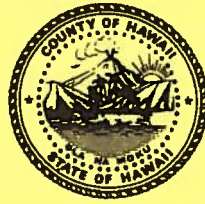


William P. Kenoi
Mayor



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
Fax (808) 327-3563

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

June 25, 2013

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

Dear Ms. Yamasaki:

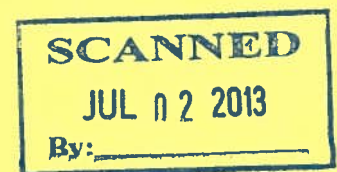
FINAL SUBDIVISION APPROVAL NO. SUB-13-001222
SUBDIVIDER: 1250 OCEANSIDE PARTNERS

Proposed Consolidation of Lot B of Hokuli'a Phase 2 Large Lot Subdivision (Amended), Part 1 (File Plan 2306) Lots 26 through 30, Inclusive and Lot R-4 (Road Lot) of Hokuli'a, Phase 2 (Amended) (File Plan 2306) and Lots 9 & 13 (Road Lot) of Hokuli'a (Amended) (File Plan 2290) And Resubdivision Into Lots B-1 through B-13, Inclusive and Lots R-4 (Revised) and Lot 13 (Revised) (Road Lots)
Hōkūkano 1st & 2nd, Kanāueue 1st & 2nd, Haleki'i, Keekee 1st & 2nd, Ilikahi, Kanakau 1st & 2nd, Kalukalu 1st, 2nd & 3rd, and Onouli 1st, North Kona & South Kona, Island of Hawai'i, Hawai'i
TMK: 8-1-033:013 through 017, Inclusive; 8-1-004:003, 068 & 070; and
8-1-032:Portion 054 (Lot R-4 Roadway) and Lot 13 (Road Lot)

This is a follow-up to our correspondence of February 26, 2013, in which we acknowledged receipt of the final plat map dated January 9, 2013, 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.



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

Therefore, based on the above, please be informed that final subdivision approval for recordation is hereby granted to the final plat map dated January 9, 2013, as attached herewith inasmuch as all requirements of the Subdivision Code, Chapter 23, Section 23-13, have been met.

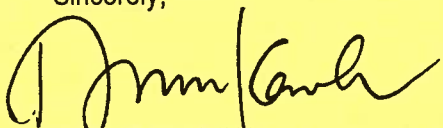
You and the subdivider may wish to consult an attorney for the preparation of the necessary legal documents and description of the certified final plat map for the purpose of recordation with the State of Hawaii, Bureau of Conveyances.

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-13-001222 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 356