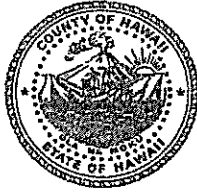


Harry Kim
Mayor



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

April 1, 2003

Alan Okamoto, Esq.
Nakamoto Okamoto & Yamamoto
Attorneys at Law
187 Kapiolani Street
Hilo, HI 96720

Dear Mr. Okamoto:

A & O International Corporation
Special Permit Application (SPP 00-034)
Use Permit Application (USE 00-004)
Tax Map Key: 1-4-02:13

This is in regards to your client's pending Special Permit and Use Permit applications filed with this office on July 18, 2000. The Special Permit application is to allow the establishment of a 40-unit lodge, indoor sports/spa complex, beach, club, chalets (125 units), retail and other commercial uses, and wastewater treatment plant. The Use Permit application is to allow an 18-hole golf course and related golf uses, including a driving range, maintenance buildings, and clubhouse.

We would appreciate hearing from you by April 30, 2003, as to whether your client, A & O International Corporation, still intends to proceed with these permit applications. If no response is received by that date, we will assume that your client has no intentions of proceeding with the permit applications and will withdraw them from our active files.

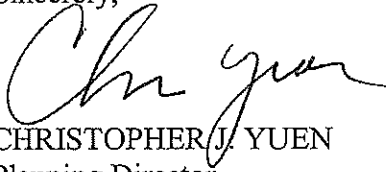
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Alan Okamoto, Esq.
Nakamoto Okamoto & Yamamoto
Attorneys at Law
Page 2
April 1, 2003

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

Sincerely,



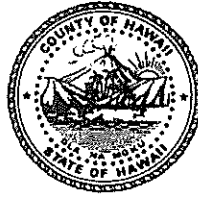
CHRISTOPHER J. YUEN
Planning Director

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cc: Mr. David Matsuura

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
(808) 961-8288 • FAX (808) 961-8742

CERTIFIED MAIL 7002 0510 0003 5310 9947

April 19, 2006

Mr. David Matsuura
A & O International Corporation
458 Ponahawai Street
Hilo, HI 96720

Dear Mr. Matsuura:

A & O International Corporation
Special Permit Application (SPP 00-034)
Use Permit Application (USE 00-004)
TMK: 1-4-02:13

This is a follow-up to our letter of August 30, 2004, inquiring as to whether you intended to proceed with the above-captioned applications. In that letter, we also stated that we would withdraw your applications from our active files if we did not hearing from you by October 1, 2004. Since we have not heard from you by that date, this is to notify you that we have officially filed your applications.

Should you have any questions, please feel free to contact Norman Hayashi of this office at 961-8288, ext. 205.

Sincerely,

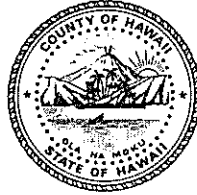
6 CHRISTOPHER J. YUEN
Planning Director

cc: Alan Okamoto, Esq.

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APR 21 2006

Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-8742

August 15, 2000

Alan Okamoto, Esq.
Nakamoto, Yoshioka & Okamoto
Attorneys at Law
187 Kapiolani street
Hilo, HI 96720

Dear Mr. Okamoto:

Draft Environmental Impact Statement (EIS)

Special Permit Application (SPP 00-034)

Request: Allow for the Establishment of a 40-Unit Lodge, Indoor Sports/Spa Complex, Beach Club, Chalets (125 units), Retail and Other Commercial Uses, and Wastewater Treatment Plant

Use Permit Application (USE 00-004)

Request: Allow for an 18-Hole Championship Golf Course and Related Golf Uses; Including Golf Driving Range, Golf Maintenance Buildings and Golf Club House

Applicant: A & O International Corporation

Tax Map Key: 1-4-02:13

This is to inform you that we have received the above-captioned Special Permit and Use Permit application on July 18, 2000. Enclosed is a receipt for the filing fee.

We also have received copies of the Draft Environmental Impact Statement (EIS) on same date for the proposed development in accordance with the requirements of HRS, Chapter 343, Environmental Impact Statements. The trigger for this request is the use of State or County lands or funds – more specifically, the proposed improvements to the existing Red Road. We have forwarded the required four (4) copies to the Office of Environmental Quality Control for publication in the September 23, 2000 Bulletin.

