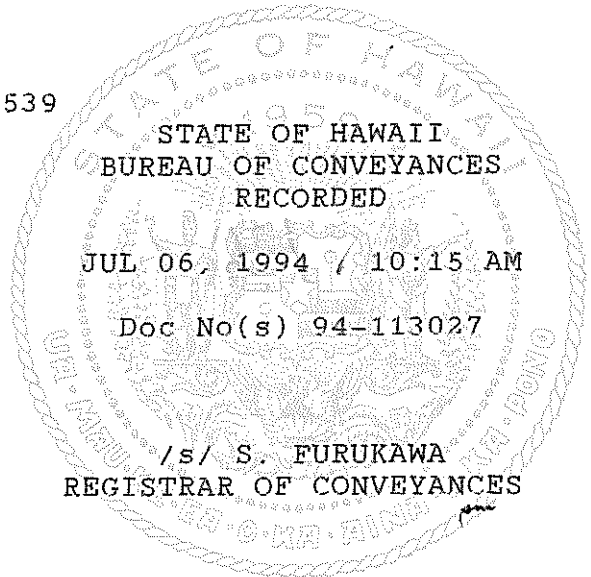


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R-539



AFTER RECORDATION, RETURN BY MAIL (X) PICK-UP ()

Planning Department
County of Hawaii
25 Aupuni Street, Room 109
Hilo, Hawaii 96720

TITLE OF DOCUMENT:

FARM DWELLING AGREEMENT

PARTIES TO DOCUMENT:

James F. Gregory
Jeffrey R. Gregory

PROPERTY DESCRIPTION:

TMK: 7-3-27:15
Kaloko-Mauka Subdivision
Kaloko, North Kona, Hawaii

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 occupying the dwelling as defined in Section 15-15-03, Subchapter 1 of the Hawaii Land Use Commission Rules; 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 until _____ agricultural use ceases _____, 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

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 15-15-25, Subchapter 3 of the Hawaii Land Use Commission Rules 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 23 day of MAY, 1994.

James F. Gregory
Jeffrey R. Gregory "Owner"

COUNTY OF HAWAII, through its Planning Department,

By Virginia Johnson
Its Planning Director

Florida
STATE OF HAWAII)
COUNTY OF HAWAII) SS:
AT LARGE

On this 23 day of MAY, 1994, before me personally appeared Jeffrey R. Gregory 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.

Johnnie R. Herrell
Notary Public, Third Judicial Circuit, State of Hawaii
My commission expires 12/15/96



"OFFICIAL SEAL"
Johnnie 'R' Herrell
My Commission Expires 12/15/96
Commission #CC 246185

IN WITNESS WHEREOF, the undersigned parties have caused this instrument to be executed on the 24th day of May, 1994.

[Signature]
James F. Gregory

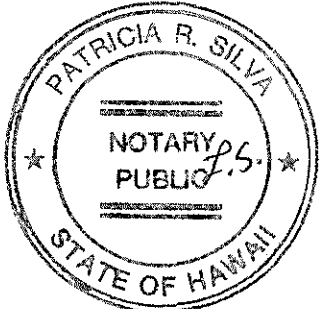
Jeffrey R. Gregory "Owner"

COUNTY OF HAWAII, through its Planning Department,

By [Signature]
Its Planning Director

STATE OF HAWAII)
) SS:
COUNTY OF HAWAII)

On this 24th day of May, 1994, before me personally appeared James F. Gregory 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.



[Signature]
Notary Public, Third Judicial Circuit, State of Hawaii
My commission expires 6/07/94

PATRICIA R. SILVA
My commission expires June 7, 1994
NOTARY PUBLIC

STATE OF HAWAII)
) SS:
COUNTY OF HAWAII)

On this 28th day of June, 1994, before me personally appeared Virginia Goldstein to me personally known, who, being by me duly sworn, did say that she is the Director of the Planning Department of the County of Hawaii; and that the instrument was signed on behalf of the Planning Department of the County of Hawaii, a governmental agency, and said Virginia Goldstein acknowledged said instrument to be the free act and deed of said Planning Department, County of Hawaii.

Norma M. Kadok
Notary Public, Third Judicial
Circuit, State of Hawaii
My commission expires 8-3-94

KAPEHE STREET

KALOKO DRIVE

304 30' 850.00'

CONCRETE DRIVE

10'-0" WIDE GRAVEL DRIVE

SEPTIC TANK

OHANA DWELLING

UNIT 1
(LIMITED COMMON ELEMENT)
14.597 ACRES

Min. 20'-0"
Side Yard
Setback Required

EXISTING RESIDENCE

170'-0"
SIDE YARD

R=260.00'

PARKING / TURNAROUND

244 50'
448.81'

400'-0"
REAR YARD

STORAGE SHED

50'-0"
30'-0"
Min. Front Yard
Setback Required

185 10' 386.63'

LOT 1
21.468 ACRES

88 00' 446.88'

154 00' 606.68'

EXISTING RESIDENCE

DRIVEWAY

UNIT 2
(LIMITED COMMON ELEMENT)
6.871 ACRES

Min. 20'-0"
Side Yard
Setback Required

463.37'

95 10'
757.36'

STORAGE SHED

TO HAWAII BELT ROAD

40'-0"

SITE PLAN

1"=100'