

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 96720-4224
(808) 961-8288 • FAX (808) 961-8742

February 4, 2008

Robert Sabin
PO Box 1263
Kula, Maui, HI 96790

Dear Mr. Sabin:

Lots of Record Determination
Ola'a Reservation Lots, Puna, Hawai'i
TMK: 1-8-005:145

This is in response to your letter dated August 6, 2007, and follow-up letter from Lorrin Hirano of Title Guaranty of Hawaii, Inc. dated September 13, 2007, and accompanying attachments, requesting a determination of pre-existing lots for the above-described property. Please accept our apology for the length of time to respond.

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 has found the following:

1. Lot 117-A was identified by the Territorial Survey office on February 21, 1928, containing approximately 1.65 acres;
2. On May 2, 1933, the Territorial Survey office created a metes and bounds description of a portion of Lot 117-A (Parcel 3) containing an area of 0.764 acres in connection with Ola'a Sugar Company's application to purchase same;
3. Grant No. 10,202 (consisting of Parcels 1, 2, 3, 4 and 5) was awarded to the Ola'a Sugar Company on December 20, 1933;
4. The Volcano Road was widened through Federal Aid Project No. F-2 (4) and on September 2, 1948, identified two portions of Grant 10,202 (Lots 1-D and 1-D-1);

Robert Sabin
Page 2
February 4, 2008

5. On October 8, 1951, the Ola'a Sugar Company conveyed, among others, Lots 1-D and 1-D-1 to the Territory of Hawai'i; and
6. The remainder of Grant 10,202 contains 0.681 acres (29,668 square feet) and is presently identified as one (1) tax map key parcel number (1-8-005:145).

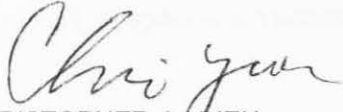
We do not have any records of the remaining portion of Grant 10,202, Parcel 3 being consolidated with any other lots adjoining it.

In view of the above, Parcel 145 is currently described as one (1) Tax Map Key Parcel and remains as a pre-existing legal lot of record.

Should you plan to develop this parcel, you should consult with the State Department of Transportation and the County Department of Public Works to verify permitted access points.

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

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

JRH:Inm

P:\wp60\PREX\Prec2008\1-8-5-145SABIN.doc

xc: Tax Maps and Records Supervisor I
Real Property Tax Division-Hilo
Manager-DWS
Director-DPW
District Engineer-DOT
Lorrin Hirano, Title Guaranty of Hawaii, Inc.
Marie M. Souza, ReMax Properties