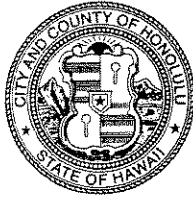


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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MUFI HANNEMANN
MAYOR

HENRY ENG, FAICP
DIRECTOR

DAVID K. TANQUE
DEPUTY DIRECTOR

2004/ELOG-776(AS)

April 13, 2006

David F. Andrew, Esq.
Schneider Tanaka Radovich Andrew & Tanaka
A Limited Liability Law Company
Topa Financial Center, Bishop Street Tower
700 Bishop Street, Suite 501
Honolulu, Hawaii 96813

Dear Mr. Andrew:

Re: Condominium Conversion Project
91-069 Fort Weaver Road
Tax Map Key: 9-1-005:011

This is in response to your letter dated April 15, 2004, requesting verification that the structures located at the above-referenced property met all applicable code requirements at the time of construction.

Investigation revealed that the twenty-two (22) one-story single-family and one (1) two-story single-family detached dwellings are permitted by Existing Use Permit 2004/EU-11 on this 122,790 square-foot R-5 Residential District zoned lot.

The gravel-surface driveway and parking spaces are considered nonconforming; however, Existing Use permit 2004/EU-11, approved with conditions on September 2, 2004, and Building Permit No. 592313, issued on February 14, 2006, require all-weather-surface driveway access and forty-six (46) off-street parking spaces. The building permit is currently active.

Further investigation also revealed the following:

1. The following permits have been issued and are currently active:
 - a. February 14, 2006 – Permit No. 592313 for an addition to Unit K-3.

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- b. February 15, 2006 – Permits Nos. 592394, 592395 and 592396 to repost and covert Units I, F and C, respectively, to single-family detached dwellings. Permit No. 592397 was also issued on this date to convert Unit J to a single-family dwelling.
 - c. February 22, 2006 - Permits Nos. 592667 and 592670 for electrical work to Units M and K-2.
2. On September 2, 2004, Special Management Area (minor) Permit 2004/SMA-47 was approved with conditions to relocate (repost) Units I, F and C.


For your information, the Department of Planning and Permitting cannot determine all legal nonconforming uses or structures, as a result of the adoption or amendment of any ordinance or code.

No other variances or permits were granted to allow deviations from any applicable codes.

Conversion to a condominium property regime (CPR) is not recognized by the City and County as an approved subdivision. CPR delineates ownership; it does not create separate lots of record for subdivision and zoning purposes.

If you have any questions regarding this matter, please contact Mr. Ivan Matsumoto of our Commercial and Multi-Family Code Enforcement Branch at 527-6341.

Very truly yours,


HENRY ENG, FAICP
Director of Planning and Permitting