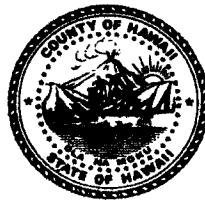


William P. Kenoi  
Mayor



Duane Kanuha  
Director

Bobby Command  
Deputy Director

West Hawai'i Office  
74-5044 Ane Keohokalole Hwy  
Kailua-Kona, Hawai'i 96740  
Phone (808) 323-4770  
Fax (808) 327-3563

**County of Hawai'i**  
**PLANNING DEPARTMENT**

East Hawai'i Office  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720  
Phone (808) 961-8288  
Fax (808) 961-8742

February 29, 2016

Renee N.C. Schoen, Esq.  
Deputy Corporation Counsel  
County of Hawai'i  
101 Aupuni Street, Suite 325  
Hilo, HI 96720

Dear Ms. Schoen:

Request for Existing Lots Determination  
Kaūmana Homesteads, South Hilo, Hawai'i  
Tax Map Keys 2-5-044:001, 024, 025, 026, 028 and 2-5-045:001, 019

This is in response to your e-mail dated February 22, 2016, requesting verification of legal lots of record created by the Puainako Street Extension and the New Saddle Road Alignment.

We find the following:

The Puainako Street Extension was created through subdivision SUB 7318 granted final subdivision approval on September 20, 2000. The relevant panels of the subdivision are "R" & "S" being sheets 19 & 20 of 35 sheets. These bisected Grant 4074, Grant 4061 and Grant 4075 into Remnant Lots J, K, L, M, & N for five (5) Lots. Additionally, Remnant Lot M is two (2) lots, a portion of Grant 4061 and a portion of Grant 4075, and Remnant Lot N is two (2) lots, also a portion of Grant 4061 and a portion of Grant 4075 for a total of seven (7) Lots.

The New Saddle Road Alignment was created through subdivision FSA-SUB-12-001193 granted final subdivision approval on September 5, 2012. The relevant panel of this subdivision is sheet 11 of 11 sheets. This subdivision further bisected Remnant Lot N of SUB 7318 "S" into two (2) portions of Grant 4075 and three (3) portions of Grant 4061 for three (3) additional lots for a grand total of ten (10) legal Remnant Lots.

Renee N.C. Schoen  
Deputy Corporation Counsel  
County of Hawai'i  
Page 2  
February 29, 2016

In view of the above, we confirm to you that the subject seven (7) TMK parcels contain a total of ten (10) legal lots of record due to being bisected and otherwise divided by the two (2) roadway projects (Exhibits "D" & "E").

The landowners may wish to have a modern survey of the various "Portions of Grants" to ascertain individual land areas.

As to the question of zoning verification, we have attached (Exhibit "A") a screen-shot of our GIS data with the TMK numbers and Zoning designations indicated.

Further, also attached (Exhibit "B") is a screen-shot of our correspondence tracking program indicating that the Change of Zoning for The Towill properties status as "Council filed Bill No. 44, Draft 2" and a letter (Exhibit "C") from the County Council referring to said rezoning bill. That correspondence is the last item in our files on the matter.

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

Sincerely,



DUANE KANUHA  
Planning Director

JRH:lnm

\\COH33\planning\public\Admin Permits Division\ELOR(ExistingLotOfRecord)\2016\2-5-044-001&2-5-045-001  
TowillFamilyPuainakoExtRSCHOEN 02-29-16.doc

Atts.: Exhibits "A", "B", "C", "D" & "E"

xc Tax Maps and Records Supervisor  
Real Property Tax Division-Hilo  
Manager, DWS  
Director, DPW  
GIS Section via email



DWG NO. 4444 DATE 2/4/44 BY 444 SOURCE P.M.B.

GRANT 4078

Note: Parcels 10, 11 & 12 shown as 1000 ac. shown as 1000 ac. unless otherwise noted.

