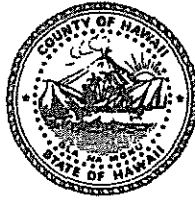


Harry Kim
Mayor



County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-4224
(808) 961-8288 • FAX (808) 961-8742

Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

November 2, 2007

Mr. Alan Suwa, Project Manager
Wilson Okamoto Corporation
1907 S. Beretania Street, Suite 400
Honolulu, Hawaii 96826

Dear Mr. Suwa:

Correction to Approval of Non-significant Zoning Change
Application No. 07-000008 (NZC 07-08)
Applicant: Stanford Carr Development, LLC
TMK: 6-8-01:054; Waikoloa, South Kohala, Hawaii'i

This is to advise you that our original approval letter for the subject application contained an error in the identification of the proper zoning designations for the respective land areas as identified in the table in our May 22, 2007 letter. The table below is corrected to reflect the approved land areas for each zoning designation. We apologize for any inconvenience this may have caused.

| Category | Existing Zoning (Acres) | Proposed Zoning Refinement (Acres) | Net Change (Acres) |
|----------|----------------------------|---------------------------------------|-----------------------|
| O | 45.797 | 45.696 | -0.101 |
| RM-4 | 55.000 | 55.101 | +0.101 |
| Total | 100.797 | 100.797 | 0.000 |

Mr. Alan Suwa, AICP
Project Manager
Wilson Okamoto Corporation
Page 2
November 2, 2007

Should you have any questions, please feel free to contact Larry Brown or Esther Imamura of this office at 961-8288.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

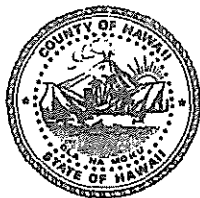
LMB:cd

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cc: Hawaii County Council
Real Property Tax Division
Planning-West Hawaii Office
Planning-TMK Mapping Section (H. Santiago)

cc: w/maps, m&b description & CD: Planning-GIS Section (G. Bailado)

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
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May 22, 2007

Mr. Alan Suwa
Project Manager
Wilson Okamoto Corporation
1907 S. Beretania St.
Honolulu, Hawaii 96826

Dear Mr. Suwa:

Non-significant Zoning Change Application No. 07-000008 (NZC 07-08)
Applicant: Stanford Carr Development, LLC
TMK: 6-8-01:054; Waikoloa, South Kohala, Hawai'i

This is in regards to the above-described Non-Significant Zoning Change Application filed with this office on April 23, 2007, on behalf of Stanford Carr Development, LLC. Your verification of mailing of the Notice to Surrounding Property Owners and request for an extension to May 30, 2007 for our decision was received on May 14, 2007.

The request is to adjust the zoning boundaries for several areas situated makai of Hoohana Street in Mauna Lani Resort and within the ahupua'a of Waikoloa. According to the Summary Table provided within your letter (and as replicated below), approximately 100.797 acres of land within the subject property are involved in this zoning boundaries adjustment request. Specifically, the following summarizes the changes to land area within the respective zoning districts:

| Category | Existing Zoning (Acres) | Proposed Zoning Refinement (Acres) | Net Change (Acres) |
|----------|----------------------------|---------------------------------------|-----------------------|
| RM-4 | 45.797 | 45.696 | -0.101 |
| O | 55.000 | 55.101 | +0.101 |
| Total | 100.797 | 100.797 | 0.000 |

According to Section 25-2-45 of the Zoning Code regarding Non-Significant Zoning Changes, the Planning Director may administratively grant non-significant zoning changes that must comply with the designations for the property set forth in the General Plan and any development plan adopted by ordinance, and must either:

Mr. Alan Suwa, AICP
Project Manager
Wilson Okamoto Corporation
Page 2
May 22, 2007

- (1) Not result in a net increase in the density allowed in the zoning district(s) containing the affected area; *or*
- (2) Be the lesser of a five percent or one acre increase or decrease in the area of any zoning district(s).

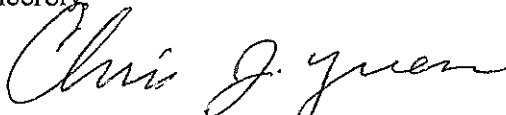
Approval of the requested Non-Significant Zone Change is in compliance with the General Plan. The project site is situated within an area designated for urban expansion and open uses by the General Plan Land Use Pattern Allocation Guide (LUPAG) map. Approval of the non-significant zone change will provide for approximately 46 acres of Multi-Family (RM) zoned lands, and approximately 55 acres of Open (O) zoned lands. Therefore, approval of this request will be consistent with the classification of the subject property by the 2005 LUPAG map.

Approval of the Non-Significant Zone Change will not result in a net increase in the density allowed in the zoning districts containing the affected area. The largest differential between existing and proposed zone district areas is within the Open district, which will see an increase of 0.101 acres or approximately 4,400 square feet of land area. With approximately 55 acres of land zoned Open, this represents a 0.18% increase in the Open zone district land area. The RM-4 zoned district will decrease approximately 4,400 square feet in land area, which represents a net decrease of 0.22% of the RM-4 zoned district land area.

Upon review of the request, we have determined that it complies with the criteria set forth in Section 25-2-45(a)(1) of Chapter 25, Hawaii County Code, for determining non-significant zoning changes. The adjustment of zoning boundaries will not result in the increase in the zoning densities. Based on the above, we hereby administratively grant the requested non-significant zoning changes.

Should you have any questions, please feel free to contact Larry Brown or Esther Imamura of this office at 961-8288.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

LMB:cd

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Mr. Alan Suwa, AICP
Project Manager
Wilson Okamoto Corporation
Page 3
May 22, 2007

cc: w/maps Hawaii County Council
 Real Property Tax Division
 Planning-West Hawaii Office
 Planning-TMK Mapping Section (H. Santiago)

cc: w/maps, m&b description & CD: Planning-GIS Section (G. Bailado)

TRUE NORTH
SCALE: 1 IN. = 200 FT.

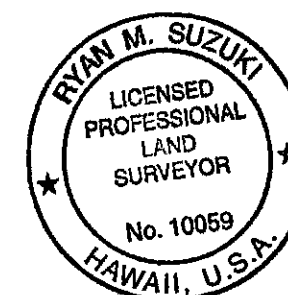


Azimuths and coordinates are referred to Government Survey Triangulation Station "PUU HINAI" .

RMTC Ref. No.: 1-20966-0-S
F.N.: SCD Rezone Lot A.Dwg



R. M. TOWILL CORPORATION
SINCE 1830



*This work was prepared by me
or under my direct supervision*

Ryan M. Suzuki 4/30/08
Ryan M. Suzuki Expiration Date
Licensed Professional Land Surveyor
Certificate Number 10059

73-5574 Maiau Street, Suite 11
Kailua-Kona, Hawaii 96740
March 30, 2007