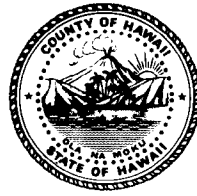


Mitchell D. Roth  
*Mayor*

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*Managing Director*

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**County of Hawai'i**  
**PLANNING DEPARTMENT**

Zendo Kern  
*Director*

Jeffrey W. Darrow  
*Deputy Director*

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

May 31, 2022

James Again  
Email: [hharoldblake@gmail.com](mailto:hharoldblake@gmail.com)

Dear James Again:

**SUBJECT: DETERMINATION OF PRE-EXISTING LOT OF RECORD,  
PL-PLR-2022-000013  
Lots 5 & 6, Being Portions of Grant 8320,  
Kehena & Keau'ohana, Puna, Hawai'i Island, Hawai'i  
TMK: (3) 1-2-009:010**

This letter is in response to your phone conversation with Planning Department staff on May 18, 2022, requesting a determination of a pre-existing lot of record (PELOR) for Tax Map Key (TMK) 1-2-009:010.

We have reviewed our Department records and those of the Department of Finance–Real Property Tax Division (RPT) in accordance with Article 11 (Pre-existing Lots) of the Subdivision Code (Sections 23-117 through 23-120).

Our review of the records has found the following:

1. January 1902 – Keau'ohana-Kehena-Ke'eke'e Homestead map creates both Lot 5 consisting of approximately 40.00 acres and Lot 6 consisting of approximately 31.96 acres.
2. March 1935 – TMK maps shows the existence of TMK 1-2-009:010, being Lots 5 & 6 containing approximately 71.96 acres.
3. We have no record of either Lot 5 or Lot 6 having been legally consolidated with any other adjacent lands.

James Again  
May 31, 2022  
Page 2

Given the above, and pursuant to Section 23-118 criteria to determine a pre-existing lot, criteria (a) which states:

***“The lot was created and recorded prior to November 22, 1944 or the lot was created through court order (e.g. partition) prior to July 1, 1973, and the lot had never been legally consolidated, provided that no pre-existing lot shall be recognized based upon a lease except for a lease which complied with all other applicable laws when made, including Territorial statutes regulating the sale or lease of property by lot number or block number, and on September 25, 2002, the proposed lot contains a legal dwelling, or has been continuously leased since January 8, 1948, as a separate unit.”***

We find that TMK 1-2-009:010, containing approximately 71.96 acres contains two (2) separate pre-existing lots of record being Lot 5 (40.00 acres) & Lot 6 (31.96 acres).

Should you have any questions, please feel free to contact the Planning Department at [planning@hawaiicounty.gov](mailto:planning@hawaiicounty.gov).

Sincerely,

  
Zendo Kern (Jun 6, 2022 13:07 HST)

ZENDO KERN  
Planning Director

HS:tb

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Email: Tax Maps and Records Supervisor  
Real Property Tax Division-Hilo  
Manager-Chief Engineer, DWS  
A. Gerken, GIS Analyst