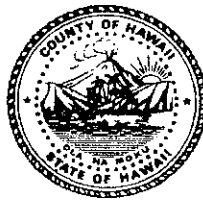


William P. Kenoi
Mayor



Duane Kanuha
Director

Bobby Command
Deputy Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
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PLANNING DEPARTMENT

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Fax (808) 961-8742

December 3, 2013

Timothy S. Young
P.O. Box 1473
Hilo, HI 96721

Dear Mr. Young:

Pre-Existing Lots of Record Determination
Kaumana, South Hilo, Island of Hawai'i, Hawai'i
TMK: 2-5-002:017

This is to acknowledge receipt of your request dated November 14, 2013, regarding the subject matter.

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 has found that this parcel consists of the following pre-existing lots of record:

1. Portion of Grant 4057, Being also Lot 18 containing 97.553 acres;
2. Grant 4109, also being Lot 19 containing 123.9 acres; and
3. Grant 4134, being also Lot 20 containing 117.9 acres.

We find no records of these lots being consolidated with each other or other lands adjacent to them.

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

Sincerely,

DUANE KANUHA
Planning Director

JRH:lnm

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Timothy S. Young
Page 2
December 3, 2013

xc: Tax Maps & Records Supervisor
Real Property Tax Division-Hilo
Manager-DWS
G. Bailado, GIS Section (via e-mail)

William P. Kenoi
Mayor



Duane Kanuha
Director

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August 6, 2014

Timothy S. Young
P.O. Box 1473
Hilo, HI 96721

Dear Mr. Young:

Existing Lots of Record Determination
Kaumana, South Hilo, Island of Hawai'i, Hawai'i
TMK: 2-5-002:017

This is to amend our previous determination letter dated December 3, 2013, regarding the subject matter.

The State Department of Transportation's "Saddle Road Improvements East Section M.P. 11 to M.P. 6 Project No. DEM-0200 (10)" realigned the Saddle Road through subdivision FSA-SUB-13-001193 approved on September 5, 2012. Parcel 16 of this project bisected the subject parcel and its attendant Grants.

Therefore, we have found that this parcel now consists of the following existing lots of record:

1. Two non-contiguous Portions of Grant 4057, Being also Portions of Lot 18;
2. Two non-contiguous Portions of Grant 4109, Being also Portions of Lot 19;
3. Two non-contiguous Portions of Grant 4134, Being also Portions of Lot 20; and
4. Right-of-way Parcel 16.

You may want to have a modern survey of these remainder portions of the three Grants to obtain an accurate metes and bounds description of them and to determine their present land areas.

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

Sincerely,

DUANE KANUHA
Planning Director

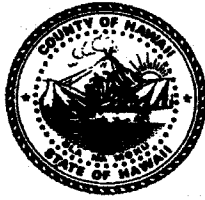
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Timothy S. Young
Page 2
August 6, 2014

xc: Tax Maps & Records Supervisor
Real Property Tax Division-Hilo
Manager-DWS
G. Bailado, GIS Section (via e-mail)

William P. Kenoi
Mayor



Duane Kanuha
Director

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PLANNING DEPARTMENT

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December 18, 2015

Timothy S. Young, Manager
Kaūmana Ranch, LLC
P.O. Box 1473
Hilo, HI 96721

Dear Mr. Young:

Existing Lots of Record Determination
Kaūmana, South Hilo, Island of Hawai'i, Hawai'i
TMK: 2-5-002:017

This is to acknowledge receipt of your second request dated November 9, 2015, regarding an amendment to our previously amended determination on the subject matter.

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 original review on December 3, 2013, found that the parcel consisted of the following [three (3)] pre-existing lots of record:

1. Portion of Grant 4057, Being also Lot 18 containing 97.553 acres;
2. Grant 4109, also being Lot 19 containing 123.9 acres; and
3. Grant 4134, being also Lot 20 containing 117.9 acres.

On August 6, 2014, we amended that determination with:

The State Department of Transportation's "Saddle Road Improvements East Section M.P. 11 to M.P. 6 Project No. DEM-0200 (10)" realigned the Saddle Road through subdivision FSA-SUB-13-001193 approved on September 5, 2012. Parcel 16 of this project bisected the subject parcel and its attendant Grants.

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Timothy S. Young

Page 2

December 18, 2015

Therefore, we have found that this parcel now consists of the following [seven (7)] existing lots of record:

1. Two non-contiguous Portions of Grant 4057, Being also Portions of Lot 18;
2. Two non-contiguous Portions of Grant 4109, Being also Portions of Lot 19;
3. Two non-contiguous Portions of Grant 4134, Being also Portions of Lot 20; and
4. Right-of-way Parcel 16.

Now, in response to you latest inquiry, we further find in addition to the seven (7) lots above, one (1) additional lot of record for a total of eight (8) existing lots of record:

1. Portion of Grant 4136, Being also a Portion of Lot 17, containing, 14,928 sq.ft. (0.343 acre).

However, we do not find a 1.0 acre Portion of Grant 4057 and Grant 4136. This would seem to represent the Portion of Grant 4136, Lot 17 listed above and formerly dropped Parcel 019. We find that dropped Parcel 019 was actually included in Lot 18 previously determined. Additionally, the parcel history sheet notes that Lot 18 is 106.4 acres but that area does not take into account the area lost to Parcel 008. The history sheet lists the total parcel area as 340.423 acres, but the parcel areas breakdown does not add up to that, actually exceeding it by some 9.12 acres. Therefore, the history sheet should be viewed with care.

We find no records of these lots being consolidated with each other or other lands adjacent to them.

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

Sincerely,



DUANE KANUHA
Planning Director

JRH:lnm

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xc: Tax Maps & Records Supervisor
Real Property Tax Division-Hilo
Manager-DWS
G. Bailado, GIS Section (via e-mail)