



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. BOX 1879
HONOLULU, HAWAII 96805

2012 SEP 27 AM 9:42

RECEIVED
LAND MANAGEMENT
DIVISION

REQUEST FORM FOR NON-HOMESTEADING LAND USE PURPOSES

PART I: APPLICANT INFORMATION

Name: Tradewinds Hawaiian Woods LLC

Address: Post Office Box 43

Phone No.: 808 962-6803 Cell: 808 854-4699 email: donbryan@tradewinds.hawaii.com

If Corporation/Organization/Company/LLC/Non-Profit:

Name: same as above

Address: _____

Phone No.: _____ Cell: _____ email: _____

Requesting Organization is a Non-Profit

- Type of Non-Profit:
- Private Nonprofit – governed by self appointed board
 - Member Nonprofit – governed by voting members
 - Homestead Organization – governed by HHCA beneficiary members

Requesting Organization is For Profit - Individual or Business

- Individual
- Sole Proprietorship
- Partnership
- Corporation
- Limited Liability Corporation
- Other Limited Liability Company

Is an Individual HHCA Beneficiary or is Owned by an HHCA Beneficiary Yes No

Requesting Organization is a Government Agency

- Federal
- State
- County

Officers and/or Principal Representatives: Don Bryan, Managing Member

Members: Jana Bryan Sophia Cabral-Maikui Gary Edwards

Mission of Organization: Create a forest products manufacturing industry in Hawaii
improve lives of local people by creating sustainable family wage jobs, supporting
career advancement with education and training, creating markets for privately
grown tree crops

Date Incorporated: 7/9/10 State of Incorporation: Hawaii

Federal Tax ID#: 27-2990807 State Tax ID#: W 80169191-01

PART 2: NON-HOMESTEADING LAND USE REQUEST

Describe proposed non-homesteading land use envisioned under this request as submitted Tradewinds
proposes to harvest mature eucalyptus timber on currently fallow land to manufacture
hardwood lumber and create good jobs for the people of the Hamakua Coast.

*Please attach additional information if necessary

Land Area requested: Acreage/Sq.Ft. 572 acres Term: 20 years

Island: Hawaii Tax Map Key No.: 46012025

Indicate Character of Use:

- Agricultural
- Commercial
- Church
- Other
- Pastoral
- Industrial
- Community Facility

Does applicant have any existing land disposition issued by Hawaiian home lands for non-homesteading use purposes? Yes No

If yes, under what type of use and disposition: _____

Describe how proposed land use request will have direct or significant indirect benefit to the Trust and/or its Beneficiaries (Applicants & Lessees): Tradewinds will:

- provide jobs and careers for native Hawaiians and local people
- plant at least 2 acres of trees for each acre harvested to provide cash crops for future homesteaders
- provide scholarships for Hawaiians entering business, engineering + forestry
- cooperate with Aluluke or similar organizations to provide training for recruitment
- Make cash payments for land lease and for trees removed

The following authorized representative submits this request for use of Hawaiian home lands under non-homesteading purposes and acknowledges that:

1. This is an application process that will be subject to further review, evaluation and consideration by DHHL and may require additional information to be submitted;
2. This request does not constitute any form of DHHL approval to this non-homesteading land use request as submitted;
3. In the best interest of the trust, DHHL reserves the right to exercise its prudent authority pursuant to and in accordance with the Hawaiian Homes Commission Act (Section III, Section 204(a)(2), Section 220.5, Section 207(c), Hawaii Revised Statutes, Chapter 171, as amended and the Hawaii Administrative Rules, Title 10;
4. Once the application is deemed complete, the non-homesteading land use request will be posted for a 30 day review period on the DHHL website for beneficiary and public comment;
5. Additional Island or Regional Specific Beneficiary Consultation will be required per the DHHL Beneficiary Consultation Policy;
6. All input/comments received will be provided to the Hawaiian Homes Commission if/when approval for disposition is considered by the HHC;
7. Associated non-refundable processing and documentation fees shall be assessed for each respective disposition request as follows:

Revocable Permit - \$100.00 License - \$200.00 General Lease - Cost Documentation (all)...\$75.00

Tradewinds Hawaiian Woods LLC
Print Individual or Organization Name

26 September 2012
Date

Don Bryan, CEO and Managing Member
Authorized Representative Name & Title


Signature

Tradewinds Hawaiian Woods

26 September 2012

Linda Chin
Department of Hawaiian Home Lands
Land Management Division
91-5420 Kapolei Parkway
Kapolei, Hawai'i 96707

VIA E MAIL
(Hard copy to follow)

Aloha Linda,

This is a proposal for a twenty-year commercial forestry license for DHHL's Nienie property on the Island of Hawai'i.

The purpose of the proposed license is to support the development of a new commercial scale sawmill which we plan to build on Hawai'i Island. The sawmill will process primarily eucalyptus logs into hardwood lumber and flooring for sale internationally and in Hawai'i. The proposed mill will directly provide 30 family wage jobs plus 10 contractor jobs (logging, planting and truck driving) on the Hamakua Coast where they are needed most. The mill will produce two container loads of fully finished hardwood lumber per work day.

This privately funded \$12 million sawmill is designed both as a robust stand alone economic entity and as a platform for the development of a Hawaii forest products industry which will produce high value products and offer high quality jobs.

Tradewinds Hawaiian Woods proposes to license DHHL's Nienie parcels (572 acres more or less) for harvesting eucalyptus to use in our sawmill.

In exchange for this license, Tradewinds proposes compensation in three forms:

- **TRAINING AND EDUCATION**

- Tradewinds will both support and cooperate with Alu Like to create job opportunities for native Hawaiians and to cooperate with Alu Like in recruiting.
- Tradewinds will provide scholarships for Hawaiian students entering business, engineering, or forestry curricula

- **REFORESTATION AND AFFORESTATION**

- Reforest the land harvest with species directed by DHHL and afforest additional lands to provide an established cash crop for the benefit of new homesteaders a cash crop for the benefit of new homesteaders.

- CASH

- Make cash payments to DHHL in the form of both annual lease payments and timber removal payments

We believe the cash value of the programs will be between \$3 million and \$4 million, depending on the actual volume of timber harvested. We propose that the benefits would be equally divided between cash payments and scholarship and reforestation programs. We welcome DHHL participation in designing the particulars of the benefits programs. Payments will be secured by either bond or equivalent.

We propose a 20-year license, but would expect the most active portion over the first 12 years of the license.

We are aware that this project will require an Environmental Assessment and management plan and propose to cooperate with the Department to assist in accomplishing these steps.

I would welcome an opportunity to discuss this proposal and the sawmill project with you in more detail. My contact information is provided below.

Mahalo nui loa,

Don Bryan
CEO
Tradewinds Hawaiian Woods

808 854-4699
donbryan@tradewindshawaiian.com