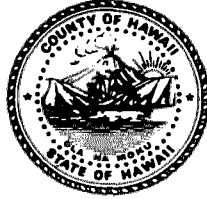


Harry Kim
Mayor

Roy Takemoto
Managing Director

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County of Hawai'i
PLANNING DEPARTMENT

Michael Yee
Director

Duane Kanuha
Deputy Director

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February 1, 2020

Bob Tanaka, President
Bob Tanaka, Inc., Realtors
1055 Kalo Place, Suite 103
Honolulu, HI 96826

Dear Ms. Tanaka:

DETERMINATION OF PRE-EXISTING LOT OF RECORD
Being a Portion of Kam IV Deed, And a Portion of Land Commission Award 1783,
Pi'i honua, South Hilo, Island of Hawai'i, Hawai'i
Tax Map Keys: (3) 2-3-013:025

This responds to your correspondence of August 26, 2019, requesting a determination of a pre-existing lot of record for the subject property.

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. This lot is depicted on the first Tax Maps Bureau plat, dated March 15, 1950, containing 23,375 sq. ft.;
2. The records of the RPT show that a 7,994 sq. ft. portion was leased to others, recorded on August 9, 1946 in libre 1978, at page 117;
3. The remaining 15,381 sq. ft. was later sold and recorded by deed dated May 28, 1962 and recorded on August 27, 1962 in libre 4346, at page 378; and
4. We have no record of the lot having been legally consolidated with any other adjacent lands.

Bob Tanaka, President
Bob Tanaka, Inc., Realtors
February 1, 2020
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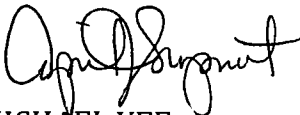
Given the above, and pursuant to Section 23-118. Criteria to determine a pre-existing lot, criteria (c) which states:

“(c) The lot was created through ... a properly prepared deed ... for fee simple ownership of such lot to a grantee other than the grantor or a grantor’s trust which deed was recorded at the State of Hawai’i Bureau of Conveyances ... prior to May 1, 1999...”

We confirm that TMK: 2-3-013:025 is a legal pre-existing lot of record.

Should you have any questions, please feel free to contact Hans Santiago at hans.santiago@hawaiicounty.gov or Jonathan Holmes at jonayhan.holmes@hawaiicounty.gov.

Sincerely,


MICHAEL YEE
Planning Director

JRH:tb

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