

COUNTY OF HAWAII STATE OF HAWAII

BILL NO. 487

ORDINANCE NO. 91 112

AN ORDINANCE AMENDING SECTION 25-95 G (PUAKO - ANAEHOOMALU ZONE MAP) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM UNPLANNED (U) TO MULTIPLE FAMILY RESIDENTIAL (RM-4), (RM-6) AND (RM-8); VILLAGE COMMERCIAL (CV-10); LIMITED INDUSTRIAL (ML-20) AND OPEN (O) AT WAIKOLOA, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-9-08:2, 6, 7, 9, 10, 11, 12, and 13.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Section 25-95 G, Article 3, Chapter 25 (Zoning Code) of the Hawaii County Code, is amended to change the district classification of properties described hereinafter as follows:

The district classification of the following area situated at Waikoloa, South Kohala, Hawaii, shall be Multiple Family Residential (RM-8):

PARCEL 1:

Beginning at the South corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU HINAI" being 9,321.72 feet North and 27,502.22 feet West, thence running by azimuths measured clockwise from True South:

1. 109° 10' 218.93 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
2. 192° 36' 110.36 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

3. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 480.00 feet, the chord azimuth and distance being: 219° 26' 30" 433.47 feet;
4. 246° 17' 309.68 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
5. 238° 57' 30" 250.20 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
6. 274° 21' 148.32 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
7. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 150.00 feet, the chord azimuth and distance being: 209° 43' 51" 271.04 feet;
8. 145° 06' 42" 14.84 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
9. Thence along the remainder of R.P. 5971, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 200.00 feet, the chord azimuth and distance being: 174° 33' 33" 196.65 feet;
10. 305° 21' 14" 77.92 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

11. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 290.00 feet, the chord azimuth and distance being: 308° 54' 49" 36.01 feet;
12. 232° 15' 140.23 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
13. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 200.00 feet, the chord azimuth and distance being: 200° 50' 30" 208.45 feet;
14. 169° 26' 270.71 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
15. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 60.00 feet, the chord azimuth and distance being: 235° 42' 109.85 feet;
16. 301° 58' 147.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
17. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 150.00 feet, the chord azimuth and distance being: 275° 09' 30" 135.30 feet;

18. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 400.00 feet, the chord azimuth and distance being: 273° 26' 30" 339.25 feet;
19. 298° 32' 148.82 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
20. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 40.00 feet, the chord azimuth and distance being: 355° 21' 66.95 feet;
21. 52° 10' 760.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
22. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 120.00 feet, the chord azimuth and distance being: 23° 08' 116.48 feet;
23. 354° 06' 82.47 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
24. 6° 51' 200.90 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
25. 50° 28' 283.31 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

- 3. 354.81 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Huen;
- 4. 132.94 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Huen;
- 5. 323.50 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Huen;
- 6. 33.08 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Huen;
- 7. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Huen, on a curve to the  
left with a radius of  
160.00 feet, the chord  
azimuth and distance being:  
39° 55' 178.79 feet;
- 8. 97.90 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Huen;
- 9. 232.82 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Huen;
- 10. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Huen, on a curve to the  
right with a radius of  
100.00 feet, the chord  
azimuth and distance being:  
50° 05' 70.80 feet;
- 11. 609.56 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Huen;

2. 27° 25' 205.11 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana I to G.D. Huen;

1. Along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana I to G.D. Huen, on a curve to the right with a radius of 80.00 feet, the chord azimuth and distance being: 359° 47' 01.5" 74.21 feet;

PARCEL 2:  
Multiple Family Residential (RM-8):

situated at Waikoloa, South Kohala, Hawaii, shall be  
The district classification of the following areas

29. 52° 00' 369.02 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana I to G.D. Huen to the point of beginning and containing an area of 23.184 Acres, more or less. (Refer to parcel 1 as shown on Exhibit "A.");

28. 67° 14' 515.56 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana I to G.D. Huen;

27. 97° 36' 98.64 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana I to G.D. Huen;

26. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana I to G.D. Huen, on a curve to the right with a radius of 200.00 feet, the chord azimuth and distance being: 74° 02' 159.93 feet;