Resp to 6924 +
6925
AUG 16 2000

Alan Okamoto, Esq.
Nakamoto, Yoshioka & Okamoto
Attorneys at Law
Page 2
August 15, 2000

As discussed with Mr. Roy Takemoto, although, we will forward the Use Permit, Special Permit and Draft EIS to agencies for review, we will defer scheduling your request for a public hearing until after Chapter 343 requirements are complied with.

Please be informed, that in accordance with the Planning Commission's Rule 4. Contested Case Procedure, within (10) days after filing an application with the Planning Commission, you are required to serve notice of your application on surrounding property owners and lessees of record within 500 feet of the perimeter boundary of the building site, as required in the Hawaii County Zoning Code, Section 25-2-4.

In addition, upon notice by our department that the hearing date has been set, you are again required to notify all owners and lessees of record within 500 feet of the perimeter boundary of the building site. This second notice shall be served within (10) days after receiving notice from the director of the date of the scheduled hearing but not less than ten (10) days prior to the date of the scheduled hearing.

Both notices shall include the following information:

1. Name of the applicant;
2. Precise location of the property involved, including tax map key identification, location map and site plan;
3. Nature of the application and the proposed use of the property;
4. Date on which the application was filed with the director or the commission;
5. Inform the landowner or lessee that they have a right to submit a written request for a contested case procedure. Should they seek to intervene as a party, they shall file a written request on the form, "Petition for Standing in Contested Case Hearing." The request shall be filed with the Planning Commission at 25 Aupuni Street, Room 109, Hilo, Hawaii 96720; and accompanied by a filing fee of \$100 payable to the Director of Finance. The required information shall be submitted no later than seven (7) calendar days, prior to the Commission's first scheduled public hearing to consider the application;

Alan Okamoto, Esq.
Nakamoto, Yoshioka & Okamoto
Attorneys at Law
Page 3
August 15, 2000

6. Inform the landowner or lessee that should they choose not to submit a written request for a contested case procedure, they may express their support/opposition in writing or by oral testimony at the Planning Commission public hearing to be scheduled;
7. Date, time and place that the public hearing will be held to consider the application (include in second notice); and
8. Contact name and phone number should there be any questions.

Please also inform the owner that the application is available at the Planning Department for public review.

Prior to the date of the hearing, the applicant is required to file with the Commission certified mail receipts, affidavits, declarations or other similar proof of mailing of both notices.

According to Planning Commission Rule 7 and the County Zoning Code, Chapter 25-2-63 (Use Permits), the Commission shall conduct a public hearing on the request within a period of not more than sixty days from the date of receipt of the application or within a longer period as may be agreed to by the applicant

According to Planning Commission Rule 6 (Special Permits), the Commission shall conduct a public hearing on the request within a period of not more than 90 days from the date of receipt of the application. Within a reasonable time frame, not to exceed thirty days after the close of the hearing, or within a longer period as may be agreed to by the applicant, the Commission shall render a recommendation.

As discussed with the consultant, Roy Takemoto, we will defer the public hearing process for both applications until after Chapter 343 requirements have been complied with.

We will notify you as to the date of the hearing as soon as it has been determined.

Alan Okamoto, Esq.
Nakamoto, Yoshioka & Okamoto
Attorneys at Law
Page 4
August 15, 2000

Should you have any questions regarding the above, please do not hesitate to contact Susan Gagorik or Phyllis Fujimoto of this department.

Sincerely,

Alice Kawahara

VIRGINIA GOLDSTEIN
Planning Director

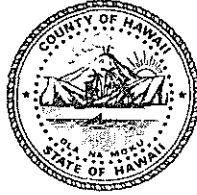
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Enclosures

cc: David Matsuura
Roy Takemoto

NOTES	RECEIPT DATE <u>AUG 15 2000</u> NO. <u>9636</u> RECEIVED FROM <u>A+O International Corp.</u>																
NOTES	RECEIPT DATE <u>AUG 15 2000</u> NO. <u>9635</u> RECEIVED FROM <u>A+O International Corp.</u> ADDRESS <u>458 Panahaukei St., Hilo 96720-2659</u> \$ <u>100.00</u> FOR <u>SPP 00-34 filing fee - TMK: F-4-2:13</u>																
	<table border="1"><thead><tr><th colspan="2">ACCOUNT</th><th colspan="2">HOW PAID</th></tr></thead><tbody><tr><td>AMT. OF ACCOUNT</td><td></td><td>CASH</td><td></td></tr><tr><td>AMT. PAID</td><td><u>100 -</u></td><td>CHECK</td><td><u># 2061</u></td></tr><tr><td>BALANCE DUE</td><td></td><td>MONEY ORDER</td><td></td></tr></tbody></table>	ACCOUNT		HOW PAID		AMT. OF ACCOUNT		CASH		AMT. PAID	<u>100 -</u>	CHECK	<u># 2061</u>	BALANCE DUE		MONEY ORDER	
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	BY <u>J. Gagorik</u> ©1997 REDIFORM® 61808																

Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-8742

August 15, 2001

David Matsuura, General Manager
A & O International Corporation
458 Ponahawai Street
Hilo, HI 96720

Dear Mr. Matsuura:

Draft Environmental Impact Statement (EIS)
✓ Special Permit Application (SPP 00-034)
Request: Allow for the Establishment of a 40-Unit Lodge, Indoor Sports/Spa Complex, Beach Club, Chalets (125 units), Retail and Other Commercial Uses, and Wastewater Treatment Plant
Use Permit Application (USE 00-004)
Request: Allow for an 18-Hole Championship Golf Course and Related Golf Uses; including Golf Driving Range, Golf Maintenance Buildings and Golf Club House
Applicant: A & O International Corporation
Tax Map Key: 1-4-02:13

This is in regards to the above-referenced Draft EIS and permits which are pending with our Department.

The Draft EIS was forwarded to the Office of Environmental Quality Control for publication in their September 23, 2000 Bulletin and underwent a public comment and review period.

It has been some time since we have heard from you. Please contact our office and also provide us with a written report as to whether you intend to proceed with the environmental review process. Due to substantive comments received on the proposed development, consideration should be given to revising the Draft EIS.

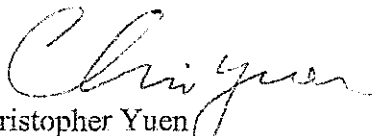
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David Matsuura, General Manager
A & O International Corporation
Page 2
August 15, 2001

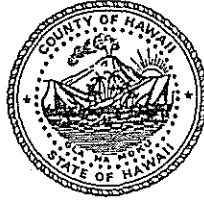
Should you have any questions regarding this matter, please contact Susan Gagorik or Esther Imamura at 961-8288.

Sincerely,


Christopher Yuen
Planning Director

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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

August 30, 2004

Mr. David Matsuura
A & O International Corporation
458 Ponahawai Street
Hilo, HI 96720

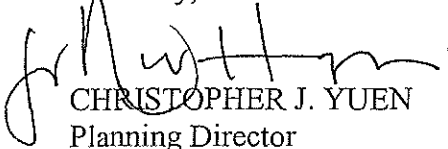
Dear Mr. Matsuura:

A & O International Corporation
Special Permit Application (SPP 00-034)
Use Permit Application (USE 00-004)
TMK: 1-4-02:13

In your letter of April 1, 2003, we were informed that A & O International Corporation was re-evaluating its plans and was looking at various options as to how to proceed with its applications. The letter also stated that the Environmental Impact Statement would be finalized with the State Office of Environmental Quality Control by the end of 2004. It has been over a year since we last heard from you as to the status of the above-captioned applications. We are again inquiring as to whether you still intend to proceed with the above-captioned permit applications. If you are unsure as to whether to proceed with the proposed project at this time, may we suggest that you withdraw the applications and submit them at a later date, especially since many of the information in the original applications are outdated. We await your response on this matter. If we do not hear from you by October 1, 2004, we would assume that you are no longer interested in proceeding with the permit applications and will, therefore, withdraw your applications from our active files.

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

Sincerely,


CHRISTOPHER J. YUEN
Planning Director

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COUNTY OF HAWAII
PLANNING
DEPT.



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4/30/03

County of Hawaii - Dept. of Planning
Christopher Yuen - Director
101 Pauahi St. STE #3
Hilo, HI 96720-3043
FAX (808) 961-8742

RE: A&O International Corp.
Special Permit Application (SPP 00-034)
Use Permit Application (Use 00-004)
Tax map key: 1-4-02:13

Dear Chris:

Thank you for your letter dated April 1, 2003, requesting an update on our project. We are still very interested in pursuing our planning options in regards to our Special Permit and use permit Application.

I apologize for the inaction on our part in regards to keeping in touch with your department. We are currently re-evaluating our plans and are looking at various options as to how to proceed. We estimate it will take till the end of this year to finalize our EIS with State OEQC if all goes well. We will then proceed with our application process within the county process.

Again thank you for patience. If you have any questions please call me at 936-7118, 935-9060.

Thank you,

David Matsuura

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