service equipment.	\$81,300	4/29/2020	COMPLETED	Complete
6/23/2015	Building	BH2015-01161	Alteration	Proposed project includes removal of eight (8) panel antennas and installation of eleven (11) panel antennas with associated ancillary equipment and hybrid cable/coaxial cable for a final total of twelve (12). NO ELECTRICAL WORK REQUIRED.	\$17,000			Issued
12/4/2014	Electrical	EH2014-01999	Addition,Alteration	ALTERATIONS/ADDITIONS TO EXISTING TELECOMMUNICATION EQUIPMENT FOR T-MOBILE. REPLACEMENT OF 3 EXISTING PANELS ANTENNAS AND 6 NEW PANEL ANTENNAS. REPLACEMENT OF 1 EQUIPMENT CABINETS WITH REMOVAL OF 1 EXISTING EQUIPMENT CABINET.	\$4,800	1/5/2015	COMPLETED	Complete

11/21/2014	Building	BH2014-01889	Addition,Alteration,Electrical	ALTERATIONS/ADDITIONS TO EXISTING TELECOMMUNICATION EQUIPMENT FOR T-MOBILE. REPLACEMENT OF 3 EXISTING PANELS ANTENNAS AND 6 NEW PANEL ANTENNAS. REPLACEMENT OF 1 EQUIPMENT CABINETS WITH REMOVAL OF 1 EXISTING EQUIPMENT CABINET.	\$60,000	5/12/2015	COMPLETED	Complete
12/6/2007	Electrical	E2007-2383H	New;Alteration	INSTALLATION OF (2) TWO OUTDOOR EQUIPMENT CABINETS ON A CONCRETE PAD & INSTALLATION OF (3) SPRINT-NEXTEL DUAL-POL PANEL ANTENNAS ON EXISTING MONOPOLE (BP#020690 EQUIPMENT SHELTER UNDER CONSTRUCTION)	\$14,500	12/27/2007	COMPLETED	COMPLETED
11/5/2007	Building	B2007-2582H	New	INSTALLATION OF (2) TWO OUTDOOR EQUIPMENT CABINETS ON A CONCRETE PAD & INSTALLATION OF (3) SPRINT-NEXTEL DUAL-POL PANEL ANTENNAS ON EXISTING MONOPOLE (BP#020690 EQUIPMENT SHELTER UNDER CONSTRUCTION)	\$40,000			ACTIVE
6/21/2002	Electrical	E020700*	New		\$15,000	9/4/2002	COMPLETED	COMPLETED
6/3/2002	Building	020690*	New		\$64,444			ACTIVE
12/10/2001	Electrical	E011432*	Addition		\$5,000	1/23/2002	COMPLETED	COMPLETED
10/12/2001	Building	011329*	Addition		\$100,000	12/9/2002	COMPLETED	COMPLETED
2/2/1984	Electrical	EH63292*	New		\$3,500	12/17/1985	COMPLETED	COMPLETED
8/31/1983	Plumbing	MH37837*	New		\$6,500	12/13/1984	COMPLETED	COMPLETED
8/10/1983	Building	831279*	New		\$84,000	12/12/1985	COMPLETED	COMPLETED
1/25/1982	Electrical	EH59679*	New		\$3,500	2/23/1982	COMPLETED	COMPLETED
3/23/1981	Plumbing	MH34413*	Alteration		\$2,400	3/16/1982	COMPLETED	COMPLETED
3/20/1981	Building	810730*	Alteration		\$8,000	3/22/1982	COMPLETED	COMPLETED
3/19/1981	Electrical	EH57870*	New		\$5,000			CHK W. BLDG
5/12/1980	Building	801164*	New		\$37,000	3/22/1982	COMPLETED	COMPLETED

As a courtesy to the public, we provide building permit data as supplied by the Department of Public Works. As such, no warranties, expressed or implied, are provided for the data herein, its use or its interpretation, and accuracy.