12. 46° 52' 525.64 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
13. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
right with a radius of  
300.00 feet, the chord  
azimuth and distance being:  
81° 59' 30" 345.22 feet;
14. 117° 07' 280.26 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
15. 237° 11' 652.09 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
16. 223° 51' 254.45 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
17. 246° 46' 573.90 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
18. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
left with a radius of  
235.00 feet, the chord  
azimuth and distance being:  
226° 13' 164.98 feet;
19. 205° 40' 170.35 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
20. 219° 53' 201.04 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;

21. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 150.00 feet, the chord azimuth and distance being: 137° 10' 297.58 feet;
22. 54° 27' 389.42 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
23. 69° 36' 440.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
24. 57° 55' 271.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
25. 63° 11' 717.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
26. 76° 11' 206.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
27. 134° 49' 143.62 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
28. 242° 09' 03" 2,889.49 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu to the point of beginning and containing an Area of 32.448 Acres, more or less. (Refer to Parcel 2 as shown on Exhibit "A".);

The District classification of the following area situated at Waikoloa, South Kohala, Hawaii, shall be



Village Commercial (CV-10):

PARCEL 3:

Beginning at the South corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU HINAI" being 8,889.09 feet North and 27,955.98 feet West, thence running by azimuths measured clockwise from True South:

1. 155° 44' 300.38 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
2. 196° 27' 207.19 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
3. 245° 13' 190.97 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
4. 289° 10' 276.79 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
5. 12° 36' 218.53 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
6. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 235.00 feet, the chord azimuth and distance being: 39° 10' 210.20 feet;
7. 65° 44' 208.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu to the point of beginning and containing an Area of 4.196 Acres, more or less. (Refer to Parcel 3 as shown on Exhibit "A".);

The District classification of the following area situated at Waikoloa, South Kohala, Hawaii, shall be Multiple Family Residential (RM-6):

PARCEL 4:

Beginning at the South corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU HINAI" being 8,641.96 feet North and 28,325.94 feet West, thence running by azimuths measured clockwise from True South:

1. 131° 37' 41" 15.61 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
2. 152° 40' 260.26 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
3. 128° 05' 150.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
4. 55° 20' 330.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
5. 127° 28' 690.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
6. 113° 18' 241.26 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
7. 117° 00' 344.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
8. 111° 35' 130.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

9. 86° 30' 72.03 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
10. 152° 09' 03" 166.66 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
11. 242° 09' 03" 218.15 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
12. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 330.00 feet, the chord azimuth and distance being: 189° 32' 28" 232.83 feet;
13. 242° 09' 03" 274.64 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
14. 332° 09' 03" 140.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
15. 62° 09' 03" 100.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
16. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 140.00 feet, the chord azimuth and distance being: 357° 32' 31.5" 252.95 feet;
17. 292° 56' 392.61 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

18. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 1,160.00 feet, the chord azimuth and distance being: 301° 27' 30" 343.92 feet;
19. 309° 59' 166.84 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
20. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 140.00 feet, the chord azimuth and distance being: 293° 30' 30" 79.41 feet;
21. 277° 02' 134.53 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
22. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 800.00 feet, the chord azimuth and distance being: 303° 51' 27" 722.01 feet;
23. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 840.00 feet, the chord azimuth and distance being: 49° 51' 24" 240.45 feet to the point of beginning and containing an Area of 15.870 Acres, more or less. (Refer to Parcel 4 as shown on Exhibit "A".);

The district classification of the following area situated at Waikoloa, South Kohala, Hawaii, shall be.

Multiple Family Residential (RM-6):

PARCEL 5:

Beginning at the West corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU HINAI" being 7,939.48 feet North and 32,052.10 feet West, thence running by azimuths measured clockwise from True South:

1. 258° 15' 125.30 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
2. 255° 00' 489.21 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
3. 232° 12' 488.85 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
4. 221° 05' 236.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
5. 241° 00' 393.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
6. 234° 10' 261.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
7. 227° 38' 159.96 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
8. 310° 00' 294.02 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

9. 303° 32' 489.70 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
10. 311° 40' 539.83 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
11. 348° 40' 144.89 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
12. 303° 00' 148.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
13. 6° 54' 104.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
14. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 740.00 feet, the chord azimuth and distance being: 93° 27' 89.06 feet;
15. 90° 00' 104.31 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
16. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 660.00 feet, the chord azimuth and distance being: 112° 30' 505.14 feet;
17. 135° 00' 202.13 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

18. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 640.00 feet, the chord azimuth and distance being: 92° 57' 857.32 feet;
19. 50° 54' 566.11 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
20. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 1,260.00 feet, the chord azimuth and distance being: 61° 54' 480.84 feet;
21. 72° 54' 347.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
22. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being: 117° 54' 28.28 feet;
23. 162° 54' 366.34 along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu to the point of beginning and containing an Area of 29.722 Acres, more or less. (Refer to Parcel 5 as shown on Exhibit "A".);

The district classification of the following area situated at Waikoloa, South Kohala, Hawaii, shall be Multiple Family Residential (RM-8):

PARCEL 6:

Beginning at the East corner of this parcel of land, the coordinates of said point of beginning referred to

Government Survey Triangulation Station "PUU HINAI" being 7,819.70 feet North and 29,422.45 feet West, thence running by azimuths measured clockwise from True South:

1. Along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:  
59° 30' 10" 27.43 feet;
2. 16° 12' 375.33 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
3. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 450.00 feet, the chord azimuth and distance being:  
51° 51' 524.55 feet;
4. 87° 30' 291.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
5. 11° 00' 130.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
6. 57° 31' 590.60 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
7. 52° 23' 949.21 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
8. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 450.00 feet, the chord azimuth and distance being:  
53° 31' 632.87 feet;



9. 56° 00' 208.54 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
10. 167° 40' 40.54 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
11. 144° 43' 445.11 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
12. 160° 40' 371.98 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
13. 233° 12' 68.88 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
14. 317° 56' 517.89 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
15. 309° 40' 360.70 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
16. 269° 35' 68.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
17. 231° 40' 247.66 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
18. 210° 23' 134.82 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;

19.	153°	05'	273.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
20.	141°	55'	317.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
21.	259°	45'	590.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
22.	230°	50'	215.44 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
23.	220°	00'	367.33 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
24.	213°	20'	121.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
25.	272°	55'	152.57 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
26.	237°	40'	157.03 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
27.	276°	16'	417.47 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
28.	267°	30'	333.53 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

29. 223° 05' 320.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
30. 188° 20' 88.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
31. 286° 12' 13.34 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
32. 196° 12' 310.86 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
33. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being: 152° 53' 50" 27.43 feet;
34. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 740.00 feet, the chord azimuth and distance being: 286° 12' 87.63 feet to the point of beginning and containing an Area of 21.721 Acres, more or less. (Refer to Parcel 6 as shown on Exhibit "A".);

The district classification of the following area situated at Waikoloa, South Kohala, Hawaii, shall be Multiple Family Residential (RM-4):

PARCEL 7:

Beginning at the West corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU HINAI" being 7,232.42 feet North and 32,849.12 feet West, thence running by azimuths measured clockwise from True South:

1. Along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 1,240.00 feet, the chord azimuth and distance being:  
258° 39'                    248.47 feet;
2. 252° 54'                    1,089.48 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
3. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 1,340.00 feet, the chord azimuth and distance being:  
241° 54'                    511.37 feet;
4. 230° 54'                    34.93 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
5. 320° 54'                    58.91 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
6. 34° 30'                    654.02 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
7. 71° 08'                    654.15 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
8. 94° 20'                    496.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
9. 98° 40'                    312.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

10. 174° 24'

80.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu to the point of  
beginning and containing  
an Area of 11.417 Acres,  
more or less. (Refer to  
Parcel 7 as shown on  
exhibit "A".);

The district classification of the following area  
situated at Waikoloa, South Kohala, Hawaii, shall be  
Village Commercial (CV-10):

PARCEL 8:

Beginning at the Northeast corner of this parcel of land,  
the coordinates of said point of beginning referred to  
Government Survey Triangulation Station "PUU HINAI" being  
7,232.42 feet North and 32,849.12 feet West, thence  
running by azimuths measured clockwise from True South:

1. 354° 24' 80.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
2. 8° 40' 76.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
3. 29° 53' 78.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
4. 4° 07' 109.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
5. 37° 37' 100.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
6. 77° 55' 95.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;

7. 90° 39' 125.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
8. 125° 13' 43.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
9. 179° 20' 59.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
10. 134° 58' 169.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
11. 139° 31' 105.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
12. 177° 44' 130.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
13. 158° 28' 23.78 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
14. 198° 46' 65.86 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
15. 288° 46' 27.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
16. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
left with a radius of

1,240.00 feet, the chord  
azimuth and distance being:  
276° 35' 523.38 feet  
to the point of beginning  
and containing an Area of  
4.505 Acres, more or  
less. (Refer to Parcel 8  
as shown on Exhibit "A".);

