

Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • Fax (808) 961-8742

August 16, 2004

Theodore Y. S. Young, Trustee
Theodore Y. S. Young Profit Sharing Plan
781 Kupulau Road
Hilo, HI 96720

Dear Mr. Young:

DETERMINATION OF PRE-EXISTING LOTS
TMK: 2-4-38:23

This is to acknowledge receipt of your letter of June 23, 2004, and documents regarding the subject matter.

Please be advised that we have reviewed the documents submitted, our department records, as well as those of the Real Property Tax Division, and determined that the subject property consists of three (3) separate legal lots of record:

The referenced properties were originally created by Subdivision No. 45, which was approved by the Planning and Traffic Commission on September 27, 1948, as Lot 917-E consisting of 1.03 acres, Lot 917-F consisting of 0.52 acres, and Lot 917-G consisting of 0.52 acres.

However, on January 2, 1976, the Planning Director approved Subdivision No. 3723-i, which was a 20-ft. road widening project along Haihai Street which resulted in the creation of Lot 917-E-1 consisting of 0.961 acres and Lot 917-F-1 consisting of 0.449 acres. Lot 917-G was not part of this road widening process and the area remains the same as above.

It is our understanding that, based on this information provided regarding pre-existing lots, you may be submitting an application for consolidation and resubdivision of the subject parcels which would result in the development of specific metes and bounds for the subdivided lots. If consolidation and resubdivision is not the intent, you may want to have a modern metes and bounds survey be conducted for a more accurate and current land area determination and that a map reflecting this information may be submitted for certification.

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A request for separate tax map key parcel numbers should be in writing to this department.

Should you have any questions, please feel free to contact Ed Cheplic of this department.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

ETC:lnm

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xc: Tax Maps and Records Supervisor I
Real Property Tax Division-Hilo
Manager-DWS
SUB 45, 3723-i