RECORDATION REQUESTED BY:	` V .	OTATE OF HAMAD
AFTER RECORDATION, RETURN TO: RETURN BY: Mail (\checkmark) Pickup	PLANNING DEPARTMENT County of Hawaii 25 Aupuni Streat Hilo, Hawaii 96720	STATE OF HAWAII BUREAU OF CONVEYANCES RECORDED LIBER 12279 PC 54 77 JUN 21 ALL: 50
•	DWELLING AGREEMENT	Charlest Auronn REGISTRAR
WHEREAS,Wallace	Akima	······································
whose residence address is _	Upolu, North Kohala	
agreement with the Planning	Department of the Cou	desires to enter into an inty of Hawaii.

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NOW, THEREFORE, IT IS HEREBY AGREED that the undersigned may construct an additional single-family farm dwelling unit located on property legally described as follows: TMK: 5-6-01-9 Kapaa-Upolu, North Kohala, Hawaii

and zoned <u>A-20a</u>

by the County of Hawaii and classified Agriculture by the State Land Use Commission.

IT IS HEREBY ACKNOWLEDGED that the undersigned is the <u>owner</u> of the property above described.

IT IS HEREBY FURTHER AGREED that this approval is given subject to the following conditions:

1. Said dwelling shall be used to provide shelter to only person(s) conducting substantial agricultural activity on the subject land. An agricultural activity is considered substantial only if it provides a major source of income to the person(s) occupying the dwelling; and

2. Said and existing dwellings shall not be rented, leased, and/or sold to any person(s) not engaging in substantial agricultural activity on the subject land; and

3. That the Owner shall grant to the Planning Department the right-of-entry at the Planning Department's convenience to periodically inspect the premises to assure compliance with provisions of this agreement; and

4. That this agreement shall run with the land and apply to all persons who may or in the future use or occupy the dwelling above described; and

5. All of the provisions of these conditions shall be recorded with the State of Hawaii Bureau of Conveyances. A copy of the recordation shall be forwarded to the Planning Department, County of Hawaii, no later than six (6) months from the date of approval of the building permit for the said dwelling; and

6. Failure of Owner to abide by this agreement shall result in the immediate removal of the said <u>improvements</u>

by the Owner at Owner's expense upon demand by County.

Upon Owner's failure to remove said second farm dwelling within one month after demand is made by the County, the parties agree that this agreement will be a nullity and the County may treat said second farm dwelling as a violation of the ordinances then in existence. The parties further agree that the enforcement provision of this agreement shall be binding on all heirs, devisees and assigns.

IT IS HEREBY FURTHER AGREED that if this agreement is with a lessee, the legal owner shall be a party to this agreement.

IT IS HEREBY FURTHER AGREED that should the pertinent provisions of the State and County laws and rules and regulations change to authorize said dwelling, upon request of the undersigned, this agreement may be reconsidered for possible amendment and/or severance.

IN CONSIDERATION OF THE AFORESAID, the Planning Department, County of Hawaii, hereby approves this agreement as being in conformity with

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Section 2.14 of the State Land Use District Regulations and Chapter 205, Hawaii Revised Statutes, as amended, relative to permitted uses within the Agricultural District. IN WITNESS WHEREOF, the said Wallace Akima has/have caused this instrument to be executed on the 16 day of May _, 19<u>77</u> . Wallace Ukin STATE OF HAWAII Hyl County of this lulu COUNTY OF HAWAII. SS: hay 19¹/. before me On this 177 day of 1kina_ rall A CL personally appeared to me known to be the person described in and who executed the fore-going instrument, and acknowledged that he executed the same, by going instrument, and acknowledged that he executed the s signing, and delivering the same, as he free act and deed. Notary Public, Third Judicial Circuit, State of Hawaii 7 My commission expires: ACCEPTED: Planning Director County of Hawaii JUN 2 1977 Date: APPROVED AS TO FORM AND LEGALITY: Allah Corporation Counsel County of Hawaii Date:

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