The district classification of the following area  
situated at Waikoloa, South Kohala, Hawaii, shall be  
Multiple Family Residential (RM-4):

PARCEL 9:

Beginning at the North corner of this parcel of land, the  
coordinates of said point of beginning referred to  
Government Survey Triangulation Station "PUU HINAI" being  
7,927.21 feet North and 32,111.10 feet West, thence  
running by azimuths measured clockwise from True South:

1. 342° 54' 371.96 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
2. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
right with a radius of  
20.00 feet, the chord  
azimuth and distance being:  
27° 54' 28.28 feet;
3. 72° 54' 642.48 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
4. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
right with a radius of  
1,160.00 feet, the chord  
azimuth and distance being:  
90° 50' 714.35 feet;
5. 108° 46' 27.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;

- |     |          |  |
|-----|----------|--|
| 6.  | 197° 40' | 101.10 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;   |
| 7.  | 255° 15' | 416.93 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;   |
| 8.  | 245° 20' | 541.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;   |
| 9.  | 235° 50' | 136.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;   |
| 10. | 258° 15' | 224.44 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu to the point of beginning and containing an Area of 9.512 Acres, more or less. (Refer to Parcel 9 as shown on Exhibit "A".); |

The district classification of the following area situated at Waikoloa, South Kohala, Hawaii, shall be Multiple Family Residential (RM-6):

PARCEL 10:

Beginning at the Southeast corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU HINAI" being 4,838.74 feet North and 33,353.00 feet West, thence running by azimuths measured clockwise from True South:

1. Along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 1,560.00 feet, the chord azimuth and distance being:  
95° 16' 28" 372.92 feet;



2. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
right with a radius of  
20.00 feet, the chord  
azimuth and distance being:  
132° 19' 17.5" 27.74 feet;
3. 176° 14' 306.45 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
4. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
left with a radius of  
840.00 feet, the chord  
azimuth and distance being:  
170° 19' 30" 172.93 feet;
5. 164° 25' 394.94 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
6. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
right with a radius of  
760.00 feet, the chord  
azimuth and distance being:  
179° 49' 15" 403.75 feet;
7. 195° 13' 30" 97.17 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
8. 275° 42' 446.03 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
9. 44° 46' 278.34 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;

- |     |          |   |
|-----|----------|---|
| 10. | 346° 12' | 191.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;  |
| 11. | 21° 08'  | 129.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;  |
| 12. | 353° 15' | 106.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;  |
| 13. | 315° 00' | 476.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;  |
| 14. | 335° 42' | 215.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;  |
| 15. | 43° 00'  | 219.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;  |
| 16. | 11° 10'  | 62.65 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu to the point of beginning and containing an Area of 12.027 Acres, more or less. (Refer to Parcel 10 as shown on Exhibit "A".); |

The district classification of the following area situated at Waikoloa, South Kohala, Hawaii, shall be Limited Industrial (ML-20):

PARCEL 11:

Beginning at the South corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU HINAI" being 6,102.05 feet North and 33,994.68 feet West, thence running by azimuths measured clockwise from True South:

1. 99° 47' 200.76 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
2. 191° 40' 210.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
3. 150° 00' 138.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
4. 203° 20' 44.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
5. 288° 00' 118.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
6. 276° 50' 112.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
7. 335° 10' 113.15 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
8. 15° 13' 30" 182.52 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
9. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 840.00 feet, the chord azimuth and distance being: 12° 44' 18" 72.89 feet to the point of beginning and containing an Area of 1.763 Acres, more or less. (Refer to Parcel 11 as shown on Exhibit "A".);

The district classification of the following area situated at Waikoloa, South Kohala, Hawaii, shall be Village Commercial (CV-10):

PARCEL 12:

Beginning at the East corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU HINAI" being 6,102.05 feet North and 33,994.68 feet West, thence running by azimuths measured clockwise from True South:

1. Along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 840.00 feet, the chord azimuth and distance being:  
1° 48' 58" 246.45 feet;
2. 123° 17' 261.18 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
3. 191° 40' 140.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
4. 279° 47' 200.76 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu to the point of beginning and containing an Area of 0.918 Acres, more or less. (Refer to Parcel 12 as shown on Exhibit "A".);

The district classification of the following area situated at Waikoloa, South Kohala, Hawaii, shall be Village Commercial (CV-10):

