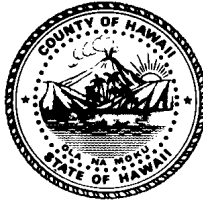


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County of Hawai'i
PLANNING DEPARTMENT

Zendo Kern
Director

Jeffrey W. Darrow
Deputy Director

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

March 7, 2023

Sandra Nishida
1859 Kaiiao Street
Hilo, HI 96720

Dear Sandra Nishida:

**SUBJECT: DETERMINATION OF PRE-EXISTING LOTS OF RECORD
PL-PLR-2023-000024
Lots B & C, Being Portions of Land Commission Award 4968, Apana 1 &
Portions of Land Commission Award 7715, Apana 16,
Pauka'a, South Hilo, Island of Hawai'i
Tax Map Key: (3) 2-7-017:006 (and reserved parcel 005)**

This letter is in response to your request received January 18, 2023, requesting a determination of a pre-existing lot of record (PELOR) for Tax Map Key (TMK) 2-7-017:006 (this also includes reserved TMK parcel 005).

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. 1943, February 17 – Tax Map Bureau map showing the existence of Lots B & C (formerly TMK 2-7-003:054).
2. 1950, April 12 – Lots B & C dropped into new TMK 2-7-017:006.
3. We have no record of Lots B & C having been legally consolidated with each other or any adjacent lands.

Given the above, and pursuant to Section 23-118 criteria to determine a pre-existing lot, criteria (a) which states:

*“The lot was created and recorded **prior to November 22, 1944** or the lot was created through court order (e.g. partition) prior to July 1, 1973, and the lot had never*

Sandra Nishida
Determination of
Pre-Existing Lots of Record
PL-PLR-2023-000024
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been legally consolidated, provided that no pre-existing lot shall be recognized based upon a lease except for a lease which complied with all other applicable laws when made, including Territorial statutes regulating the sale or lease of property by lot number or block number, and on September 25, 2002, the proposed lot contains a legal dwelling, or has been continuously leased since January 8, 1948, as a separate unit.”

We find that Lots B (15,227 square feet) & C (16,276 square feet) are separate lots of record.

Should you have any questions, please feel free to contact the Planning Department at planning@hawaiicounty.gov or (808) 961-8288.

Sincerely,

Zendo Kern

Zendo Kern (Mar 13, 2023 14:50 HST)

ZENDO KERN
Planning Director

HS:cn

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cc: Tax Maps and Records Supervisor
Real Property Tax Division-Hilo
Manager-Chief Engineer, DWS
A. Gerken, GIS Analyst