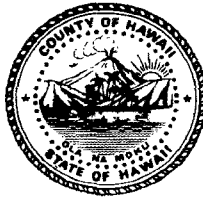


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August 7, 2019

Craig Shigeoka
Property Group Hawai'i, LLC
189 Kūkūau Street, Suite #100
Hilo, HI 96720

Dear Mr. Shigeoka:

**DETERMINATION OF PRE-EXISTING LOTS OF RECORD
Lot 15, Kaieiei Homesteads, Being Also Grant 6890,
Kaieiei Homesteads, South Hilo, Island of Hawai'i, Hawai'i
Tax Map Key: (3) 2-7-005:022**

This is in response to your correspondence of June 25, 2019, requesting a determination of a pre-existing lots of record within the subject property. We apologize for the length of time to respond.

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:

1. Lot 15 (Grant 6890) is a portion of the original Kaieiei Homesteads, Second Series shown on Registered Map 2498, dated November-December 1910. This map indicates the existence of the flume;
2. C.S.F. Plat 15537, dated June 6, 1968 shows the metes and bounds description of the flume right-of-way (Parcel 5, Grant S-15126) and it clearly divides Lot 15;
3. The flume splits into two branches, one branch going north into (over) 'Aleamai Stream, the other continuing west to the adjacent Homestead Road to the west;
4. Given the platted flume, we determine that it divides Lot 15 into 3 lots, 1 remainder lot and 2 remnant lots, and the flume lot as pre-existing lots of record; and
5. We have no record of the remainder lot, remnant lots and flume lot having been consolidated with each other or any other adjacent lands.

Craig Shigeoka
Property Group Hawai'i, LLC
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Given the above, and pursuant to Section 23-118. Criteria to determine a pre-existing lot;

"The lot was created through evidence of a properly prepared deed and/or subdivision plat"

In the Subdivision Code, Chapter 23 of the Hawai'i County Code (HCC), Section 23-120 addresses the use of certain pre-existing lots in consolidation and resubdivision. A pre-existing lot that was created for use as a road lot, a railroad right-of-way, a flume line, or a pole anchor, shall be excluded for calculating the number of lots in applying Section 23-7, unless it is conforming, except to create road lots or other non-buildable lots.

Therefore, for the subject lots, a consolidation and resubdivision of the existing three (3) portions of Parcel 022 and the Abandoned Flume Right-of-Way through a Section 23-7 (no additional lots created) could be used to create three (3) buildable lots and one (1) non-buildable lot, or simply 3 buildable lots.

Therefore, if using the abandoned flume right-of-way to create a fourth buildable lot, Section 23-7 would not apply and the action would be a straight subdivision Subject to the provisions of the Subivision and Zoning Codes.

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

Sincerely,



MICHAEL YEE
Planning Director

JRH:tb

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xc: Tax Maps and Records Supervisor
Real Property Tax Division-Hilo
Manager-Chief Engineer, DWS
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