PARCEL 13:

Beginning at the Northwest corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU HINAI" being

4,367.66 feet North and 34,839.30 feet West, thence running by azimuths measured clockwise from True South:

1. 273° 11' 173.96 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
2. 323° 03' 179.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
3. 291° 43' 249.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
4. 341° 54' 185.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
5. 29° 52' 214.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
6. 60° 08' 287.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
7. 175° 50' 268.71 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
8. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 45.00 feet, the chord azimuth and distance being: 194° 04' 06" 85.48 feet;
9. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being: 141° 40' 48" 13.27 feet;

10. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 1,230.00 feet, the chord azimuth and distance being: 154° 04' 42" 298.88 feet;

11. 147° 06' 141.79 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu to the point of beginning and containing an Area of 4.334 Acres, more or less. (Refer to Parcel 13 as shown on Exhibit "A".);

The district classification of the following area situated at Waikoloa, South Kohala, Hawaii, shall be Multiple Family Residential (RM-6):

PARCEL 14:

Beginning at the Northeast corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU HINAI" being 3,886.48 feet North and 34,644.18 feet West, thence running by azimuths measured clockwise from True South:

1. 355° 50' 268.71 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
2. 40° 17' 228.92 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
3. 45° 19' 577.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

4. 103° 44' 740.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
5. 133° 10' 240.02 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
6. 197° 47' 223.02 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
7. 260° 53' 245.79 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
8. 245° 13' 20" 197.74 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
9. 201° 32' 30" 226.14 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
10. 263° 06' 349.04 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
11. 286° 45' 323.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
12. 253° 19' 164.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
13. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 45.00 feet, the chord

azimuth and distance being:  
304° 34' 30" 56.32 feet  
to the point of beginning  
and containing an Area of  
19.675 Acres, more or  
less. (Refer to Parcel 14  
as shown on Exhibit "A.");

The district classification of the following area  
situated at Waikoloa, South Kohala, Hawaii, shall be  
Village Commercial (CV-10):

PARCEL 15:

Beginning at the Southeast corner of this parcel of land,  
the coordinates of said point of beginning referred to  
Government Survey Triangulation Station "PUU HINAI" being  
4,247.32 feet North and 34,832.91 feet West, thence  
running by azimuths measured clockwise from True South:

1. 94° 43' 364.21 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
2. 83° 39' 323.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
3. 74° 40' 329.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
4. 122° 22' 32.48 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
5. 212° 31' 30" 648.77 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;



6. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 840.00 feet, the chord azimuth and distance being: 279° 18' 46" 420.91 feet;
7. 264° 48' 12" 109.03 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
8. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being: 309° 48' 12" 28.28 feet;
9. 354° 48' 12" 113.38 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
10. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 430.00 feet, the chord azimuth and distance being: 340° 57' 06" 205.89 feet;
11. 327° 06' 104.51 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu to the point of beginning and containing an Area of 7.389 Acres, more or less. (Refer to Parcel 15 as shown on Exhibit "A".);

The district classification of the following area situated at Waikoloa, South Kohala, Hawaii, shall be Multiple Family Residential (RM-4):

PARCEL 16:

Beginning at the Northeast corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU HINAI" being 5,490.91 feet North and 33,911.39 feet West, thence running by azimuths measured clockwise from True South:

1. 344° 25' 149.94 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
2. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 760.00 feet, the chord azimuth and distance being: 350° 19' 30" 156.46 feet;
3. 356° 14' 306.32 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
4. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being: 40° 31' 06" 27.93 feet;
5. 84° 48' 12" 199.42 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
6. 354° 48' 12" 20.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
7. 84° 48' 12" 1,069.46 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

8. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 760.00 feet, the chord azimuth and distance being: 98° 51' 02" 368.94 feet;
9. 212° 31' 30" 466.71 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
10. 213° 17' 05" 65.59 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
11. 303° 17' 119.50 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
12. 284° 47' 10" 464.92 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
13. 249° 00' 620.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
14. 213° 17' 259.99 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu to the point of beginning and containing an Area of 13.930 Acres, more or less. (Refer to Parcel 16 as shown on Exhibit "A".);

The district classification of the following area situated at Waikoloa, South Kohala, Hawaii, shall be Multiple Family Residential (RM-8):

PARCEL 17:

Beginning at the North corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU HINAI" being 9,858.22 feet North and 30,302.74 feet West, thence running by azimuths measured clockwise from True South:

1. 332° 09' 03" 401.63 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
2. 86° 30' 377.97 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
3. 76° 25' 327.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
4. 62° 50' 192.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
5. 37° 30' 67.46 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
6. 19° 24' 217.65 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
7. 50° 55' 540.93 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
8. 66° 27' 483.59 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

9. 61° 29' 509.08 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
10. 78° 50' 409.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
11. 72° 50' 491.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
12. 63° 40' 230.47 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
13. 209° 36' 49.67 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
14. 204° 40' 84.88 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
15. 207° 27' 165.57 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
16. 212° 30' 82.34 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
17. 283° 43' 45" 21.11 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
18. 242° 09' 03" 3,368.21 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu to the point of

beginning and containing  
an Area of 26.686 Acres,  
more or less. (Refer to  
Parcel 17 as shown on  
Exhibit "A".);

The district classification of the following area  
situated at Waikoloa, South Kohala, Hawaii, shall be  
Multiple Family Residential (RM-6):

PARCEL 19:

Beginning at the West corner of this parcel of land, the  
coordinates of said point of beginning referred to  
Government Survey Triangulation Station "PUU HINAI" being  
7,864.56 feet North and 31,086.00 feet West, thence  
running by azimuths measured clockwise from True South:

1. 230° 54'                      531.18 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
2. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
right with a radius of  
560.00 feet, the chord  
azimuth and distance being:  
272° 57'                      750.15 feet;
3. 315° 00'                      202.13 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
4. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
left with a radius of  
740.00 feet, the chord  
azimuth and distance being:  
302° 17' 50"                  325.44 feet;

5. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
right with a radius of  
20.00 feet, the chord  
azimuth and distance being:  
332° 53' 50" 27.43 feet;
6. 16° 12' 310.86 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
7. 106° 12' 13.34 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
8. 152° 35' 111.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
9. 112° 20' 279.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
10. 101° 50' 392.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
11. 92° 30' 406.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
12. 87° 00' 221.22 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
13. 91° 12' 135.86 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;

14. 140° 54' 58.91 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu to the point of  
beginning and containing  
an Area of 13.367 Acres,  
more or less. (Refer to  
Parcel 19 as shown on  
Exhibit "A".);

The district classification of the following area  
situated at Waikoloa, South Kohala, Hawaii, shall be

Open (O):

PARCEL 18:

Beginning at the South corner of this parcel of land, on  
the Northwesterly side of Queen Kaahumanu Highway, the  
coordinates of said point of beginning referred to  
Government Survey Triangulation Station "PUU HINAI" being  
2,617.19 feet North and 34,652.51 feet West, thence  
running by azimuths measured clockwise from True South:

1. 103° 43' 46.6" 1,534.69 feet along the Government  
Land of Puuanahulu;
2. 193° 43' 46.6" 100.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
3. 103° 43' 46.6" 70.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
4. 13° 43' 46.6" 100.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
5. 103° 43' 46.6" 550.00 feet along the Government  
Land of Puuanahulu;
6. 213° 17' 05" 5,562.14 feet along R.P. 7523, L.C.  
Aw. 4452, Apana 4 to  
H. Kalama;



7. 206° 10' 55" 604.11 feet along R.P. 7523, L.C. Aw. 4452, Apana 4 to H. Kalama;
8. 283° 43' 45" 128.89 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
9. 32° 30' 82.34 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
10. 27° 27' 165.57 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
11. 24° 40' 84.88 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
12. 29° 36' 49.67 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
13. 243° 40' 230.47 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
14. 252° 50' 491.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
15. 258° 50' 409.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
16. 241° 29' 509.08 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

17.	246°	27'	483.59 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
18.	230°	55'	540.93 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
19.	199°	24'	217.65 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
20.	217°	30'	67.46 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
21.	242°	50'	192.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
22.	256°	25'	327.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
23.	266°	30'	450.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
24.	291°	35'	130.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
25.	297°	00'	344.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
26.	293°	18'	241.26 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

27. 307° 28' 690.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
28. 235° 20' 330.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
29. 308° 05' 150.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
30. 332° 40' 260.26 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
31. 311° 37' 41" 15.61 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
32. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
right with a radius of  
840.00 feet, the chord  
azimuth and distance being:  
229° 51' 24" 240.45 feet;
33. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
left with a radius of  
800.00 feet, the chord  
azimuth and distance being:  
123° 51' 27" 722.01 feet;
34. 97° 02' 134.53 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;

35. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 140.00 feet, the chord azimuth and distance being: 113° 30' 30" 79.41 feet;
36. 129° 59' 166.84 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
37. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 1,160.00 feet, the chord azimuth and distance being: 121° 27' 30" 343.92 feet;
38. 112° 56' 392.61 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
39. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the right with a radius of 140.00 feet, the chord azimuth and distance being: 177° 32' 31.5" 252.95 feet;
40. 242° 09' 03" 100.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
41. 152° 09' 03" 140.00 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
42. 62° 09' 03" 274.64 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;

43. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
left with a radius of  
330.00 feet, the chord  
azimuth and distance being:  
9° 32' 28" 232.83 feet;
44. 62° 09' 03" 218.15 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
45. 152° 09' 03" 234.97 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
46. 242° 09' 03" 1,232.47 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
47. 314° 49' 143.62 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
48. 256° 11' 206.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
49. 243° 11' 717.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
50. 237° 55' 271.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
51. 249° 36' 440.00 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;

52. 234° 27' 389.42 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
53. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
right with a radius of  
150.00 feet, the chord  
azimuth and distance being:  
317° 10' 297.58 feet;
54. 39° 53' 201.04 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
55. 25° 40' 170.35 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
56. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
right with a radius of  
235.00 feet, the chord  
azimuth and distance being:  
46° 13' 164.98 feet;
57. 66° 46' 573.90 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
58. 43° 51' 254.45 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
59. 57° 11' 652.09 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
60. 297° 07' 280.26 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;

61. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
left with a radius of  
300.00 feet, the chord  
azimuth and distance being:  
261° 59' 30" 345.22 feet;
62. 226° 52' 525.64 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
63. 250° 49' 609.56 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
64. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
left with a radius of  
100.00 feet, the chord  
azimuth and distance being:  
230° 05' 70.80 feet;
65. 209° 21' 232.82 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
66. 185° 57' 97.90 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;
67. Thence along the remainder of R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu, on a curve to the  
right with a radius of  
160.00 feet, the chord  
azimuth and distance being:  
219° 55' 178.79 feet;
68. 253° 53' 33.08 feet along the remainder of  
R.P. 5671, L.C. Aw.  
8521-B, Apana 1 to G.D.  
Hueu;

69. 165° 13' 323.50 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
70. 241° 49' 132.94 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
71. 183° 22' 354.81 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
72. 207° 25' 205.11 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
73. Thence along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu, on a curve to the left with a radius of 80.00 feet, the chord azimuth and distance being: 179° 47' 01.5" 74.21 feet;
74. 242° 09' 03" 156.60 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
75. 302° 22' 2,339.81 feet along the remainder of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu;
76. 51° 41' 16" 3,193.75 feet along the North-westerly side of Queen Kaahumanu Highway;
77. 141° 41' 16" 20.00 feet along the North-westerly side of Queen Kaahumanu Highway;
78. 51° 41' 16" 1,300.02 feet along the North-westerly side of Queen Kaahumanu Highway;



79.	321°	41'	16"	30.00	feet along the North-westerly side of Queen Kaahumanu Highway;
80.	51°	41'	16"	850.14	feet along the North-westerly side of Queen Kaahumanu Highway;
81.	141°	41'	16"	20.00	feet along the North-westerly side of Queen Kaahumanu Highway;
82.	51°	41'	16"	1,350.00	feet along the North-westerly side of Queen Kaahumanu Highway;
83.	321°	41'	16"	20.00	feet along the North-westerly side of Queen Kaahumanu Highway;
84.	51°	41'	16"	700.00	feet along the North-westerly side of Queen Kaahumanu Highway;
85.	141°	41'	16"	10.00	feet along the North-westerly side of Queen Kaahumanu Highway;
86.	51°	41'	16"	1,600.00	feet along the North-westerly side of Queen Kaahumanu Highway;
87.	141°	41'	16"	20.00	feet along the North-westerly side of Queen Kaahumanu Highway;
88.	51°	41'	16"	800.00	feet along the North-westerly side of Queen Kaahumanu Highway;
89.	321°	41'	16"	20.00	feet along the North-westerly side of Queen Kaahumanu Highway;
90.	51°	41'	16"	3,089.73	feet along the North-westerly side of Queen Kaahumanu Highway to the point of beginning and containing a Gross Area of 783.541 Acres, more or

point of beginning and containing a Gross Area of 783.541 Acres, more or less, and a Net Area of 605.881 Acres, more or less, after excluding and deducting Parcels 1, 3, and 5 to 16, inclusive, and 19, as described previously. (Refer to Parcel 18 as shown on Exhibit "A".)

