

William P. Kenoi  
Mayor



BJ Leithead Todd  
Director

Margaret K. Masunaga  
Deputy Planning Director

## County of Hawai'i

### PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720  
Phone (808) 961-8288 • Fax (808) 961-8742

July 14, 2011

Chrystal Thomas Yamasaki, L.P.L.S.  
Wes Thomas Associates  
75-5749 Kalawa Street  
Kailua-Kona, HI 96740-1817

Dear Ms. Yamasaki:

**Confirmation of Zone District Boundaries for  
Tax Map Key: (3) 9-6-002: 016, Palima and Paauau 1<sup>st</sup>, Ka'u, Hawai'i**

Thank you for your transmittal dated June 16, 2011, transmitting maps, metes and bounds description, and CAD/.pdf files describing the location of the zone district boundaries affecting the subject property. All metes and bounds descriptions provided in map and written forms are dated June 6, 2011.

As you are aware, the zone district boundaries for the subject property, consisting of approximately 67.182 acres, were established with the adoption of the Pahala Zone District Map in 1967, thereby defining these boundaries without a metes and bounds description. Based on previous discussions that you have had with this office and the metes and bounds descriptions that you have provided, this letter will confirm our acceptance of your interpretation of the location of the various zone district boundaries affecting the subject property.

Please note, however, that Parcels 24 and 25 appear to have been created around 1949 as lease areas to the church. We have no record of these parcels being approved by the County and must therefore conclude that these lots are not legal lots of record and remains a part of the larger Parcel 16 that will maintain a total land area of 67.182 acres.

Chrystal Thomas Yamasaki, L.P.L.S.  
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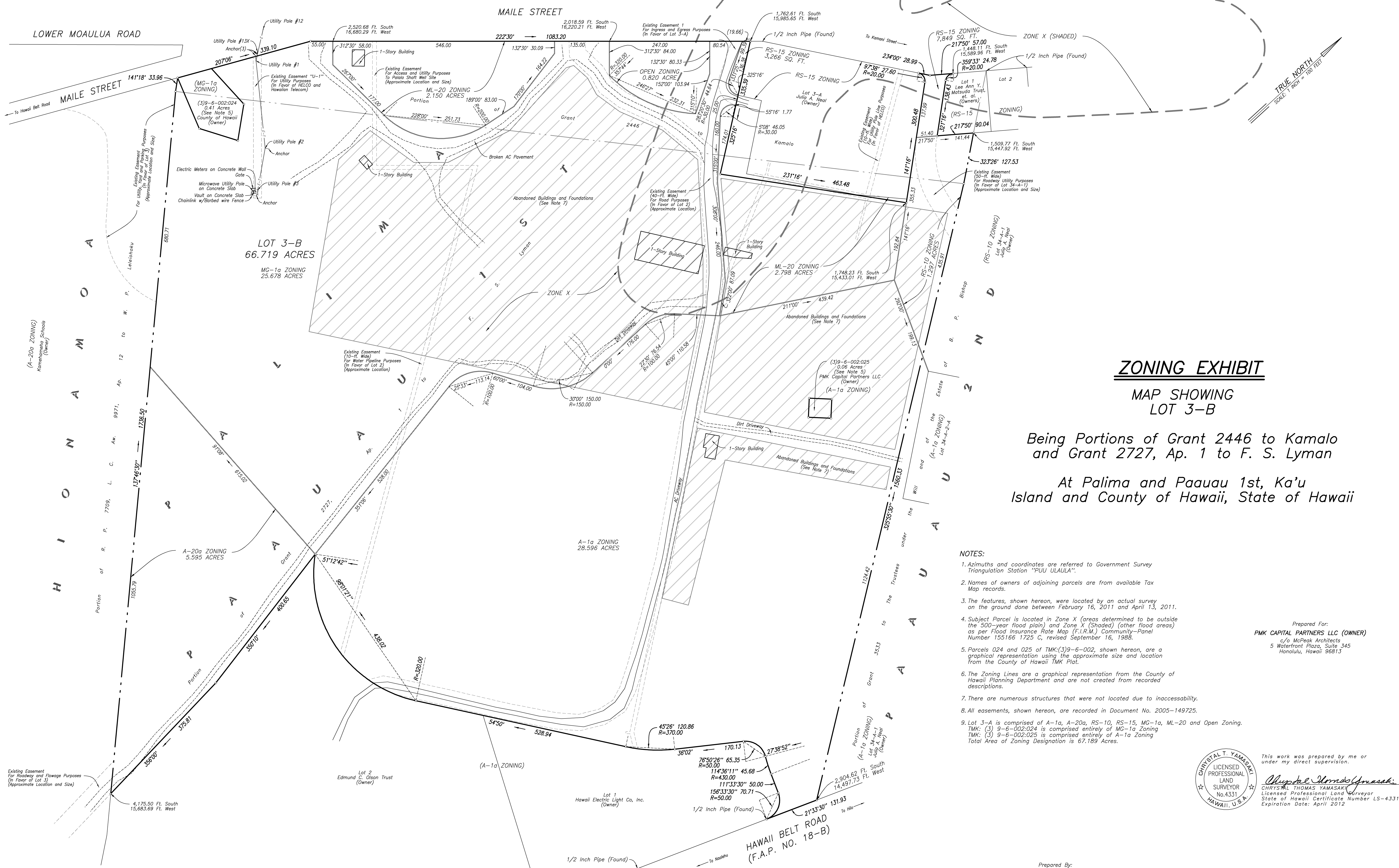
Should you have any questions regarding the above, please do not hesitate to contact this office at 961-8288.