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date Recorded	Land Court Document Number	Cert #	Book/Page	Conveyance Tax	Document Type
07/02/2020	\$0	74950527	OTHER	Grant of easement	07/09/2020					Grant of easement
07/11/2019	\$0	71320454	LEASE	Assignment lease, sub lease etc.	07/12/2019				6.7	Assignment lease, sub lease etc.
09/28/2018	\$2,314,490	68450436	LEASE	Memorandum	09/28/2018				11572.50	Memorandum
09/04/2018	\$0	68350216	LEASE	Cancellation lease or subs	09/18/2018				0	Cancellation lease or subs
06/14/2018	\$0		OTHER	Mapping Change	06/14/2018					Mapping Change
01/17/2018	\$5,912,844	65960475	FEE CONVEYANCE	Warranty Deed	01/22/2018				41389.9	Warranty Deed
09/11/2017	\$0	64790304	FEE CONVEYANCE	Memorandum	09/27/2017				11934.8	Memorandum
09/08/2017	\$0	64830165	FEE CONVEYANCE	Memorandum	09/11/2017					Memorandum
09/08/2017	\$4,580,000	64630160	FEE CONVEYANCE	Warranty Deed	09/11/2017				32060	Warranty Deed
09/08/2017	\$408,000	64630159	FEE CONVEYANCE	Assignment lease, sub lease etc.	09/11/2017				408	Assignment lease, sub lease etc.
12/18/2015	\$6,658,621	58300447	FEE CONVEYANCE	Memorandum	12/18/2015				59927.6	Memorandum
09/23/2015	\$345,000	57560776	FEE CONVEYANCE	Quitclaim deed	10/05/2015				345	Quitclaim deed
09/14/2015	\$0		OTHER	Mapping Change	09/14/2015				0	Mapping Change
09/14/2015	\$0		OTHER	Mapping Change	09/14/2015				0	Mapping Change
09/14/2015	\$0		OTHER	Mapping Change	09/14/2015				0	Mapping Change

08/13/2014	\$0	53520663	OTHER	Grant of easement	08/27/2014		0	Grant of easement
02/25/2011	\$230,000	11-037702	FEE CONVEYANCE	Warranty Deed	03/04/2011		345	Warranty Deed
05/03/2007	\$1,001	07-082682	FEE CONVEYANCE	Quitclaim deed	05/08/2007		1.5	Quitclaim deed
05/03/2007	\$1,001	07-082682	FEE CONVEYANCE	Quitclaim deed	05/08/2007		1.5	Quitclaim deed
08/28/2001	\$55,000	01-195084	FEE CONVEYANCE	Warranty Deed	12/13/2001		55.00	Warranty Deed
08/21/2000	\$0	0000141277			10/06/2000			
07/07/1995	\$68,900	9500095366	FEE CONVEYANCE	Quitclaim deed	07/25/1995		68.90	Quitclaim deed
07/07/1995	\$0	9500095365	FEE CONVEYANCE	Quitclaim deed	07/25/1995		0.00	Quitclaim deed
10/12/1994	\$0	9400183614	FEE CONVEYANCE	Deed	11/09/1994		0.00	Deed

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2020-2	Real Property Tax	02/22/2021	\$0.00	\$0.00	\$87,181.99	\$0.00	\$0.00	\$0.00	\$87,181.99
	Tax Bill with Interest computed through 09/30/2020		\$0.00	\$0.00	\$87,181.99	\$0.00	\$0.00	\$0.00	\$87,181.99

Pay online at <http://payments.ehawaii.gov/propertytax/hawaii>
Other Payment Options [Click Here](#)

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2020	\$174,363.99	(\$87,182.00)	\$0.00	\$0.00	\$0.00	\$87,181.99
2019	\$11,426.53	(\$11,426.53)	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$11,437.23	(\$11,437.23)	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$19,103.78	(\$19,103.78)	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$17,779.46	(\$17,779.46)	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$11,937.39	(\$11,937.39)	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$14,080.05	(\$14,080.05)	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$5,073.63	(\$5,073.63)	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$4,632.59	(\$4,632.59)	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$4,911.48	(\$4,911.48)	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$5,349.02	(\$5,349.02)	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$4,306.90	(\$4,306.90)	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$4,361.15	(\$4,361.15)	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$4,113.22	(\$4,113.22)	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$3,933.69	(\$3,933.69)	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$4,371.44	(\$4,371.44)	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$4,417.73	(\$4,417.73)	\$0.00	\$0.00	\$0.00	\$0.00
2003	\$3,898.64	(\$3,898.64)	\$0.00	\$0.00	\$0.00	\$0.00
2002	\$3,400.74	(\$3,400.74)	\$0.00	\$0.00	\$0.00	\$0.00
2001	\$2,969.03	(\$2,969.03)	\$0.00	\$0.00	\$0.00	\$0.00
2000	\$2,927.85	(\$2,927.85)	\$0.00	\$0.00	\$0.00	\$0.00

