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## County of Hawai'i PLANNING DEPARTMENT

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December 20, 2016

James H. Kunimura  
Nakamoto, Okamoto & Yamamoto  
Attorneys at Law  
187 Kapi'olani Street, Suite 101  
Hilo, HI 96720-2687

Dear Mr. Kunimura:

**Request for Existing Lot Determination  
Pi'ihonua Houselots, Third Series, South Hilo, Hawai'i  
Tax Map Key 2-3-025:045**

This is in response to your e-mail dated November 18, 2016, requesting the finding of a legal lot of record.

We have reviewed our department records and those of the Department of Finance-Real Property Tax Division (RPT) and find the following:

Grant 9156, Lot 47, Parcel 021, containing 31,812 sq. ft., is shown on the first Tax Map Plat in October, 1931.

The records indicate that the predecessor lot of the subject parcel (ostensibly Parcel 042), a portion of Lot 47, was recorded at the Bureau of Conveyances (BOC) in Liber 1656, starting at Page 1, on August 7, 1941, containing 15,000 sq. ft.

Subsequently, a 2,500 sq. ft. portion of that lot (ostensibly Parcel 043) was recorded at the BOC in Liber 1980, starting at Page 250, on August 26, 1946.

Lastly, in Liber 2185, starting at Page 220, a 12,000 sq. ft. portion of 042 was recorded at the BOC on November 27, 1948, and identified as Parcel 045, leaving Parcel 042 with the present-day 500 sq. ft., being a road lot for access to Parcel 043.

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The past practices of the State Bureau of Conveyances (BOC) with regards to the methods of recording land ownership documents has not always been in agreement with County subdivision law. Prior to the mid 1990's, it was a simple matter of presenting properly prepared deed documents or subdivision plats to the BOC and they would be recorded and subsequently indicated on the Tax Map Plats and subject to property taxes.

This parcel has been platted, assigned a TMK parcel number, documented in the tax maps, and individually assessed for real property tax purposes since 1948.

Additionally, this lot has had building permits for building construction on it since 1948.

Under these circumstances, the Planning Director has determined that it is in the best interest that this lot in this subdivision be recognized as a legal lot of record.

In view of the above recitals, we confirm to you that the subject parcel, TMK: 2-3-025:045, along with Parcels 042 and 043, being portions of Lot 47, portions of Grant 9156, of Pi'ihonua Houselots, Third Series, containing 12,000 sq. ft., 500 sq. ft. and 2,500 sq. ft., respectively, are hereby recognized as legal lots of record.

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

Sincerely,



MICHAEL YEE  
Planning Director

JRH:lnm

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xc Tax Maps and Records Supervisor  
Real Property Tax Division-Hilo  
Manager, DWS  
GIS Section via email