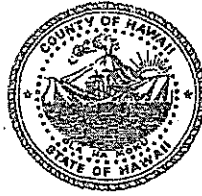


Harry Kim  
Mayor



Christopher J. Yuen  
Director

Roy R. Takemoto  
Deputy Director

**County of Hawaii**  
**PLANNING DEPARTMENT**  
101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043  
(808) 961-8288 • Fax (808) 961-8742

December 16, 2003

Albert K. and Sandra S. Duarte  
P.O. Box 133  
Holualoa, Hawaii 96725

Dear Mr. and Mrs. Duarte:

**SUBJECT:** Additional Farm Dwelling Agreement  
**Applicants:** Albert K. and Sandra S. Duarte  
**Land Owners:** Albert K. Duarte, Sandra S. Duarte, Gary Duarte, Timothy Jones, Michael Abe, Kent Onaka and Rachelle Onaka  
**State Land Use:** Agricultural  
**County Zoning:** Agricultural (A-20a)  
**Land Area:** 60.00-acres  
**Tax Map Key:** (3) 7-6-002:030

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Pursuant to authority conferred to the Planning Director by Chapter 25, Article 5, Division 7, Section 25-5-77 of the Zoning Code and Planning Department Rule 13, Farm Dwellings, we have reviewed your request for an additional farm dwelling on the subject property. Your submittals included the following information:

1. A notarized affidavit that the additional dwelling shall be used for farm-related purposes in the form of the enclosed Additional Farm Dwelling Agreement to be submitted for recordation with the Bureau of Conveyances.
2. Name and address of the landowner(s) or lessee(s), if the latter has a lease on the building site with a term exceeding one year from the date of the farm dwelling agreement.
3. Written authorization of the landowner(s) if the lessee filed the request.
4. A farm plan or evidence of the applicant's continual agricultural productivity or farming

**EXHIBIT**

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DEC 17 2003

operation within the County, including an explanation of why this additional farm dwelling is needed in connection with the agricultural productivity or farming operation.

Your farm plan included the following ongoing and proposed income producing agricultural activities:

(a) Ongoing agricultural activities include the following:

- i. Rotational paddock for pasturing beef cattle of approximately 20 breeding cows.

(b) Proposed agricultural activities include the following:

- i. Continued pasturing of beef cattle on approximately 30 of the 60 acres and;
- ii. Planting of 5 acres of coffee trees to be maintained and harvested by the occupant of the additional farm dwelling. This acreage is in addition to another 5 acre coffee farm maintained by the applicant in the Holualoa area on which his farmhand (his son) also labors.

5. In support, evidence of a State of Hawaii Department of Taxation's General Excise (GE) Tax License has also been presented.

Findings:

1. In Chapter 205, Hawaii Revised Statutes (HRS), the State Land Use Law does not authorize residential dwellings as a permitted use in the State Land Use Agricultural district unless the dwelling is related to an agricultural activity or is a farm dwelling. A **farm dwelling** as defined in Section 205-4.5, Chapter 205, HRS, **means a single family dwelling located on and used in connection with a farm,** including clusters of single family farm dwellings permitted within agricultural parks developed by the State, **or where agricultural activity provides income to the family occupying the dwelling.** (emphasis added)
2. The subject lot was created by subdivision (5528) approved on April 3, 1987, which, pursuant to HRS §205-4.5(b), requires the first dwelling on the lot to be used as a farm dwelling.
3. The Farm Plan, GE Tax License (ID number 30023132), and the agreement to use the dwelling for agricultural or farm-related activity on the building site demonstrate that

**EXHIBIT**

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there is be income producing agricultural activity and the income is being taxed.

4. In addition, the following agencies have submitted their comments as stated below:

(a) Department of Water Supply (DWS) (Memorandum dated December 4, 2003):

“We have reviewed the subject application and our records show that the subject parcel does not have water service with the Department. It is our understanding that the applicants will use a catchment system for their water; therefore, the Department has no objections to the application.

However, if the applicants would like water service through the Department, they should contact our Water Resources and Planning Branch at 961-8070 for more information. One unit of water can be made available from a point of adequacy on an existing 8-inch waterline in Mamalahoa Highway, upon the payment of the applicable fees and compliance with our Rules and Regulations and Water System Standards. Please be informed this water availability may change at any time.

Should there be any questions, please contact Ms. Shari Komata of our Water Resources and Planning Branch at 961-8070, extension 1.”

(b) Real Property Tax (RPT) Office (Submitted tax clearance form dated September 10, 2003):

“This is to certify that Albert Duarte has paid all Real Property Taxes due the County of Hawaii up to and including December 31, 2003.”

