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County of Hawaii
PLANNING DEPARTMENT

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March 11, 2008

Kuulei Kealoha Cooper-Springer
1440 Kinoole Street
Hilo, HI 96720

Dear Ms. Cooper-Springer:

Determination of Lots of Record
Ola'a Summer Lots, Ola'a, Puna, Hawai'i
TMK: 1-9-004:022

We have received your email of March 4, 2008, requesting verification that the subject Tax Map Key (TMK) consists of three (3) pre-existing lots.

We have reviewed 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 that Department of Public Works Subdivision No. 127, dated April 24, 1946, created the "Capellas Tract", being the subdivision of Lot 15 of Block "B" of the Ola'a Summer Lots and also being the whole of Grant 5718. This action resulted in Lots 1 through 14, Inclusive (Lot 13 being a 30-foot wide road lot). Subsequently, Tax Map Key Parcel 22 was applied to Lots 1, 2 and 3, further described as follows:

- 1) Lot 1 of the Capellas Tract, Ola'a, consisting of 11,740 square feet;
- 2) Lot 2 of the Capellas Tract, Ola'a, consisting of 12,500 square feet; and
- 3) Lot 3 of the Capellas Tract, Ola'a, consisting of 15,000 square feet.

We do not have any record of these lots being consolidated with each other or any other lot adjoining them.

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In view of the above, we confirm that Parcel 22, currently described as one (1) TMK Parcel, is indeed, composed of three (3) separate legal and buildable lots of record.

You may wish to consult an attorney for the preparation of the necessary legal documents and description of the lots for the purpose of recordation with the State of Hawai'i, Bureau of Conveyances. The documentation should include language that allows the lots legal access over the privately held 30-foot roadway (Parcel 48).

Please be aware that the precise location of the dwelling that appears to be situated on Lot 1 will need to be addressed should a building permit be sought for that lot or the adjacent Lot 2. This information may also be required by the RPT office for accurate taxation purposes.

Your request for separate tax map key parcel numbers is hereby being forwarded to our Tax Maps and Records Division for appropriate action. For our records, we would appreciate an original, signed formal request for the parcel numbers to be issued.

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:lnm

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xc: Tax Maps and Records Supervisor I w/copy of e-mail request & aerial photo
Real Property Tax Division-Hilo
Manager, DWS
Director, DPW