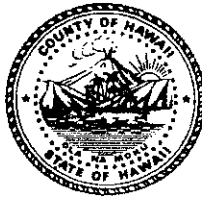


William P. Kenoi
Mayor



Duane Kanuha
Director

Bobby Command
Deputy Director

West Hawai'i Office
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County of Hawai'i
PLANNING DEPARTMENT

East Hawai'i Office
101 Pauahi Street, Suite 3
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April 14, 2014

Lolly Elizares, Realtor (S)
Property Manager
Ginoza Realty, Inc.
1158 Kino'ole Street
Hilo, HI 96720

Dear Ms. Elizares:

**DETERMINATION OF LOT(S) OF RECORD
Charles Chong Man Subdivision,
Ponahawai, South Hilo, Hawai'i
Tax Map Key 2-5-014:031 (029 & 030)**

This is in response to your e-mail dated March 27, 2014, requesting a determination that the above described property is an existing lot of record.

We have reviewed our department records and those of the Department of Finance-Real Property Tax Division (RPT). Our review of the records has found the following lots within Parcels 029, 030 (dropped) and 031 created by the Charles Chong Man subdivision platted in December, 1940:

1. Lot 60 containing 0.9642 acre;
2. Lot 59 containing 0.8035 acre; and
3. Lot 58 containing 0.8035 acre

The records of the RPT office indicate that on January 2, 1946, 14,000 sq. ft. and 21,000 sq. ft. of Lot 59 (Parcel 030) was dropped into Lot 58 (Parcel 031) and Lot 60 (Parcel 029), respectively.

We have no record of this subdivision of Lot 59 and subsequent consolidations with Lot 58 and Lot 60.

Lolly Elizares, Realtor (S)
Property Manager
Ginoza Realty, Inc.
Page 2
April 14, 2014

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

Under the circumstances, the Planning Director has determined that it is in the best interest that the lots in these subdivisions be recognized as lots of record.

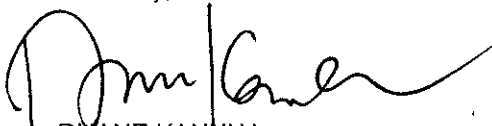
We do not have any records of these lots being consolidated with each other or any other lot adjoining them.

In view of the above, we confirm that Parcels 029 and 031, both with areas of 56,000 sq. ft., as presently depicted on the Tax Map Plat, are separate lots of record.

As to the mention of legal access over the adjacent roadways, that is a matter for the landowner(s) to determine and/or acquire.

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 Section (via e-mail)