

RECORDATION REQUESTED BY:

81-123515

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED

AFTER RECORDATION, RETURN TO:

COUNTY OF HAWAII
PLANNING DEPARTMENT
Hilo, Hawaii

81 DEC 15 AIO: 21

16039 137

RETURN BY: Mail (X) Pickup ()

LIBER/PD
D.F. NEOMANN III, REGISTRAR

FARM DWELLING AGREEMENT

WHEREAS, MASUO & YUKIE FUJII

(hereinafter "Owner"), whose residence mailing address is
P.O.Box 128 Kealakekua, Hawaii 96750

_____, desires to enter into an
agreement with the Planning Department of the County of Hawaii
(hereinafter "County"); and

WHEREAS, there exists a single family dwelling on land
which is within the exclusive use, possession, and control
of Owner and which is legally described as follows:

TMK: 8-1-17:14 Lot 15-3
Containing a land area of 3.968 acres
Keopuka Coffee Farms & House lots
Being a portion of Grant 1171 to P. Cummings
Keopuka, South Kona, Hawaii

and zoned Agricultural (A-5a)

by the County of Hawaii and classified within an agricultural
district by the State Land Use Commission; and

WHEREAS, Owner seeks the County's approval for the
construction of an additional single family dwelling (hereinafter
"farm dwelling") on the property described above; and

WHEREAS, Owner intends to conduct substantial agricultural
activity on the subject property in furtherance of the State

Land Use policies relating to agricultural land and has commenced initial agricultural activity which, if pursued, will develop into a viable and substantial undertaking.

NOW, THEREFORE, IT IS AGREED that the County's approval is given and accepted, subject to the following conditions:

1. The farm dwelling shall be used to provide shelter only to persons conducting agricultural activity on the subject land; and

2. The existing dwelling shall be used in connection with a farm or where agricultural activity provides income to the family, as defined in section 1-4, part I, State Land Use District Regulations, Land Use Commission, which occupies the dwelling; and

3. Owner grants to the County the right-of-entry, after reasonable notice, for inspection of the premises to assure compliance with provisions of this agreement; and

4. This agreement shall run with the land and bind Owner's heirs, successors, and assigns with regard to the future use of the dwellings above described; and

5. The County's approval of the construction of the farm dwelling by this agreement shall be effective only while property ~~remains~~ remains in agricultural use, unless otherwise extended pursuant to Owner's written request prior to the above termination date. After such timely request, the County shall extend its approval upon the terms of this agreement only if it determines that the agricultural activity that is being conducted is viable, substantial in income production, and conforms to the applicable provisions of the State Land Use District regulations and policies; and

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6. Owner shall record this agreement with the State of Hawaii Bureau of Conveyances and shall furnish a recorded copy of it to the County's Planning Department within six (6) months from the date of approval of the building permit for the farm dwelling; and

7. Failure of Owner to abide by this agreement shall result in the immediate removal of the farm dwelling by Owner at Owner's expense upon demand by County. Upon Owner's failure to remove the 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 the additional farm dwelling as a violation of Chapter 205, Hawaii Revised Statutes, as amended, and applicable ordinances then in existence. This enforcement provision shall be binding on Owner's heirs, devisees, successors, 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, 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 County hereby accepts 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 undersigned parties have caused
this instrument to be executed on the 25th day of
September, 1981.

Masao Fujii

Eukie Fujii
"Owner"

COUNTY OF HAWAII, through its
Planning Department,

By Gidney Tubo
Its Planning Director

APPROVED AS TO FORM
AND LEGALITY:

R. Bruce Kubazaki
Deputy Corporation Counsel
County of Hawaii

Date: 20 Nov 81

STATE OF HAWAII)
) SS:
COUNTY OF HAWAII)

On this 25th day of September, 19 81,
before me personally appeared Masuo Fujii And
Yukie Fujii

to me known to be the person(s) described in and who executed
the foregoing instrument, and acknowledged that ~~he/she~~/they
executed the same, by signing, and delivering the same, as
~~his/her~~/their free act and deed.

Anna K. Nemura

Notary Public, State of Hawaii

My Commission Expires: 6-29-85

STATE OF HAWAII)
) SS:
COUNTY OF HAWAII)

On this 11th day of December, 19 81,
before me appeared SIDNEY FUKU, to me personally known,
who, being by me duly sworn, did say that he is the
Director of the Planning Department of the County of
Hawaii; that the Planning Department of the County of
Hawaii has no corporate seal; and that the instrument was
signed on behalf of the Planning Department of the County
of Hawaii, a governmental agency; and said SIDNEY FUKU
acknowledged the instrument to be the free act and deed of
the County of Hawaii.

Guillermo E. Lumera

Notary Public, Third Judicial
Circuit, State of Hawaii

My commission expires: 9/22/85