FOR PROPERTY ASSESSMENT PURPOSES  
SUBJECT TO CHANGE

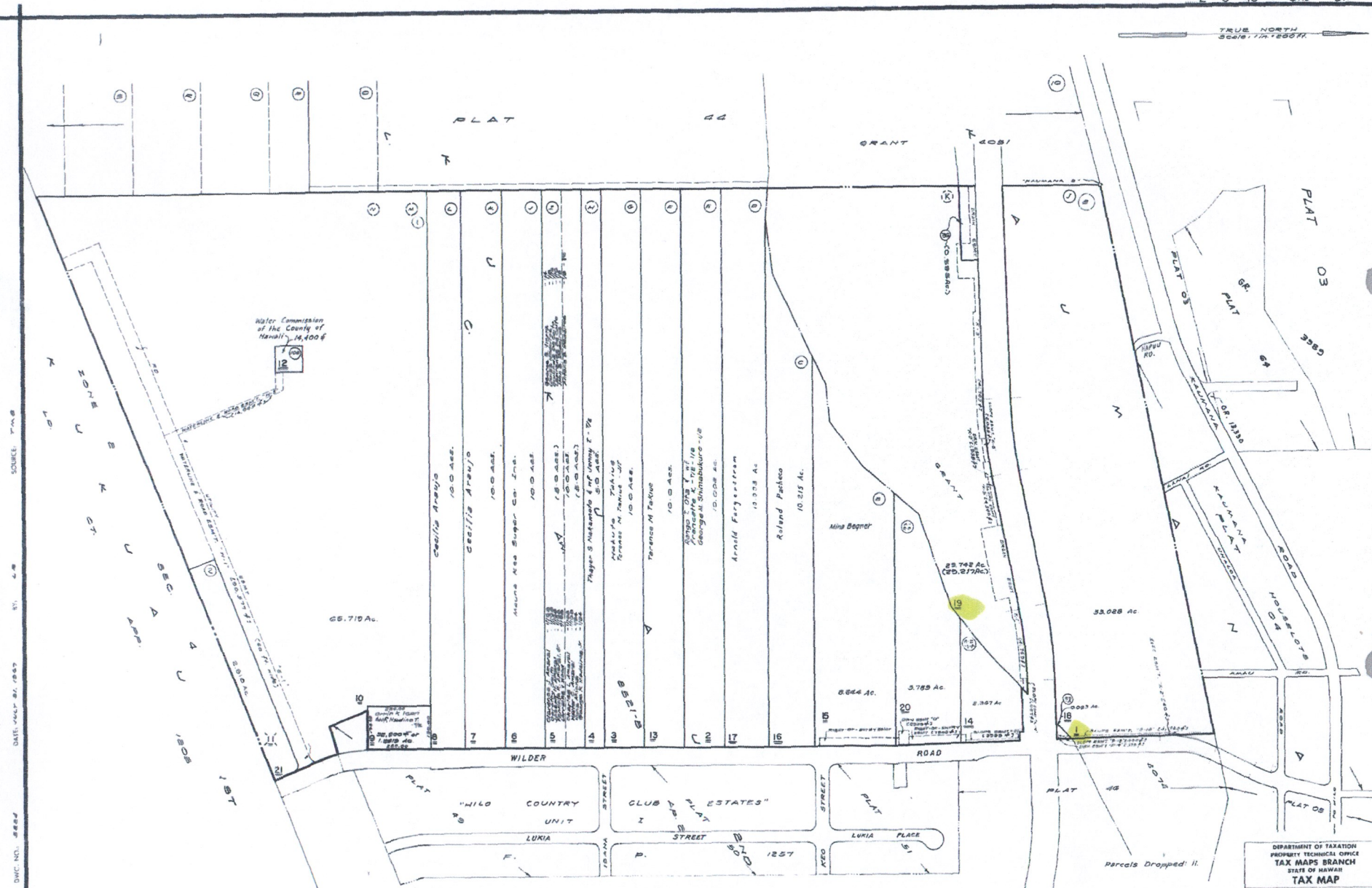
DEPARTMENT OF TAXATION PROPERTY TECHNICAL OFFICE TAX MAPS BRANCH STATE OF HAWAII TAX MAP			
THIRD	TAXATION DISTRICT	SEC.	PLAT
2	5	44	

SCALE 1 IN. = 200 FT.

POR KUKUAU 2nd @ KAUMANA HOMESTEADS, SOUTH HILLO, HAWAII Formerly por 2-5-031

Exhibit "D"

TRUE NORTH  
SCALE: 1/4" = 200 FT.



DWC NO. 8884 DATE MAP 21, 1945 BY: L.B. SOURCE: T.M.S.

DEPARTMENT OF TAXATION  
PROPERTY TECHNICAL OFFICE  
TAX MAPS BRANCH  
STATE OF HAWAII  
TAX MAP

THIRD ZONE	TAXATION DISTRICT SEC.	DISTRICT PLAT
2	5	45

FOR PROPERTY ASSESSMENT PURPOSES  
SUBJECT TO CHANGE  
SCALE: 1/4" = 200 FT.

