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January 11, 2016

Michael Nagai
Title Guaranty Escrow Services
460 Kilauea Avenue, Suite 101
Hilo, HI 96720

Dear Mr. Nagai:

Pre-existing Lot(s) of Record Determination
TMK: 2-2-008:030

We have received your correspondence of December 18, 2015. We apologize for delay in this reply.

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 the following:

1. A Portion of Land Commission Award 8521-B12 containing 39,927 sq. ft. was recorded with the Bureau of Conveyances on November 14, 1935, in Libre 1301 on Pages 85-86;
2. Subsequently, a subdivision plat dated December 9, 1935, shows the "Subdivision of T.E.M. Osorio Property" into Lots 1 to 8, Inclusive, ranging in size from 4,482 sq. ft. to 5,688 sq. ft.;
3. The field books for Parcel 030 indicate that "For 1972: pars -031 to-037 drpd into par-030 TMB 4825'71";
4. This type of field book entry generally indicates that the parcel tax records were combined for simplification of tax record keeping when the parcels are owned by a single entity; and
5. However, we do not have any record of these lots having been legally consolidated with each other or with any other lands adjoining them.

Michael Nagai
Title Guaranty Escrow Services
Page 2
January 11, 2016

Given the above, we reconfirm that Parcel 030 is a legal parcel of record presently containing eight (8) pre-existing lots of record.

Although not seemingly the intent of your requested determination, a request for additional Tax Map Parcel numbers could be made. Such a request should be by the landowners and be addressed to our Tax Maps and Records Section. Please be aware that, if requested, there will be no notification of the issuance of any additional parcel numbers and you are advised that periodic checks of the plat map on our web site at <http://www.hawaiicounty.gov/tax-maps/current/zone-2/section-2/> is advised.

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

Sincerely,



DUANE KANUHA
Planning Director

JRH:lnm

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