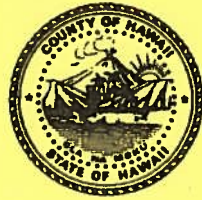


**Harry Kim**  
Mayor



**Christopher J. Yuen**  
Director

**Brad Kurokawa, ASLA**  
**LEED® AP**  
Deputy Director

**County of Hawaii**  
**PLANNING DEPARTMENT**

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

December 10, 2007

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

Dear Ms. Yamasaki:

**TENTATIVE APPROVAL**

**SUBDIVIDER: WILCOX TRUSTEES**

Proposed Consolidation/Resubdivision of Lots B and C,  
Being a Portion of R. P. 4513, Mahele Award 32,  
And a Portion of R. P. 8346, L. C. Aw. 207-B, Ap. 2,  
Into Lots B-1, C-1 and C-2,  
Kahauloa 2nd, South Kona, Island of Hawaii, Hawaii,  
TMK: 8-3-005:010, 012 & 013 (SUB-06-000396)

Please be informed that Tentative Approval of the preliminary plat map dated June 15, 2006, 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) Water System
  - a) Provide, in writing, to the Department of Water Supply, which of the existing water meters will be assigned to which lot.
- 2) Drainage
  - a) Portions of the subdivision are located within the Flood Zones AE and VE according to the current Flood Insurance Rate Map (FIRM). Identify the Flood Zones AE and VE boundaries and areas on the final plat map.
- 3) Wastewater Improvements. Identify all existing wastewater systems on the final plat map.

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Wes Thomas Associates  
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- 4) Comply with all conditions of approved Conservation District Use Permit (CDUP) HA-3404, especially Condition No. 4 related to providing the Department of Land and Natural Resources, Office of Conservation and Coastal Lands with a recorded copy that all conditions of this permit be a part of each property deed.
- 5) Property Tax Certification. Submit written proof that all taxes and assessments on the property are paid to date.
- 6) Surveyor's Certification. Place property markers in accordance with the final plat map. Surveyor shall submit certification upon completion.
- 7) Final Plat Map. Submit **ten (10)** 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 **December 10, 2008**. If not, tentative approval to the preliminary plat map shall be deemed null and void. Only upon written request from the subdivider and for good cause, the director may grant to the subdivider an extension of time within which the subdivider may file the final plat. As part of final plat map submittal, the director request an additional copy of the final plat map be submitted as a ".dwg" or ".dxf" diskette file prepared by CAD software. *LM 12/18/07*
- 8) Time Limit. 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 **December 10, 2010**. An extension of not more than two (2) years may be granted by the director upon timely request of the subdivider.

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 is granted by the Planning Director or the proposed subdivision has been issued a preliminary order of registration by the Department of Commerce and Consumer Affairs (DCCA) in accordance with the requirements of Chapter 484, Hawaii Revised Statutes.

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

Sincerely,



CHRISTOPHER J. YUEN  
Planning Director

ETC:lnm

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Enc. - PPM (06-15-06)

xc:     Manager, DWS  
          Director, DPW  
          District Environmental Health Program Chief, DOH  
          District Engineer, DOT  
          DPW-ENG-KONA  
          Wilcox Trustees  
          Gregory R. Mooers, Mooers Enterprises, LLC  
          State DLNR-Office of Conservation and Coastal Lands