

Harry Kim  
Mayor



Christopher J. Yuen  
Director

Roy R. Takemoto  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043  
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April 4, 2005

Stephen J. Menezes, Esq.  
441 Kipuni Street  
Hilo, HI 96720

Dear Mr. Menezes:

#### **DETERMINATION OF PRE-EXISTING LOTS OF RECORD**

Happy Homes Tract, Puna, Island of Hawaii, Hawaii  
TMK: 1-7-015:010

We have received your letter of March 7, 2005. We have reviewed the documents submitted, 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 have found the following:

1. By Deed dated September 3, 1909, Lot 2 containing an area of 1.28 acres, was conveyed from Olaa Sugar Company, Ltd. to Manuel De Coito. By Deed dated February 2, 1910, Lot 1 containing an area of 1.4 acres, was conveyed from Olaa Sugar Company, Ltd. to Manuel P. Faries. Both Lots are similarly described in Mr. Ingham's Warranty Deed.
2. We do not have any record of these lots being consolidated with any other lot or with each other.

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Stephen J. Menezes, Esq.  
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In view of the above, we have determined that the subject property which is currently described as one (1) TMK Parcel, is, indeed, two (2) separate legal lots of record:

- 1) Lot 1 consisting of 1.28 acres; and
- 2) Lot 2 consisting of 1.4 acres.

These two lots may be consolidated and resubdivided in accordance with Chapter 23, Subdivision Code of the Hawaii County Code.

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

Sincerely,



CHRISTOPHER J. YUEN  
Planning Director

RKN:lnm

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xc: Tax Maps and Records Supervisor I  
Real Property Tax Division-Hilo  
Manager-DWS  
DPW-Engineering Division (Hilo)  
Department of Finance