

PLANNING DEPARTMENT  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

STATE OF HAWAII  
BUREAU OF CONVEYANCES  
RECORDED

RECORDATION REQUESTED BY:

AFTER RECORDATION, RETURN TO:

78- 4412

LIBER 12670 PG 95  
78 JAN 16 P 1: 10

RETURN BY: Mail  Pickup ( )

*Charles F. Furumasa*  
REGISTRAR

FARM DWELLING AGREEMENT

WHEREAS,

Tetsuya Yamada

whose residence address is

1890 Ainalako Road

\_\_\_\_\_ , desires to enter into an agreement with the Planning Department of the County of Hawaii.

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 - 2-4-04:10  
Waiakea Homestead 3<sup>rd</sup> Series  
Hilo, Hawaii

and zoned

A-3a

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

IT IS HEREBY ACKNOWLEDGED that the undersigned is the owner 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

YAMADA, TETSUYA

YAMADA, T

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 Farm Dwelling

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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

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 Tetsuya Yamada has/have caused this instrument to be executed on the 27<sup>th</sup> day of December, 1977.

Tetsuya Yamada

STATE OF HAWAII )  
COUNTY OF HAWAII ) SS:

On this 27<sup>th</sup> day of December, 1977, before me personally appeared Tetsuya Yamada to me known to be the person described in and who executed the foregoing instrument, and acknowledged that HE executed the same, by signing, and delivering the same, as HIS free act and deed.

Carrie [Signature]  
Notary Public, Third Judicial  
Circuit, State of Hawaii

My commission expires: Feb 15, 1978

ACCEPTED:

[Signature]  
Planning Director  
County of Hawaii  
Date: [Signature]

APPROVED AS TO FORM AND LEGALITY:

Roxanna Garcia  
Corporation Counsel  
County of Hawaii  
Date: JAN 9 1978

STANT