(c) Department of Health (DOH):

The DOH did not comment on this application as of this date.

Decision:

In view of the above, your request to construct a **second** (first AFD) farm dwelling on the subject property is approved subject to the following conditions:

1. The additional farm dwelling shall only be used to provide shelter for persons involved in the agricultural or farm-related activity on the building site. Family members who are not engaged in agricultural or farm-related activities are allowed to reside in the farm

**EXHIBIT**

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dwelling.

2. The agreement shall run with the land and apply to all persons who may, now or in the future, use or occupy the additional farm dwelling. The enclosed Additional Farm Dwelling Agreement must be returned to the Planning Department with the appropriate notarized signatures along with a check made out to the Bureau of Conveyances in the amount of \$25.00 in accordance with the enclosed Additional Farm Dwelling Agreement Instructions. The Planning Department will not approve a building permit application for the additional dwelling until the AFDA document and all required attachments have been accepted for recordation.
3. All other applicable rules, regulations, and requirements of the Planning Department (including but not limited to the Zoning Code, Chapter 25), Department of Public Works, Department of Water Supply, Fire Department and State Department of Health and other reviewing agencies/divisions listed on the Building Permit Application.
4. Your Additional Farm Dwelling Agreement has been approved based mostly on proposed agricultural activity as summarized previously in this letter. It is required that the First Party (owners and lessees) to the Agreement shall have implemented at least 75% of the proposed farm plan within three (3) years of approval of the building permit for the additional farm dwelling. The Second Party (County of Hawaii Planning Department) of the Agreement may allow time extensions and modifications for good cause shown by First Party.
5. The First Party shall allow the Second Party or its representative to inspect the farm upon reasonable prior notice.
6. This Additional Farm Dwelling Agreement shall be valid for a period of two (2) years from the date of this approval letter to secure a building permit for the additional farm dwelling. Failure to secure a building permit for this additional farm dwelling on or before December 10, 2005 may cause the Director to initiate proceedings to invalidate the AFDA.

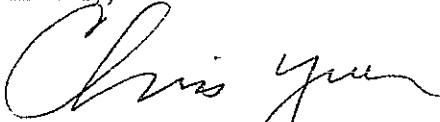
**EXHIBIT**

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Albert K. and Sandra S. Duarte  
Page 5  
December 16, 2003

Should you have any questions, please feel free to contact Jonathan Holmes of this office at 961-8288.

Sincerely,



CHRISTOPHER J. YUEN  
Planning Director

JRH:mad  
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Enclosure: AFDA document  
AFDA document instruction sheet

xc: Mr. Milton Pavao, DWS  
Mr. Mike McCall, RPT  
Planning Department - Kona

**EXHIBIT**

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R-803 STATE OF HAWAII  
BUREAU OF CONVEYANCES  
RECORDED  
JAN 28, 2004 08:02 AM  
Doc No(s) 2004-018449



/s/ CARL T. WATANABE  
REGISTRAR OF CONVEYANCES

20 1/1 Z2

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AFTER RECORDATION, RETURN BY MAIL TO: ✓

County of Hawaii Planning Department  
101 Pauahi Street, Suite 3  
Hilo, Hawaii 96720

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TITLE OF DOCUMENT:

**ADDITIONAL FARM DWELLING AGREEMENT**

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PARTIES TO DOCUMENT:

**FIRST PARTY: ALBERT K. DUARTE, SANDRA S. DUARTE, GARY  
DUARTE, TIMOTHY JONES, MICHAEL ABE, KENT  
ONAKA and RACHELLE ONAKA**

**SECOND PARTY: COUNTY OF HAWAII**

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PROPERTY DESCRIPTION:

**TMK: (3) 7-6-002:030**

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ADDITIONAL FARM DWELLING AGREEMENT

THIS AGREEMENT made and executed this 9<sup>th</sup> day of December, 2003, by and between **ALBERT K. DUARTE, SANDRA S. DUARTE, GARY DUARTE, TIMOTHY JONES, MICHAEL ABE, KENT ONAKA and RACHELLE ONAKA**, herein called the "First Party," whose mailing address is P.O. Box 133, Holualoa, Hawaii 96725, and the COUNTY OF HAWAII, herein called the "Second Party."

IT IS HEREBY AGREED that the First Party may construct a second farm dwelling located on the property described by Tax Map Key (3) 7-6-002:030 situated within the State Land Use Agricultural district and zoned Agricultural (A-20a) by the Second Party.

IT IS HEREBY ACKNOWLEDGED that the First Party is the legal owner of the property above described.

