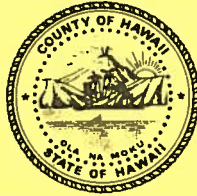


Stephen K. Yamashiro
Mayor



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

May 17, 2000

Gregory R. Mooers, President
Mooers Enterprises
PO Box 1101
Kamuela, HI 96743

Dear Mr. Mooers:

**REVISED PRELIMINARY PLAT MAP
TENTATIVE APPROVAL
SUBDIVIDER: SUNSTONE REALTY PARTNERS V LLC
Proposed Subdivision of Grant 1975
Into Lots 1 thru 28 (Inclusive)
Kukuiopae 1st & 2nd, South Kona, Island of Hawaii, Hawaii
TMK: 8-7-011:001 (SUB 99-125)**

Please be informed that Tentative Approval of the revised preliminary plat map dated September 20, 1999, 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 the subdivision are located within Zone "VE" according to the current Flood Insurance Rate Map (FIRM). Identify the Zone "VE" boundaries and areas on the final plat.
3. Provide minimum 20-ft. curve radius at road intersection.
4. Provide curves as the access drives of all flag lots.
5. Provide common access easement encumbering the side-by-side poles of flag lots. Identify easement by azimuths/distances on final plat.
6. Provide north/south cross road for stub outs to the subdivision boundaries.

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Mooers Enterprises
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7. The subdivision road shall be designed to provide the allowable street grades and curve radii in conformance with the standards of the code.
8. Construct minimum 20-ft. wide agricultural pavement within a minimum 50-ft. width right-of-way conforming to Standard Detail R-39.
- ~~9. Submit construction plans and drainage report for review and comment.~~
 - a. Additional storm runoff due to development shall be disposed within the subdivision and shall not be discharged onto adjacent properties or roadways. For planned drywells, satisfy Department of Health (DOH) drywell requirements, including issuance of an underground injection control (UIC) permit to the subdivider.
 - b. Install streetlights/signs/pavement markings as required by the Traffic Division, Department of Public Works.
10. All access and sight distance to the state highway shall comply with the Department of Transportation, Highways Division requirements.
- ~~11. Submit a proposed street name conforming to the adopted street naming policy of the County of Hawaii.~~
- ~~12. Comply with all conditions of approved Water Variance No. 1097.~~
- ~~13. Submit written proof that all taxes and assessments on the property are paid to date.~~
- ~~14. Place property markers in accordance with the final plat map. Surveyor shall submit certification upon completion.~~
- ~~15. 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 May 17, 2001. If not, tentative approval to the revised 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.~~
16. Subdivider shall complete all requirements specified as conditions for tentative approval of the revised preliminary plat map within three (3) years of said tentative approval, on or before May 17, 2003. An extension of not more than two (2) years may be granted by the director upon timely request of the subdivider.

Lead Invar. I & II

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Mooers Enterprises
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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.

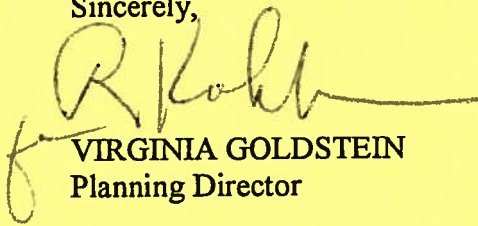
Please be aware that if at any time during the fulfillment of the foregoing conditions, should concerns emerge such as environmental problems or other problems which were earlier overlooked or not anticipated/accounted for in data/reports available to date, this could be sufficient cause to immediately 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.

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

Sincerely,



VIRGINIA GOLDSTEIN
Planning Director

ETC:lnm

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Enc.- Rev.PPM (9-20-99)

xc: Manager, DWS w/Rev.PPM
Chief Engineer, DPW w/Rev.PPM
District Environmental Health Program Chief, DOH w/Rev.PPM
District Engineer, DOT w/Rev.PPM
PLNG-KONA
DPW-ENG-KONA w/Rev.PPM
SunStone Realty Partners V, LLC
Leo Fleming, Ltd.
VAR 1097