POR. KUKUUA 2nd & KAUMANA HOMESTEADS, SOUTH HILO, HAWAII (Formerly par. 2-5-03)

Exhibit "E"



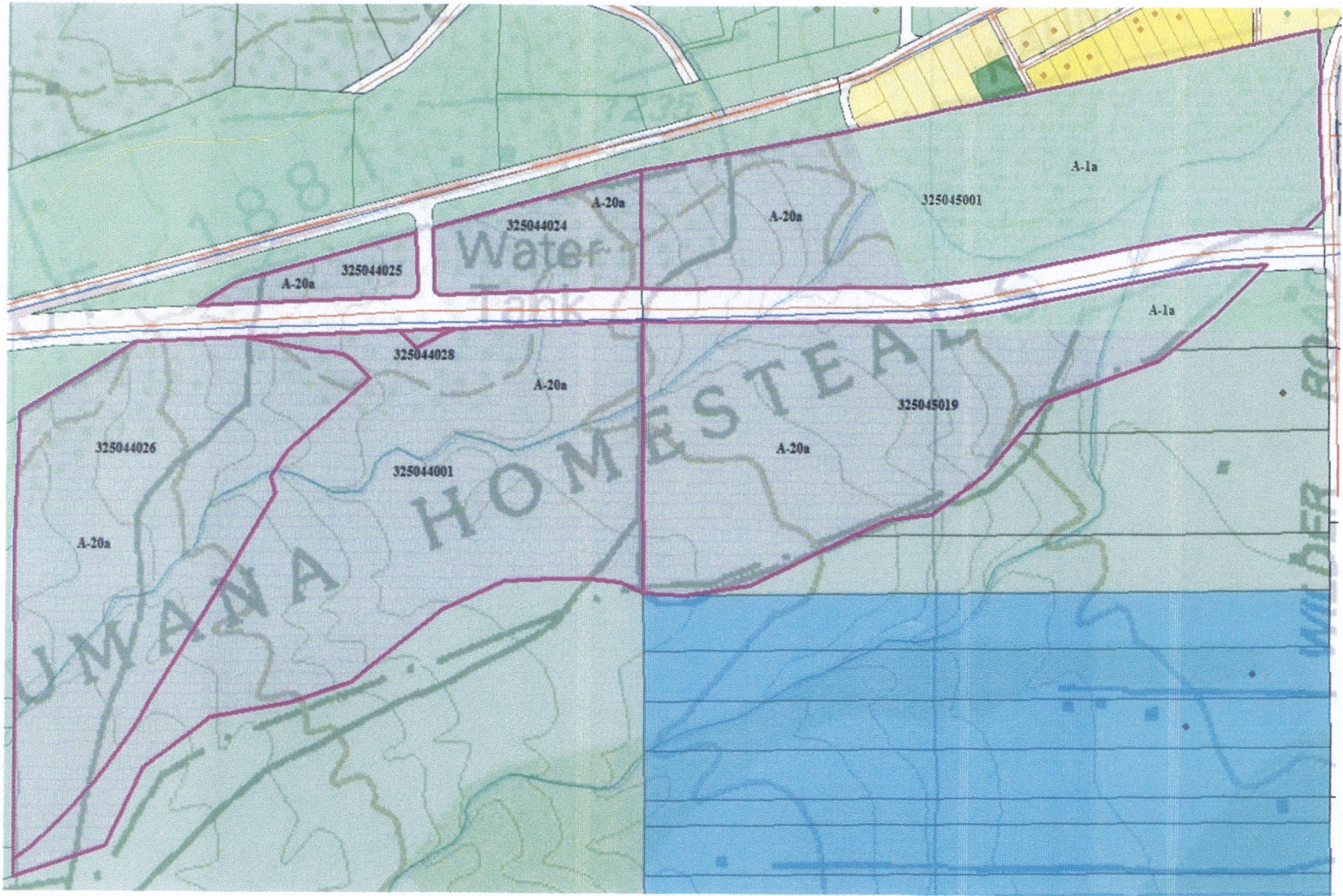


Exhibit "A"



Permits

File Edit Record Navigate Form Reports Format Tab Help

Jump 1

Main Custom Fields Routing Status Routing History Actions Parcels

Permit type rez CHANGE OF ZONE Permit # REZ-00-000010

Address Apt/Suite

City State Zip

Permit Information

Master permit Routing queue planning12 Applied 07/20/2000

Project Status pending Approved 10/20/2000

Description A-20A TO FA-1A, RM Towill TMK 250440010000 250450010000 REZ-00-000010  
12/20/07: Council filed Bill No. 44, Draft 2 Issued 10/20/2000

Submitted Clock Running Days 5696 Expires 01/03/2008

Submitted via

Owner

Last name TOWILL, RICHARD M. First name

Phone ( ) - Address

Applicant

Owner is applicant?  Contractor is applicant?

