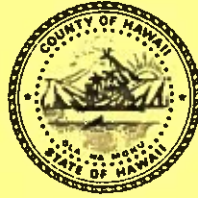


Harry Kim
Mayor



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

September 10, 2001

R. Ben Tsukazaki, Esq.
Tsukazaki Yeh & Moore
Attorneys At Law
85 W. Lanikaula Street
Hilo, HI 96720

Dear Mr. Tsukazaki:

TENTATIVE APPROVAL
SUBDIVIDER: ONE KEAHOLE PARTNERS
Proposed Consolidation of Lots 7, 13-B, D-1 and D-2
Being Portions of R.P. 6853, L.C. Aw. 9971, Ap. 30
And Resubdivision into Lots D-2-1 to D-2-4, Inclusive and
Designation of Easements R-1 & R-2 and U-1 to U-3
At Kapua, South Kona, Island of Hawaii, Hawaii
TMK: 8-9-006:003 & 028 and 8-9-011:001 & 010 (SUB 2000-0206)

Please be informed that Tentative Approval of the revised preliminary plat map dated February 27, 2001, 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. Verify subdivider's legal access over private properties.
3. Submit proposed street name(s) conforming to the adopted street naming policy of the County of Hawaii.
4. Submit written proof that all taxes and assessments on the property are paid to date.

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5. Place property markers in accordance with the final plat map. Surveyor shall submit certification upon completion.
 6. 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 September 10, 2002. 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.
 7. 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 September 10, 2004. 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.

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.- Rev.PPM (2-27-01)

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xc: Manager, DWS
 Director, DPW
 District Environmental Health Program Chief, DOH
 District Engineer, DOT
 DPW-ENG-KONA
 One Keahole Partners