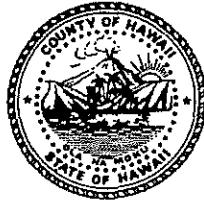


William P. Kenoi
Mayor



Bobby Jean Leithead Todd
Planning Director

Margaret K. Masunaga
Deputy Planning Director

County of Hawaii

PLANNING DEPARTMENT

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

August 5, 2010

Allen H. Rice
Minnette C.H. Kaikaina
840 Kaumana Drive
Hilo, HI 96720

Dear Mr. Rice and Ms. Kaikaina:

DETERMINATION OF PRE-EXISTING LOTS
SUBDIVIDERS: RICE, Allan H. & Minnette C.H. Kaikaina
Proposed Subdivision of Lot A-1,
Being portions Grant 5122 & Grant 4486,
Into Lots A-3, A-4, A-5 & Road Lot A-6,
Kaumana-Ponahawai Homesteads,
Ponahawai, South Hilo, Island of Hawai'i, Hawai'i
TMK: 2-5-030:005

This is in response to your request dated October 21, 2007, requesting a pre-existing lot determination. We strongly apologize for the delay in responding as the subject request got caught up in a major renovation of the department's cubicle layout.

We have reviewed the documents submitted, 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 three (3) lots:

This parcel is comprised of Lot A-1, a Portion of Grant 4486, with an area of 20,505 sq.ft. and a remainder area of 30,678 sq.ft. We further find that the remainder area is also two (2) lots of record, a Portion of Grant 4486 and a Portion of Grant 5122, sub-areas undetermined.

Allen H. Rice
Minnette C.H. Kaikaina
Page 2
August 5, 2010

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

In view of the above, we find that Parcel 005, currently depicted as one (1) parcel on the Tax Map Plat 2-5-030, is indeed comprised of three (3) separate legal and buildable lots of record.

Should you elect to request individual Tax Map Parcel numbers for these pre-existing lots, that request should be in writing and directed to our Tax Maps and Records Section. Also, you will need to provide legal access to the two (2) otherwise landlocked parcels mauka of Lot A-1.

While we await your response to this determination, with this information we will be asking the interested governmental agencies to re-examine your subdivision preliminary plat map. We will defer action on your subdivision application until we hear from the interested governmental agencies, so that we can determine the validity of the tentative approval conditions as stated in our letter of September 6, 2006.

Again, please accept our apologies for the delay in this response. Should you have any questions, please feel free to contact Jonathan Holmes of this department.

Sincerely,



BJ LEITHEAD TODD
Planning Director

JRH:lnm

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xc: Tax Maps and Records Supervisor
Real Property Tax Division-Hilo
Manager, DWS
Director, DPW
District Environmental Health Program Chief, DOH
Paul H. Murray, LPLS, Paul H. Murray & Associates, LLC
SUB-05-000119 (Rice & Kaikaina)