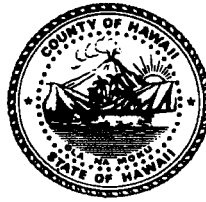


Harry Kim
Mayor

Wil Okabe
Managing Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
Fax (808) 327-3563



County of Hawai'i
PLANNING DEPARTMENT

Michael Yee
Director

Duane Kanuha
Deputy Director

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

March 20, 2019

Michael I. Nagai, Senior Escrow Officer
Title Guaranty Escrow Services
460 Kilauea Avenue, Suite 101
Hilo, HI 96720

via e-mail (mnagai@tghawaii.com)

Dear Mr. Nagai:

**SUBJECT: Pre-existing Lot of Record Determination
A Portion Lot 9, Tarpley Tract
Being Also a Portion of Grant 112,
Waiākea, South Hilo, Island of Hawai'i, Hawai'i
TMK: (3) 2-2-016:008**

This is in regards to your correspondence dated March 12, 2019.

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:

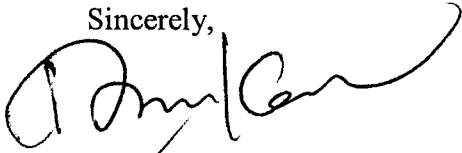
1. Present Parcel No. 008, Lot 9 of the Tarpley Tract, was recorded at the Bureau of Conveyances by deed dated December 31, 1923, in libre 711, page 250, and is shown on the first Tax Maps Bureau Plat of March 1932, containing 5,276 sq. ft.;
2. By deed dated October 10, 1944, recorded on October 16, 1944, in libre 1850, page 304, and as shown on the Tax Maps Bureau Plat of approximately November 1945, then containing an amended area of 5,376 sq. ft.;
3. Sometime between 1944 and 1957, an approximately 50'x50' (2,500 sq. ft.) portion of Lot 9 was transferred to "Parcel 'A.'" We have no recordation record of this land area transfer, only circumstantial, unrelated subdivision and Tax Map Plat evidence, with the land area of the remainder of Lot 9 remaining at 5,376 sq. ft., despite the apparent transfer of the approximately 2,500 sq. ft.;

Michael I. Nagai, Senior Escrow Officer
Title Guaranty Escrow Services
March 20, 2019
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4. Per the record, further recordation of this lot has since occurred, presumably as shown on the Tax Map Plats;
5. Therefore, per Section 23-118(c), the lot was created prior to May 1, 1999, by recordation with the Department of Land and Natural Resources' Bureau of Conveyances, and therefore, it is a legally created lot of record; and
6. We find no record of it having been consolidated with any other adjacent land.

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

Sincerely,



MICHAEL YEE
Planning Director

JRH:jaa

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cc: Tax Maps and Records Supervisor
Real Property Tax Division-Hilo
Manager, DWS
G. Bailado, GIS Analyst (via e-mail)