

LINDA LINGLE  
GOVERNOR  
STATE OF HAWAII

PLANNING DEPARTMENT  
COUNTY OF HAWAII

2009 JUN 29 PM 3:05



MICHAEL KANE  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

KAILANA H. PARK  
DEPUTY TO THE CHAIRMAN

ROBERT J. HALL  
EXECUTIVE ASSISTANT

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P O BOX 1879  
HONOLULU, HAWAII 96805

June 25, 2009

The Honorable Bobby Jean Leithead-Todd,  
Planning Director  
County of Hawaii  
Aupuni Center  
101 Pauahi Street, Ste. #3  
Hilo, Hawaii 96720-4252

Dear Ms. Leithead-Todd:

Subject: Designation of Zoning  
Panaewa, Hawaii  
TMK No.: (3)2-2-047:072

Please be advised that, pursuant to the Memorandum of Agreement between the County of Hawaii and the Department of Hawaiian Home Lands ("Department") dated December 27, 2002, the Department hereby designates the district classification for the above referenced parcel as **MCX-20** (Industrial Commercial Mixed-Use District, minimum building site area of 20,000 square feet).

The referenced parcel consists of an area that comprises 15.574 acres of Hawaiian home lands. The State Land Use District classification for the property is MG (General Industrial). The Hawaii County Land Use Pattern Allocation Guide Map designates the property Industrial. It is anticipated that the development of the property will include commercial uses that are permitted within the Industrial Commercial Mixed-Use District classification. Further, the designated classification of Industrial Commercial Mixed-Use District is also consistent with the Department's Hawaii Island Plan.

Enclosed herewith is a copy of the tax map which identifies and delineates the property in red, together with the Consolidation/Resubdivision survey map dated August 23, 2009, and metes and bounds description prepared by survey consultants Imata and Associates, Inc.



The Honorable Bobby Jean Leithead-Todd  
June 25, 2009  
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If you have any questions or concerns regarding this determination, please contact Peter "Kahana" Albinio, Jr., Property Development Agent, Land Management Division at 808.620.9454 or email [peter.k.albinio.jr@hawaii.gov](mailto:peter.k.albinio.jr@hawaii.gov).

Aloha and mahalo,



*Ma* Micah A. Kane, Chairman  
Hawaiian Homes Commission

Enc.

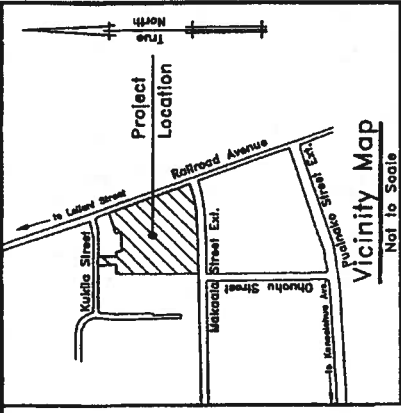
c: (w/o attach) James L. Tucker, Target Corporation  
(w/o attach) Gerry Wolfe, Safeway Inc.  
(w/o attach) Commissioner, Alapaki Nahalea  
(w/o attach) DHHL Planning Division



**SUB-05-000175**

REGULATORY AFFIDAVIT FOR REDUPLICATION WITH THE RECORD  
 ASSET'S OFFICE (REDUPLICATION WITH THE RECORD)  
 Commission, State of Hawaii

DEC 22 2005



**Consolidation/Resubdivision Map**

Land situated at Waikaea, South Hilo,  
 Island of Hawaii.  
 Being a portion of The Hawaiian Home Land  
 of Panaewa, Tract 1.  
 Consolidation of Lots 1, 2, 3, 5-A and D-2-A.  
 And resubdivision of said Consolidation  
 into Lots 5-A-1 and 5-A-2.

Owner: Department of Hawaiian Home Lands  
 P. O. Box 1879  
 Honolulu, Hawaii 96805

Prepared By:  
**Imata and Associates, Inc.**  
 171 Kapiolani Street  
 Hilo, Hawaii 98720