Map



Recent Sales in Area

Sale date range:

From:

09/21/2017

To:

09/21/2020

Sales by Neighborhood

1500

Feet



Sales by Distance

No data available for the following modules: Condominium/Apartment Unit Information, Agricultural Assessment Information, Residential Improvement Information.

The County of Hawaii Real Property Tax Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)

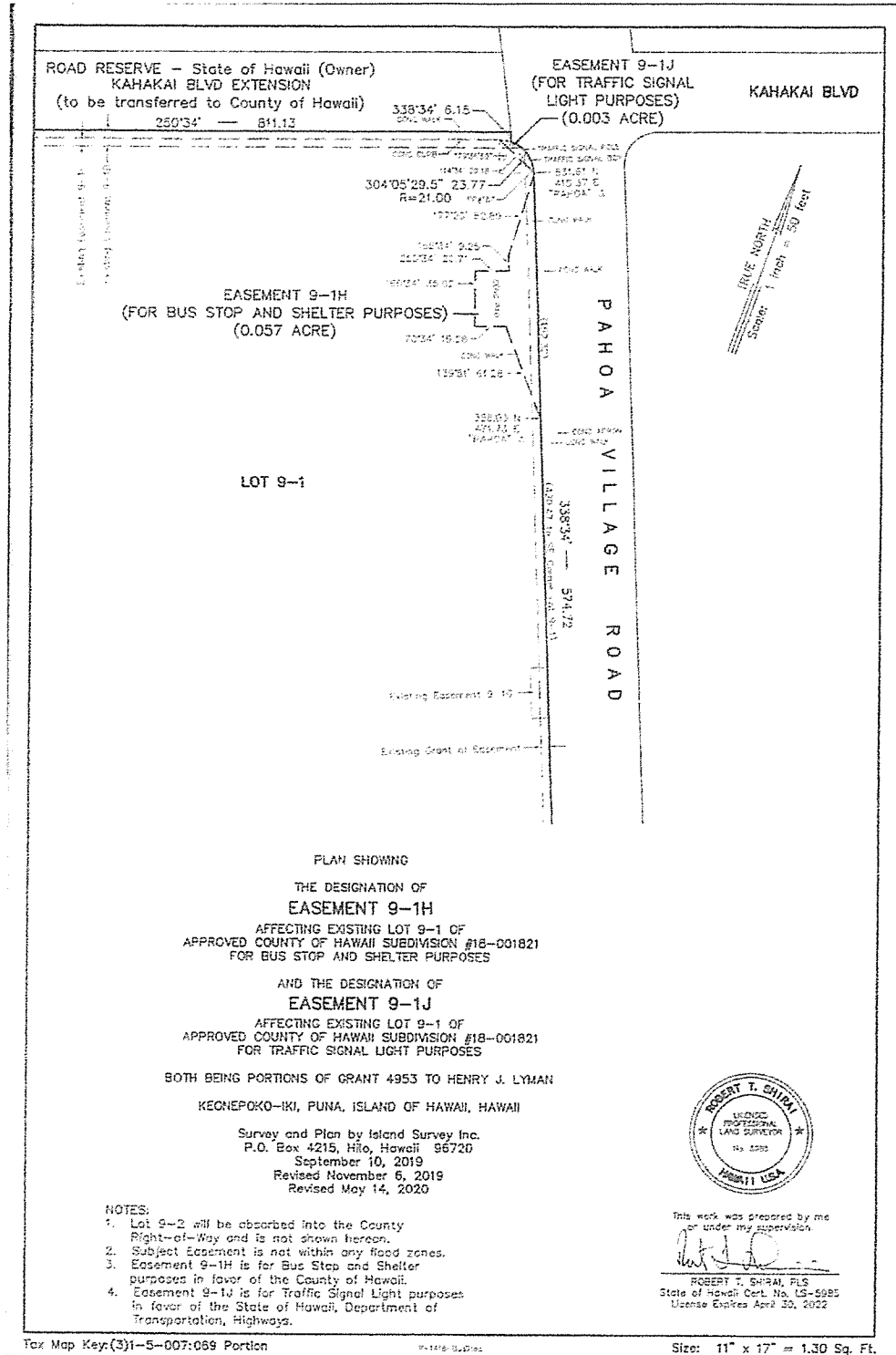
[GDPR Privacy Notice](#)

