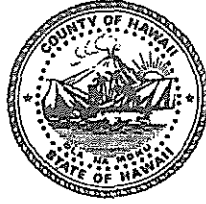


William P. Kenoi  
Mayor



Bobby Jean Leithead Todd  
Planning Director

Margaret K. Masunaga  
Deputy Planning Director

County of Hawaii

**PLANNING DEPARTMENT**

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720  
Phone (808) 961-8288 • Fax (808) 961-8742

February 26, 2010

Bruce A. Hansen  
Concept Construction  
558 Kanoelehua Avenue  
Hilo, HI 96720

Dear Mr. Hansen:

**DETERMINATION OF PRE-EXISTING LOTS**  
**Portion Waiākea House Lots**  
**Waiākea, South Hilo, Hawai'i**  
**Tax Map Key 2-2-025:022**

This responds to your request dated October 16, 2009, requesting a two (2) lot pre-existing lot determination.

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 two (2) lots somewhat in concurrence with your assertions:

1. Formerly Lot 5 of Block 103, Being also a Portion of Grant 9391 and The Whole of dropped Parcel 023, containing 20,382 square feet; and
2. Formerly Lot 6 of Block 103, Being also a Portion of Grant 9391, containing 20,382 square feet.

Subsequently, these two lots were consolidated and resubdivided (SUB 1858 dated August 29, 1962) into:

1. Lot A containing 24,788 square feet; and
2. Lot B containing 15,976 square feet.

Bruce A. Hansen  
Concept Construction  
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We do not have any records of these lots being legally consolidated with each other or any other lots adjoining them.

In view of the above, we confirm that Parcel 022, currently depicted as one (1) Parcel on the Tax Map Plat 2-2-025, is indeed comprised of two (2) separate legal and buildable lots of record.

We note that these lots are presently the subject of a Change of Zone action (REZ-09-000108) and a consolidation and resubdivision action which also includes the adjacent abandoned rail road right-of-way (SUB-09-000941) which is intended to create one (1) resultant lot of approximately 45,924 square feet.

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

Sincerely,



BJ LEITHEAD TODD  
Planning Director

JRH:Inm  
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xc: Tax Maps and Records Supervisor  
Real Property Tax Division-Hilo  
Manager, DWS  
Director, DPW