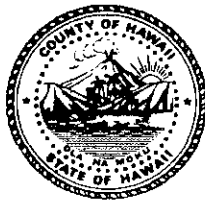


William P. Kenoi
Mayor



Duane Kanuha
Director

Bobby Command
Deputy Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
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County of Hawai'i
PLANNING DEPARTMENT

East Hawai'i Office
101 Pauahi Street, Suite 3
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May 8, 2014

Nicki Conti, R (S) (via e-mail nicki@okurarealty.com)
Okura and Associates Realty
155 Wailuku Drive
Hilo, HI 96720

&
Kevin K. Aoki, R (B) (via e-mail Kevin@propertyproshawaii.com)
Property Professionals Hawai'i, LLC
93 Kohola Street
Hilo, HI 96720

Dear Ms. Conti and Mr. Aoki:

Pre-existing Lot of Record Determination
TMK: 2-5-005:048

We have received your correspondences of April 24, 2014 and April 28, 2014, respectively. 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. Lot 90 (Grant 13081) and Lot 91 (Grant 13082) were created by the Kaūmana House Lots Subdivision platted in October, 1932, with land areas of 14,311 and 10,000 square feet, respectively;
2. In 1957, Lot 91 was "dropped" into Lot 90, ostensibly for property tax purposes, for a "combined" land area of 24,311;
3. On February 23, 1972, Subdivision No. SUB 3094 was approved for Wilder Road Improvements which reduced the "combined" lot area by 1,774 square feet (net area balance 22,537 square feet); and
4. We do not have any record of these lots being consolidated with each other or with any other lot adjoining them.

In view of the above, we confirm that Parcel 048 presently depicted as one parcel on the Tax Map Plat, contains two separate legal lots (Lots 90 and 91) of record containing 12,537 and 10,000 square feet, respectively.

Nicki Conti, R (S)
Okura and Associates Realty
&
Kevin K. Aoki, R (B)
Property Professionals Hawai'i, LLC
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A request for reinstatement/issuance of an additional parcel number for Lot 91 should be by, or authorized by, the land owners and directed to our Tax Maps and Records Section. If requested, please be aware that there will be no notification of the issuance of the additional parcel number and you are advised that periodic checks of the plat map on our web site at <http://www.hawaiicounty.gov/tax-maps/current/zone-2/section-5/> is advised.

It should be ascertained that the existing dwelling is entirely located on Lot 90. Should that not be the case and the dwelling straddles the common lot line, a consolidation and resubdivision of the lots would be required to rectify the situation.

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