IT IS HEREBY FURTHER AGREED that this approval to construct one additional farm dwelling is given subject to the following conditions:

1. The additional farm dwelling shall be used to provide shelter to person(s) involved in the agricultural or farm-related activity on the property. Family members who are not engaged in agricultural or farm-related activity are allowed to reside in the farm dwelling.
2. The agreement shall run with the land and apply to all persons who may now or in the future use or occupy the additional farm dwelling.
3. This agreement shall include any and all conditions specified in the Additional Farm Dwelling Agreement letter, attached to this document as Exhibit "A".

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 farm dwelling, upon request of the First Party, this Agreement may be reconsidered for possible amendment and/or severance.


IT IS HEREBY FURTHER AGREED that if the property is situated within the State Land Use Agricultural district, the Second Party may impose a fine of not more than \$5,000 for violation of Section 205-4.5, Hawaii Revised Statutes. If the violation is not corrected within six months of such citation and the violation continues, a citation for a new and separate violation may be imposed. There shall be a fine of not more than \$5,000 for any additional violation. The Second Party may also impose fines for any violation of Chapter 25, Hawaii County Code, as amended, in accordance with the procedures and fine schedule outlined in Division 3, Article 2, of said code.

IN CONSIDERATION OF THE AFORESAID, the Second Party hereby approves this Agreement as being in conformity with Sections 205-2 and 205-4.5 of the Hawaii Revised Statutes, relative to permitted uses within the State Land Use Agricultural district. This Agreement is also in conformance with Chapter 25, Hawaii County Code, as amended.



IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above written.

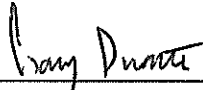
FIRST PARTY:



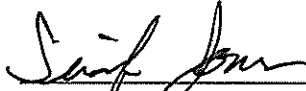
**ALBERT K. DUARTE**, Legal Owner



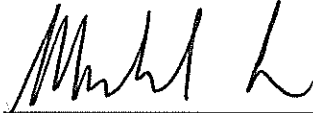
**SANDRA S. DUARTE**, Legal Owner



**GARY DUARTE**, Legal Owner



**TIMOTHY JONES**, Legal Owner



**MICHAEL ABE**, Legal Owner

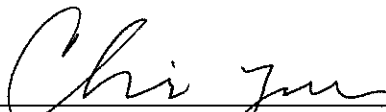


**KENT ONAKA**, Legal Owner



**RACHELLE ONAKA**, Legal Owner

SECOND PARTY:



Christopher J. Yuen, Planning Director  
County of Hawaii Planning Department

STATE OF HAWAII

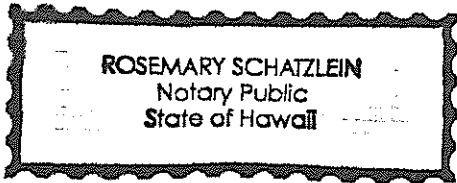
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) SS.

COUNTY OF HAWAII

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On this 22ND day of DECEMBER, 2003 before me personally appeared **ALBERT K. DUARTE, SANDRA S. DUARTE, GARY DUARTE, TIMOTHY JONES, MICHAEL ABE, KENT ONAKA and RACHELLE ONAKA** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.



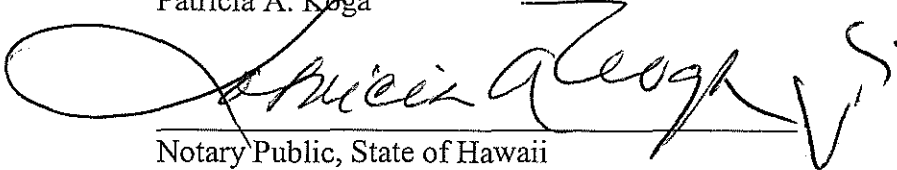
*Rosemary Schatzlein*  
Notary Public, State of HAWAII

My commission expires: 07/07/2007

STATE OF HAWAII            )  
  ) SS  
COUNTY OF HAWAII        )

On this 20<sup>th</sup> day of January, 2004 before me personally appeared Christopher J. Yuen, to me personally known, who, being by me duly sworn, did say that he is the Planning Director of the County of Hawaii; and 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 government agency, and said Christopher J. Yuen acknowledged the instrument to be the free act and deed of said Planning Department, County of Hawaii.

