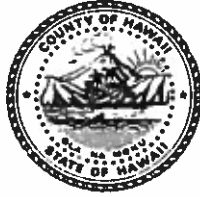


Stephen K. Yamashiro
Mayor



6835
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 5, 1998

Chrystal Thomas Yamasaki, LPLS
Wes Thomas Associates
75-5749 Kalawa Street
Kailua-Kona, HI 96740-1818

Dear Ms. Yamasaki:

TENTATIVE APPROVAL

SUBDIVIDERS: SKYCLIFF INVESTMENTS, LLC/C. Norrie

Proposed Consolidation of Lot 1 (Revised) and
Lots 6 to 10, Inclusive

Being Portions of R.P. 4386 and 7532,

L.C. Aw. 8452, Ap. 10 (Certificate of Boundaries No. 134)

and R.P. 7533 and R.P. 3607, L.C. Aw. 8452, Ap. 9 and

Resubdivision into Lots 1-A, 6-A, 7-A, 8-A, 9-A, 10-A & 10-B

and Delineation of a portion of Kaawaloa Road

at Kaawaloa and Kealakekua, South Kona,

Island and County of Hawaii, State of Hawaii

TMK: 8-1-009:025, 027, 040, 041 & 042; 8-1-010:003;

8-2-002:002(Por.) (SUB 98-082)

Please be informed that tentative approval of the preliminary plat map dated June 25, 1998, is hereby granted with modifications and conditions.

The subdivider is now authorized to prepare detailed drawings of the subdivision plan in accordance with Chapter 23, Subdivision Control Code, County of Hawaii, as modified. Before final approval can be granted, the following conditions must be met:

1. Identify all watercourses and drainage ways and designate areas within as "approximate areas of flood inundation."
2. Portions of Lot 1-A are within the 100 year flood inundation area. Identify these areas on the final plat map.

3. Submit written proof that all taxes and assessments on the property are paid to date.
4. Place property markers in accordance with the final plat map. Surveyor shall submit certification upon completion.
5. Submit nine (9) copies of the final plat map prepared in conformity with Chapter 23, Subdivisions, within one year from the date of tentative approval, on or before August 5, 1999. If not, tentative approval to the preliminary plat map shall be deemed null and void. Only upon written request from the subdivider and for a good cause can a time extension be granted, provided it is submitted forty-five (45) days before the expiration of said period of one year.
6. Subdivider shall complete all requirements specified as conditions for tentative approval of the preliminary plat map within three (3) years of said tentative approval, on or before August 5, 2001. An extension of not more than two (2) years may be granted by the director upon timely request of the subdivider.

As part of final plat map submittal, the Planning Director requests an additional copy of the final plat map be submitted as a ".dwg" or ".dxf" diskette file prepared by CAD software.

Please be aware that if at any time during the fulfillment of the foregoing conditions, should concerns emerge such as environmental problems or other problems which were earlier overlooked or not anticipated/accounted for in data/reports available to date, this could be sufficient cause to immediately cease and desist from further activities on the proposed subdivision, pending resolution of the problems. The Planning Director shall confer with the listed officers to resolve the problems and notify you accordingly.

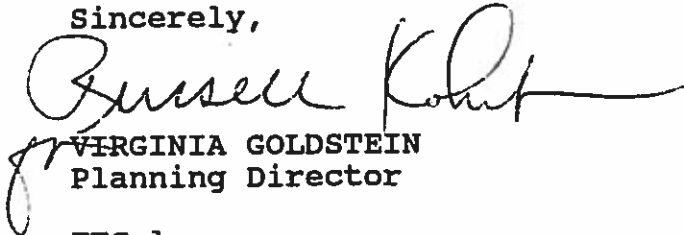
No final approval for recordation shall be granted until all the above conditions have been met.

Land shall not be offered for sale, lease or rent until final approval for recordation of the subdivision.

Chrystal Thomas Yamasaki, LPLS
Page 3
August 5, 1998

Should you have any questions, please feel free to contact
Ed Cheplic of this department.

Sincerely,



VIRGINIA GOLDSTEIN
Planning Director

ETC:lnm
98082sky.ten

Enc.-PPM (6-25-98)

xc: Manager, DWS
Chief Engineer, DPW
Dist. Env. Health Prog. Chief, DOH
District Engineer, DOT
PLNG-KONA
DPW-ENG-KONA
Skycliff Investments, LLC c/o WTA
C. Norrie c/o WTA
Pacific Investments Hawaii, Inc.
SUB 90-05(PACIFIC INV HI INC)
SUB 6835, 5917, 6886, 4798, 4887, 6254;
SLU 306; CON 480; REZ 580(ORD. 88-30);
TMK File 8-2-02:02