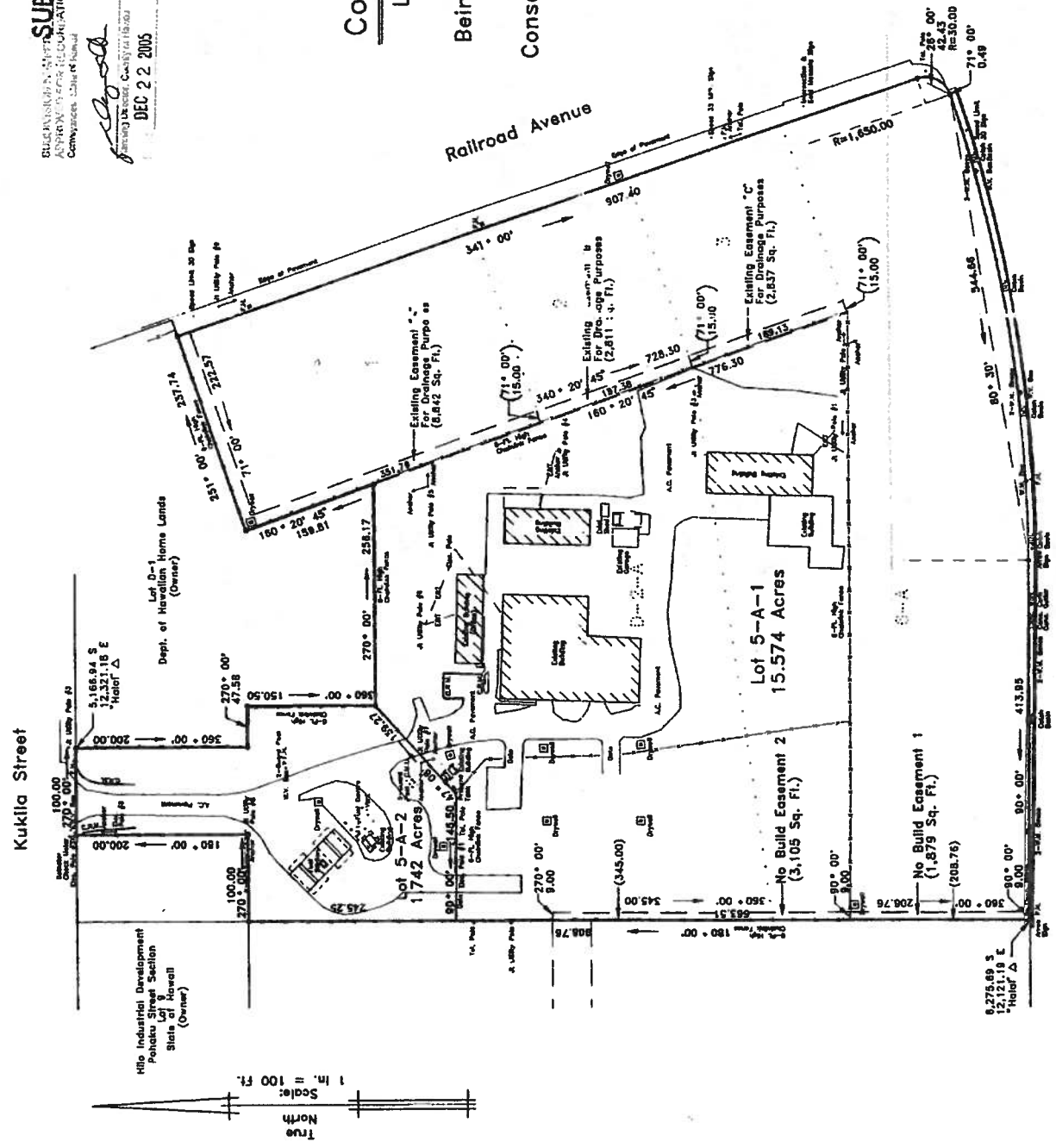


This work was prepared by  
 me or under my supervision

*Imata K. Imata*

Imata K. Imata  
 Licensed Professional Land Surveyor  
 Certificate Number 3816  
 Expires: April, 2006

August 23, 2005



Makaala Street Extension

Tax Map Key: 3rd Div. 2-2-47: 59, 67, 68, 71, & 72

Job Number: 05-75

LOT 5-A-1

LAND SITUATED AT WAIAKEA, SOUTH HILO,  
ISLAND OF HAWAII, HAWAII.

BEING A PORTION OF THE  
HAWAIIAN HOME LAND OF PANAEWA, TRACT 1.

Beginning at the southwest corner of this parcel of land and on the north side of Makaala Street Extension, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAP", being 6,275.69 feet South and 12,121.19 feet East, thence running by azimuths measured clockwise from true South:

1. 180° 00' 663.51 feet along Lot B and the remainder of the Hawaiian Home Land of Panaewa, Tract 1;
2. 270° 00' 145.50 feet along Lot 5-A-2 of the Hawaiian Home Land of Panaewa, Tract 1;
3. 227° 08' 139.27 feet along Lot 5-A-2 of the Hawaiian Home Land of Panaewa, Tract 1;
4. 270° 00' 256.17 feet along Lot D-1 of the Hawaiian Home Land of Panaewa, Tract 1;
5. 160° 20' 45" 159.81 feet along Lot D-1 of the Hawaiian Home Land of Panaewa, Tract 1;
6. 251° 00' 237.74 feet along Lot D-1 of the Hawaiian Home Land of Panaewa, Tract 1;
7. 341° 00' 907.40 feet along Railroad Avenue;
8. Thence along Makaala Street Extension on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:  
26° 00' 42.43 feet;

9. 71° 00' 0.49 of a foot along Makaala Street Extension;
10. Thence along Makaala Street Extension on a curve to the right with a radius of 1650.00 feet, the chord azimuth and distance being:  
80° 30' 544.66 feet;
11. 90° 00' 413.95 feet along Makaala Street Extension to the point of beginning and containing an area of 15.574 Acres.

SUBJECT, HOWEVER, to the following easements:

1. Easement "A" for Drainage Purposes (8,842 Square Feet);
2. Easement "B" for Drainage Purposes (2,811 Square Feet);
3. Easement "C" for Drainage Purposes (2,837 Square Feet);
4. No Build Easement 1 (1,879 Square Feet);
5. No Build Easement 2 (3,105 Square Feet).



*Natalie K. Imata*

Natalie K. Imata  
Licensed Professional Land Surveyor  
Certificate No. 5816 Exp. 04/06

Tax Map Key: 3<sup>rd</sup> Div. 2-2-47: 67, 68, 71, 72 and portion of 59