

William P. Kenoi  
Mayor



BJ Leithead Todd  
Director

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**County of Hawai'i**  
**PLANNING DEPARTMENT**

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September 20, 2012

Ketura S. Waiki, Branch Manager  
Title Guaranty Escrow Services, Inc.  
450 Kīlauea Avenue  
Hilo, HI 96720

And via e-mail [kwaiki@tghawaii.com](mailto:kwaiki@tghawaii.com)

Dear Ketura S. Waiki:

**SUBJECT: Lots of Record Determination  
Portions of Lot 1, Block 38, Waiākea House Lots, First Series  
Tax Map Keys 2-2-037:023 & 126  
Waiākea, South Hilo, Island of Hawai'i, Hawai'i**

This is in response to your request for the status of TMK: 2-2-037:023. We are also addressing Parcel 126 as the remaining area of Lot 1 through the action which is detailed below.

Prior to the mid 1990's, recording land ownership documents was simply a matter of presenting properly prepared deed documents and/or subdivision plats to the Bureau of Conveyances. They would be recorded and subsequently indicated on the Tax Map Plats giving the appearance of legally subdivided land.

That having been said, a review of the records indicate the following:

The owners of Lot 1, on June 3, 1946, "created" Lot 1-A (12,300 sq. ft.) through the recordation of a Deed at the Bureau of Conveyances in Libre 1964, Page 128. The remaining area, 10,000 sq. ft., was designated as Lot 1-B on the Tax Map Plat.

Citing documents from the County Real Property Tax Division and Department of Taxation Property Assessment Division, it was found that these lots have been platted, assigned respective TMK parcel numbers, documented in the tax maps, and individually assessed for county real property tax purposes since the above-cited recordation.

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Additionally, these lots have, in good faith, changed ownership one or more times and building permits for dwellings and other structures have been issued for both of them, including an Ohana Dwelling on Parcel 023.

Under these circumstances, the Planning Director has determined that it is in the best interest that the lots be recognized as lots of record.

In view of the above recitals, we confirm to you that the subject parcels, TMK: 2-2-037:023 & 126, containing 12,300 sq. ft. and 10,000 sq. ft. respectively, are lots of record.

If you should have any further questions about this matter, please feel free to contact Jonathan Holmes of this department.

Sincerely,

  
BJ LEITHEAD TODD

JRH/SKG:lnm

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xc: ✓ Tax Maps and Records Supervisor  
Manager, DWS

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