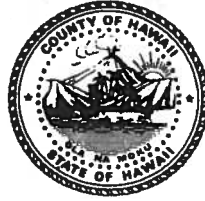


William P. Kenoi
Mayor



Duane Kanuha
Director

Bobby Command
Deputy Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
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County of Hawai'i
PLANNING DEPARTMENT

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

April 13, 2015

Chrystal Thomas Yamasaki, LPLS
Wes Thomas Associates
75-5749 Kalawa Street, Suite 201
Kailua-Kona, HI 96740

Dear Ms. Yamasaki:

FINAL SUBDIVISION APPROVAL NO. SUB-15-001475

FINAL PLAT MAP

SUBDIVIDER: 1250 OCEANSIDE PARTNERS

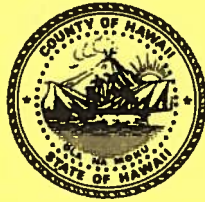
Proposed Subdivision of Lot C-1 of Hokuli'a, Phase 2 Large Lot Subdivision (Amended), Part 2,
Into Lots C-1-A (Future Lots) and C-1-B (North Shoreline Park),
Honuaino 4th & Hōkūkano 1st and 2nd, North Kona, Island of Hawai'i, Hawai'i
TMK: 8-1-004:079

This is to acknowledge receipt on March 6, 2015, of ten (10) copies of the final plat map dated March 3, 2015; evidence of public notification sign posting; Real Property Tax Clearance; one (1) CAD file diskette with digital copy of the final plat map; and filing fee of \$300.00 for the referenced application for 2 lots.

This application is being processed under Section 23-13 of the Subdivision Code whereby the director may make exceptions to Chapter 23, Subdivision, where a plan and program for a complete community provides adequate public spaces and improvements for the circulation, recreation, light, air, and service needs of the tract when fully developed and populated and covenants or other legal provisions are provided to assure conformity to, and achievement of, the plan. This application is also consistent with previously granted land use entitlements.

Please be informed that final subdivision approval for recordation is hereby granted to the final plat map as attached herewith inasmuch as all requirements of the Subdivision Code, Chapter 23, have been met.

William P. Kenoi
Mayor



Duane Kanuha
Director

Bobby Command
Deputy Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
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June 25, 2013

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

Dear Ms. Yamasaki:

FINAL SUBDIVISION APPROVAL NO. SUB-13-001221

SUBDIVIDER: 1250 OCEANSIDE PARTNERS

Proposed Subdivision of Lot C

Of Hokuli'a Phase 2 Large Lot Subdivision (Amended), Part 2 (File Plan 2306),

Into Lot C-1 (Future Phase 3 Lots) and Lot C-2 (Golf Course Lot),

Hökūkano 2nd & Honua'ino 4th, North Kona, Island of Hawai'i, Hawai'i

TMK: 8-1-004:065

This is a follow-up to our correspondence of February 26, 2013, in which we acknowledged receipt of the final plat map dated December 27, 2012, for the referenced application.

We have received documentation to support the map changes for this application.

As previously related, this specific subdivision application is being processed under Section 23-13 of the Subdivision Code (Large Scale Development). This process allows for the reviewing agency improvement requirements to be deferred until the lots are developed. In addition, this process is to allow for the expeditious implementation of the recently completed legal Settlement Agreement procedure. The Settlement Agreement necessitated this subdivision to create some of the lots to be transferred and certain amenity properties as well as other related legal conclusions.

Therefore, based on the above, please be informed that final subdivision approval for recordation is hereby granted to the final plat map dated December 27, 2012, as attached herewith inasmuch as all requirements of the Subdivision Code, Chapter 23, Section 23-13, have been met.

SCANNED

JUL 02 2013

By: _____

Chrystal Thomas Yamasaki, LPLS
Wes Thomas Associates
Page 2
June 25, 2013

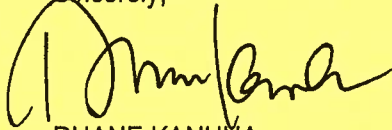
You and the subdivider may wish to consult an attorney for the preparation of the necessary legal documents and description of the certified final plat map for the purpose of recordation with the State of Hawaii, Bureau of Conveyances.

By a copy of this letter, we are forwarding a copy of the certified final plat map to the listed officers for their file.

There has been considerable legal controversy over subdivisions in the agricultural district, including the recent Kelly, et.al. v. 1250 Oceanside Partners, et.al., Civil No. 00-1-0192K. Because of the state of the law at this time, we recommend that subdividers in the State Land Use Agricultural district consult with, and rely on, independent legal counsel in deciding whether their subdivisions comply with the requirements of Chapter 205, Hawaii Revised Statutes. We also recommend that you advise lot purchasers to consult with, and to rely on, independent legal counsel regarding permissible uses and the effect of Land Use Commission Rule 15-15-25(b), Hawaii Revised Statutes Section 205-4.5, and Hawaii County Planning Department Rule No. 13, on the requirements to build and occupy dwellings on lots within the subdivision.

Copies of the certified final plat map are enclosed. Should you have any questions, please feel free to contact Ed Cheplic of this department.

Sincerely,



DUANE KANUHA
Planning Director

ETC/SKG:lnm

\\Coh33\planning\public\Admin Permits Division\Subdivision\2013\2013-2\SUB-13-001221 1250OceansidePartnersFSA.doc

Encs.: 4 Certified FPM

xc: Manager, DWS
 Director, DPW
 Planning Department-Kona w/Certified FPM
 Real Property Tax Division-Kona w/Certified FPM
 Tax Maps and Records Supervisor w/Certified FPM
 1250 Oceanside Partners
 Joseph Kamelamela, Esq., Office of the Corporation Counsel
 SUB-07-000566 (1250 Oceanside Partners)
 SMA 359