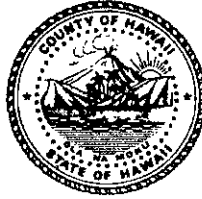


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Mayor



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April 18, 2013

John M. Jr. and Julia C. Chinen
905 Kamilonui Place
Honolulu, HI 96825

e-mail jule@hawaii.rr.com

Dear Mr. & Mrs. Chinen:

Lots of Record Determination
Mt. View Subdivision, Olaa Reservation Tract and Lots, Puna, Hawai'i
TMK: 1-7-012:008 & 009 and 1-7-009:019

We have received your e-mail of March 25, 2013. Please accept our apology for the length of time taken to reply.

We have reviewed our department records and those of the Department of Finance–Real Property Tax Division (RPT). Our review of the records has found the following:

TMK: 1-7-012:008

1. The subject Lots 1 and 2 were platted as a portion of the subdivision of Grant 4727 on April 14, 1933, and recorded by Instrument Number 55829 in Liber 1219, Page 445 on November 5, 1933.
2. The Parcel Number 008 was placed on the two lots, along with additional land area, on the first Taxation Maps Bureau map in April 1935. The lots contained original land areas of 13,742 and 14,560 square feet, respectively. By May of 1951, the additional area mentioned was removed from Parcel 008, and only Lots 1 and 2 remained with a total area of 28,302 square feet.
3. When the Volcano Highway was widened/realigned in 1951, 874 square feet of area was dropped into the roadway resulting in a revised combined land area of 27,428 square feet. This is the present combined land area of record.

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4. Except for the portions dropped into the highway, we do not have any record of these two lots being consolidated with each other or any other lot adjoining them.

In view of the above, we confirm that Parcel 008, currently described as one (1) TMK Parcel, is indeed, comprised of two separate legal lots of record.

TMK: 1-7-012:009

Parcel 009 was first Tax Map platted as Grant 10,890, Lot 65-D containing 21, 967 square feet. When the "additional area" mentioned for Parcel 008 was excluded from it, it all went into Parcel 009 for a total area of 58,681 square feet. In 1949, 25,376 square feet went to newly created Parcel 016 for a balance of 33,305 square feet. In libre 2337, page 165 on April 28, 1950, the area of Parcel 009 was reduced by 426 square feet with a new resultant area of 32,879 square feet.

When the Volcano Highway was widened/realigned in 1951, 1 square foot of area was dropped into the roadway resulting in a revised land area of 32,878 square feet. This is the present land area of record.

Based on the various reconfigurations over time, we find that Parcel 009 as depicted on the present day Tax Map plats is one legal lot of record.

TMK: 1-7-009:019

Lot 6, Part B, Grant 4222 went through various subdivisions and consolidations over time, the latest for the portion of the grant now shown as Parcel 019 was a consolidation of Lots C & D on May 14, 1986 (CON 586). This was a legal consolidation and therefore, Parcel 019 as presently depicted on the Tax Map plat is one legal lot of record.

You may wish to have a modern metes and bounds survey of the lots within Parcel 008 to establish accurate land areas for them. This survey should also determine if the existing dwelling is entirely located on Lot 1. Should that be the case, a formal request for a separate tax map parcel number for the additional lot may be addressed to our Tax Maps and Records Section for appropriate action. However, if the dwelling straddles the common lot line, a consolidation and resubdivision would be required to avail you of the additional lot.

John M. Jr. and Julia C. Chinen
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Should you have any questions, please feel free to contact Jonathan Holmes of this Department.

Sincerely,



BJ LEITHEAD TODD
Planning Director

JRH:Inm

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