All as shown on the map attached hereto, marked Exhibit "A" and by reference made a part hereof.

SECTION 2. These changes in district classification are conditioned upon the following: (A) the applicant, successors or its assigns shall comply with all of the stated conditions of approval; (B) plans for residential development or a portion thereof shall be submitted for plan approval within one year from the effective date of the change of zone and Final Plan Approval secured within one year thereafter. To assure adequate time for Plan Approval review and in accordance with Chapter 25-244 (Zoning Code), plans shall be submitted a minimum of forty-five (45) days prior to the date by which Plan Approval must be secured; (C) intersection improvements to Queen Kaahumanu Highway, which may include phasing thereof as well as a highway underpass and diamond interchange at the south entrance, shall be installed in a manner meeting with the approval of the Department of Transportation. A Traffic

Management Plan shall be approved by the Department of Transportation and approved recommendations implemented. Further, a letter from the Department of Transportation-Highways Division confirming the funding and construction of other on-site and off-site transportation improvements or other means agreed upon, shall be submitted within one year from completion of the Department of Transportation-Highways Division Corridor Study; (D) all roadways within the proposed development shall be constructed in accordance with the requirements of the Department of Public Works. Curbs, gutters and sidewalks may be required to be constructed in areas of likely pedestrian traffic as determined by the Chief Engineer and the Planning Director; (E) a roadway connection to the adjacent property to the north shall be provided meeting with the approval of the Department of Public Works; (F) a drainage system shall be installed meeting with the approval of the Department of Public Works; (G) all residential, commercial and industrial units and uses shall be connected to a sewage treatment plant, public or private, meeting with the approval of the appropriate governmental agencies; (H) should any unanticipated archaeological sites or features be uncovered during land preparation activities, work within the affected area shall immediately cease and the Planning Department notified. Work within the affected area

shall not resume until clearance is obtained from the Planning Department; (I) comply with the requirements of the Department of Education. A letter from the Department of Education confirming compliance and the nature in which compliance has been met shall be submitted prior to issuance of a certificate of occupancy for any of the multi-family residential units; (J) comply with all other applicable laws, rules, regulations and requirements, including those of the Department of Water Supply, Department of Public Works and the Department of Land and Natural Resources; (K) comply with applicable conditions of Ordinance No. 265, as amended, the State Land Use Commission Decision and Order, and SMA Use Permit No. 25, as amended; (L) should the council adopt a Unified Impact Fees ordinance setting forth criteria for the imposition of exactions or the assessment of impact fees, conditions included herein may, at the developer's election, be satisfied by performance in accordance with the requirements of the Unified Impact Fees Ordinance; (M) an annual progress report shall be submitted to the Planning Director prior to the anniversary date of the effective date of this change of zone. The report shall include, but not be limited to, the status of the development and to what extent the conditions of approval are being complied with. This condition shall remain in effect until all of the conditions of approval have been complied and the

Planning Director acknowledges that further reports are not required; and, (N) an extension of time for the performance of conditions within the ordinance may be granted by the Planning Director upon the following circumstances: 1) the non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence; 2) granting of the time extension would not be contrary to the general plan or zoning code; 3) granting of the time extension would not be contrary to the original reasons for the granting of the change of zone; 4) the time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year); and 5) if the applicant should require an additional extension of time, the Planning Director shall submit the applicant's request to the County Council for appropriate action. Further, should any of the conditions not be met or substantially complied with in a timely fashion, the Director shall initiate rezoning of the area to its original or more appropriate designation.

SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

DEPUTY CORPORATION COUNSEL

DATE: AUG 26 1991

*Paul Baker*

APPROVED AS TO FORM AND LEGALITY:

Date of Introduction: October 16, 1991  
Date of 1st Reading: October 16, 1991  
Date of 2nd Reading: November 6, 1991  
Effective Date: November 18, 1991

Hilo, Hawaii

COUNCIL MEMBER, COUNTY OF HAWAII

*Frank D. ...*

INTRODUCED BY:

approval.

SECTION 4. This ordinance shall take effect upon its