Last name TOWILL, RICHARD M. First name

Phone ( ) - Cust # 00003063 Address

Email

Lender

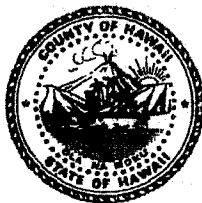
Last name First name

Phone ( ) - Address

Enter method by which the permit was submitted EdenStandard (server) |holmes View 1 of 2

Exhibit "B"

K. ANGEL PILAGO  
Council Vice Chair  
Council Member, District 8



2-3-4W:1  
Phone: (808) 327-3642  
Fax : (808) 329-4786  
Email: kapilago@co.hawaii.hi.us

## HAWAI'I COUNTY COUNCIL

County of Hawai'i  
Kailua Trade Center  
75-5706 Hanama Place, Suite 109  
Kailua-Kona, Hawai'i 96740

September 11, 2007

Chris Yuen, Director  
Planning Department  
County of Hawai'i  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720

RE: Pending Planning Applications

Dear Mr. Yuen:

Upon review of matters pending before the Committee on Planning we discovered three items that were deferred and forwarded back to the Planning Department for further action. Please provide us with the status of the items listed below so that we can determine proper disposition:

Comm. 617 (1995) An Ordinance Amending Section 25-114 (City of Hilo Zone Map),  
Bill 131, Draft 2 Article 3, Chapter 25 (Zoning Code) of the Hawai'i County Code, by  
Changing the District Classification from Agricultural (A-3a) to  
Residential and Agricultural (RS-.5a) at Panaewa, Waiakea, South Hilo,  
Hawai'i, covered by Tax Map Key 2-2-52:1  
(Applicant: Roy K. and Jeannette M. Okada Revocable Living Trusts)  
Area: Approximately 2.72 acres

**Notes: 10/18/95 – Passed 1<sup>st</sup> reading; 11/1/95 – deferred and referred back to Planning Commission by Council (Administration to provide a needs assessment study covering subject area and surrounding community. Data needed to determine what fee would be appropriate to be included in the study)**

Comm. 493 (1996) An Ordinance Amending Chapter 23 of the Hawai'i County Code, as  
Bill 276, Draft 3 amended, Relating to Subdivisions

**Notes: PC Deferred Bill 276 (Comms. 9496-1195). Wants Zoning Code finished first; referred to PC 5/29/96.**

**10/14/97 – Bill 276 amended to draft 2 and deferred to 11/14/97.**

**Bill 276, Draft 2 (Comm. 227) (1996-1998), referred to PC 4/3/97.**

**Bill 276, Draft 3, referred to PC 10/14/99. (Talking about more narrow roads and new proposals)**

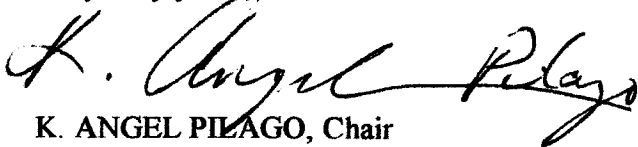
Comm. 158 (2000) An Ordinance Amending Section 25-8-33 (City of Hilo Zone Map),  
Bill 44 Article 8, Chapter 25 (Zoning Code) of the Hawai'i County Code, by  
Changing the District Classification from Agricultural (A-20a) to  
Family Agricultural (FA-1a) at Kaumana, South Hilo, Hawai'i, covered  
by Tax Map Keys 2-5-44:1 and 2-5-45: portion 1  
Applicant: Richard M. Towill  
Area: 114.574 Acres

**Notes: 8/6/03 Committee Report No. 46 – forwards Bill 44, as amended to Draft 2, to Council with negative recommendation. Council referred back to Planning Commission for review and discussion.**

**11/23/04 (Per Alice Kawaha @ Planning, applicant was to submit documentation regarding flooding issues but never did.**

We look forward to your response and recommendations at your earliest convenience. Thank you for assisting us in this regard.

Very truly yours,



K. ANGEL PILAGO, Chair  
Committee on Planning

KAP/md