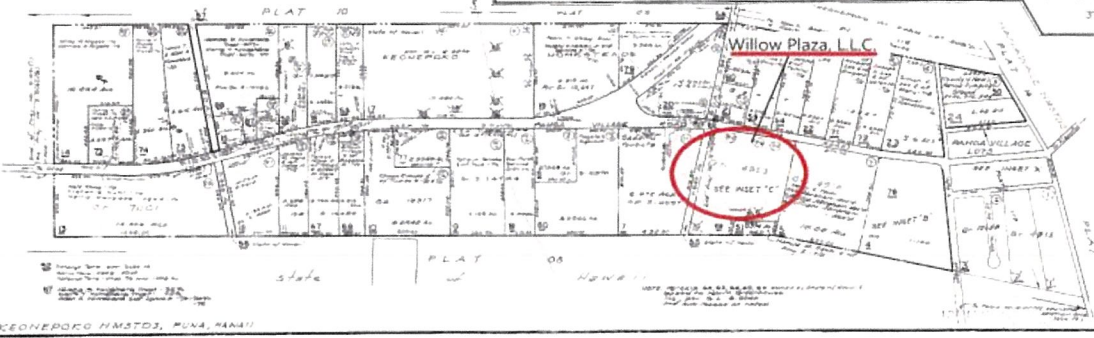
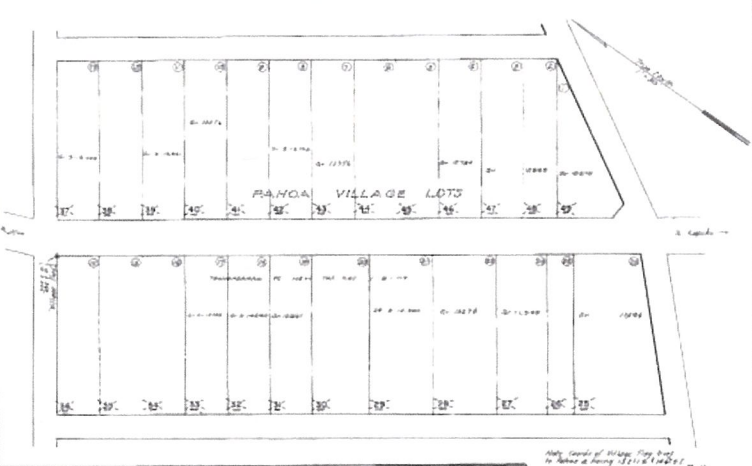
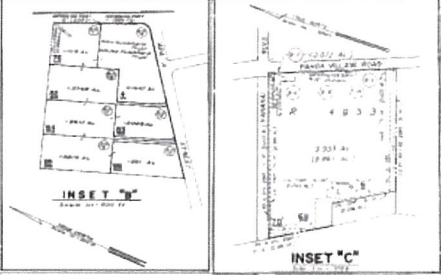
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Developed by
 Schneider
GEO SPATIAL

Version 2.3.85

EXHIBIT B





Note: Bound of Village, City, State
to Annex & Survey 11/15/10 11/15/10
INSET "A"
SCALE 1/4" = 10' 0"

Approved Plat No. 14147
Map No. 11-11-10
11/15/10 11/15/10

WARD	DIVISION
1	5 07
CONTAINING PARCELS	
SCALE 1/4" = 10' 0"	

ΚΕΘΗΡΟΚΟ ΗΜΕΤΩΣ, ΠΥΛΑ, ΠΑΝΑΤΙ