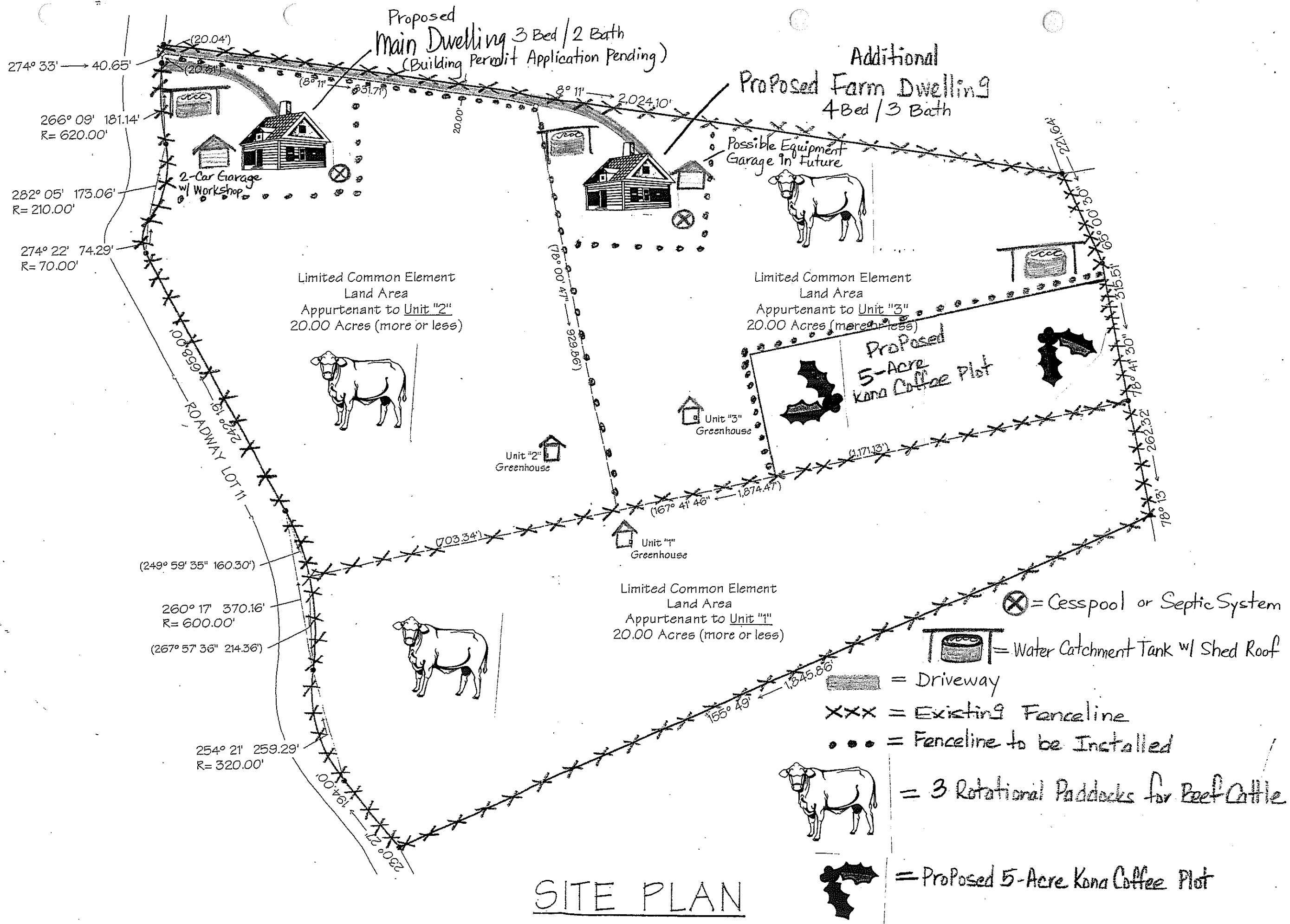
Patricia A. Koga



Notary Public, State of Hawaii

**07/17/06**




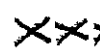

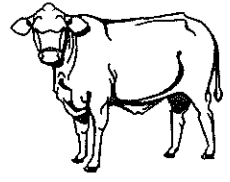

My commission expires: \_\_\_\_\_



Limited Common Element Land Area Appurtenant to Unit "2" 20.00 Acres (more or less)

Limited Common Element Land Area Appurtenant to Unit "3" 20.00 Acres (more or less)

Limited Common Element Land Area Appurtenant to Unit "1" 20.00 Acres (more or less)

-  = Cesspool or Septic System
-  = Water Catchment Tank w/ Shed Roof
-  = Driveway
-  = Existing Fenceline
-  = Fenceline to be Installed
-  = 3 Rotational Paddocks for Beef Cattle
-  = Proposed 5-Acre Kona Coffee Plot

# SITE PLAN