

Harry Kim
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County of Hawaii
PLANNING DEPARTMENT
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January 13, 2004

Mr. Terry Schoneberg
SUNRISE PROPERTIES, INC.
101 Aupuni Street, Suite 106
Hilo, HI 96720

Dear Mr. Schoneberg:

PRE-EXISTING LOT DETERMINATION
Letter dated December 24, 2003/Submittals
Tax Map Key (TMK): (3) 1-8-010:022 and 1-8-011:011

Your transmittal letter and request dated December 24, 2003 and attached submittals were reviewed by this office.

According to TMK maps and records, it appears that Parcel 22 containing 297.925 acres was a portion of Olaa Reservation Lots and Parcel 11 containing 98.36 acres was a portion of Olaa Reservation Lots. The subject TMK property(s) are zoned Agricultural (A-5a) by the County and designated Agriculture "A" by the State Land Use (SLU) Commission.

In view of your request and submittals, we note the following:

Submittal-The following summary of Patent No. 4304 shows:

Patent No. 4304 conveyed 199.3 acres of property was conveyed to James D. Abercrombie on or about April 20, 1879. This property consisting of 199.3 acres is comprised of **parts** of Lot No(s). 341, 342, 343, and 344, and **all** of Lot No. 335 and No. 336 or this conveyance was an aggregate area of 6-lots.

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Submittal-The following summary of "SCHEDULE C" shows:

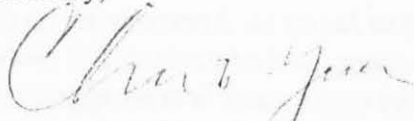
"FIRST" purports that TMK (3) 1-8-010-022 contains 297.925 acres +/- and includes portions of Land Patent Grant No. 4304 and Lot No. 341 and No. 342 conveyed to James D. Abercrombie (199.3 acres) together with Grant No. 4305 which consists of **parts** of Lot No(s). 341, 342, 343, and 344 (Approximately 97.25 acres) conveyed to Robert Abercrombie. It appears that the portions of the following text or "LOT NOS. 334 (?) and 336" cited in "FIRST" should read "LOT NOS. 335 and 336", respectively. The number of lots cited in "FIRST" appears to be part of title report or conveyance or exhibit involving an aggregate area of 10-lots.

And, "THIRD" purports that TMK (s) 1-8-011-011 contains 98.36 acres +/- is covered and described in Land Patent Grant No. 4305 and is comprised of Lot No. 337 and Lot 340. The number of lots cited in "THIRD" appears to be part of a title report or conveyance or exhibit involving an aggregate area of 2-lots.

Therefore, after reviewing your submittals, TMK zoning maps, and other records in this office, we conclude that parcel 022 is comprised of 10 individual lots and parcel 011 is comprised of 2 lots. Your proposal to establish a series of access and utility easements upon or affecting the subject property(s) and identified on a preliminary plan included with your transmittal letter must be revised and be a modern metes and bounds survey map, prepared and stamped by a registered land surveyor. This modern survey map showing any "new" road and utility easements must be recognized and approved by this office before the TMK parcel number(s) or the tax map key maps are revised and individual parcel numbers are assigned to pre-existing lots within the subject TMK parcel(s). Any request to consolidate and re-subdivide the subject TMK property(s) are subject to the review under Chapter 23, Subdivisions.

Any further questions may be directed to our office in Hilo at telephone (808) 961-8288.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

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Enclosure (Maps w/Annotations)