Sincerely,

  
BJ LEITHEAD TODD  
Planning Director

DSA:smn  
P:/wpwin60/dsa/2011/LZoneDistrictBOundary9-6-2-16.doc

cc: Planning Department, West Hawaii Division  
Real Property Tax Division – West Hawaii  
✓ G. Bailado, GIS Analyst II w/submittals  
PMK Capital Partners, LLC  
ML Macadamia Orchards, LP



## ZONING EXHIBIT

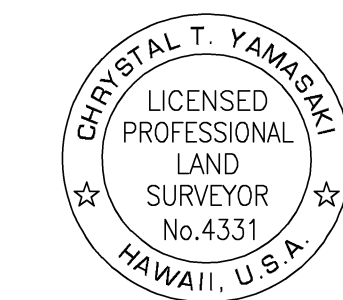
MAP SHOWING  
LOT 3-B

Being Portions of Grant 2446 to Kamalo  
and Grant 2727, Ap. 1 to F. S. Lyman  
At Palima and Paauau 1st, Ka'u  
Island and County of Hawaii, State of Hawaii

**NOTES:**

1. Azimuths and coordinates are referred to Government Survey Triangulation Station "PUU ULAUULA".
2. Names of owners of adjoining parcels are from available Tax Map records.
3. The features, shown hereon, were located by an actual survey on the ground done between February 16, 2011 and April 13, 2011.
4. Subject Parcel is located in Zone X (areas determined to be outside the 500-year flood plain) and Zone X (Shaded) (other flood areas) as per Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 155166 1725 C, revised September 16, 1988.
5. Parcels 024 and 025 of TMK:(3)9-6-002, shown hereon, are a graphical representation using the approximate size and location from the County of Hawaii TMK Plat.
6. The Zoning Lines are a graphical representation from the County of Hawaii Planning Department and are not created from recorded descriptions.
7. There are numerous structures that were not located due to inaccessibility.
8. All easements, shown hereon, are recorded in Document No. 2005-149725.
9. Lot 3-A is comprised of A-1a, A-20a, RS-10, RS-15, MG-1a, ML-20 and Open Zoning. TMK: (3) 9-6-002:024 is comprised entirely of MG-1a Zoning. TMK: (3) 9-6-002:025 is comprised entirely of A-1a Zoning. Total Area of Zoning Designation is 67.189 Acres.

Prepared For:  
**PMK CAPITAL PARTNERS LLC (OWNER)**  
c/o McPeak Architects  
5 Waterfront Plaza, Suite 345  
Honolulu, Hawaii 96813



This work was prepared by me or under my direct supervision.  
*Chrystal T. Yamasaki*  
CHRYSTAL THOMAS YAMASAKI  
Licensed Professional Land Surveyor  
State of Hawaii Certificate Number LS-4331  
Expiration Date: April 2012

Prepared By:  
**WES THOMAS ASSOCIATES**  
-- Land Surveyors --  
75-5749 Kalawa Street  
Kailua-Kona, Hawaii 96740-1817  
TEL: (808) 329-2353  
FAX (808) 329-5334 EMAIL surveys@wthawaii.com

PROJECT NO.: 14148.1  
DATE: JUNE 6, 2011  
FIELD BOOK NO.:  
TAX MAP KEY: 9-6-002:016 (3RD DIVISION)

