

Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

December 1, 2004

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • Fax (808) 961-8742

Brian Bence
PO Box 2703
Kamuela, HI 96743

Dear Mr. Bence:

DETERMINATION OF PRE-EXISTING LOTS
TMK: 1-7-11:08

This is to acknowledge receipt of your submittal of documents on November 23, 2004, relating to this parcel.

We have reviewed the documents submitted, our department records, as well as those of the Real Property Tax Division, and determined that the subject property consists of 2 separate legal lots of record:

1. Grant 10031 consisting of 0.849 acres and
2. All of that portion of Oloo Reservation Lot 49, Parts A & B, Oloo, being portions of Patents 4856 to B. H. Brown and Patent 4900 to Maleka, containing 5.94 acres more or less.

Portions of both lots appear to have been affected by the reduction in area (0.489 acres) for addition to the Volcano Road. You may want to have a modern metes and bounds survey be conducted for a more accurate and current land area determination and that a map reflecting this information may be submitted to this department for certification.

Should you have any questions, please feel free to contact us.

Sincerely,

CHRISTOPHER J. YUEN
Planning Director

RKN:lnm

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Hawai'i County is an Equal Opportunity Provider and Employer

Brian Bence
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December 1, 2004

xc: ~~T~~ax Maps and Records Supervisor I
Real Property Tax Division-Hilo
Manager-DWS

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • FAX (808) 961-8742

December 22, 2006

Brian Bence
PO Box 2703
Kamuela, HI 96743

Dear Mr. Bence:

DETERMINATION OF PRE-EXISTING LOTS
TMK: 1-7-11:08

This is to acknowledge receipt of your resubmitted documents and explanatory information on December 29, 2005, relating to this parcel. Please pardon the length of time for this response.

We have reviewed the documents submitted, our department records, as well as those of the 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, and the timetables of the various conveyances involving the lots, has found that the subject property consists of three (3) separate legal lots of record:

1. The Whole of Grant 10031 consisting of 0.849 acres;
2. A Portion of Oloo Reservation Lot 49, Part A, Oloo, being a Portion of Patent (Grant) 4900 to Maleka;
3. A Portion of Oloo Reservation Lot 49, Part B, being a Portion of Patent (Grant) 4806, together containing an area of 5.94 acres more or less; and
4. We do not have any record of these lots being consolidated with each other or any other lot adjoining them.

Portions of Lots 1 and 3 appear to have been affected by a reduction in area (0.489 acres) for addition to the Volcano Road.

This letter supercedes our previous letter dated December 1, 2004.

Brian Bence
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It is our understanding that, based on this information provided regarding pre-existing lots, you may be submitting an application for consolidation and resubdivision of the subject lots which would result in the development of specific metes and bounds for the new lots. If consolidation and resubdivision is not the intent, you may want to have a modern metes and bounds survey conducted for a more accurate and current land area determination and that a map reflecting this information may be submitted to this Department for certification.

A request for separate tax map parcel numbers should be made in writing to the Tax Maps and Records Section of this Department.

Should you have any questions, please feel free to contact Ed Cheplic or Jonathan Holmes of this department.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

JRH/DSA:lnm

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xc: Tax Maps and Records Supervisor I
Real Property Tax Division-Hilo
Manager-DWS