

Harry Kim  
Mayor



Christopher J. Yuen  
Director

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Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

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April 19, 2005

Roy K. Skogstrom  
P. O. Box 265  
Pepeekeo, HI 96720

Dear Mr. Skogstrom

**Lot of Record Determination  
Pepeekeo Point Subdivision,  
Kahua, Island of Hawaii, Hawaii  
TMK: 2-8-008:010**

We have received your letter of June 27, 2004 and your note of November 10, 2004, relating to Pepeekeo Point Subdivision, more specifically requesting confirmation that your property identified as TMK 2-8-008:010 consists of 3 separate parcels which may be sold separately. First of all, please accept our apology for the length time taken to respond.

We have exhaustively 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). We have found the following:

1. Parcel 10 is currently 7.6 acres in area. Parcel 10 is synonymous with Lot B-1 of Pepeekeo Point Subdivision (SUB 7644-Rev) approved by the Planning Director on February 13, 2004. Portions of Pepeekeo Point Subdivision were subsequently revised and approved by the Planning Director as SUB 7644-REV(2) on May 10, 2004.
2. Lot B-1 (currently also known as Parcel 10) is the result of consolidating portions of Parcel 12 (which included "dropped" Parcel 23), Parcel 13 and Parcel 32 with the former Parcel 10 which was 1.812 acres in area. Portions of Parcel 12, Parcel 13, and Parcel 32 also were consolidated to form a portion of Lot 95, a roadway. Please note that entities described as Parcels 12, 13, and 32 were reflected on the Tax Maps prior to the approval of Pepeekeo Point Subdivision.
3. Lot B-1 of the Pepeekeo Point Subdivision is the 7.6 acres described in the Consolidation Deed dated March 26, 2004 and recorded at the Bureau of Conveyances on March 31, 2004.

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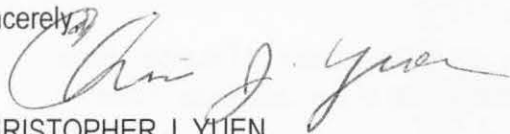
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4. The Parcels 12 and 23 referred to in the October 6, 1993 letter from former Planning Director Goldstein to Roy K. Skrogstrom **were** pre-existing lots of record when the letter was written, however, these lots have been part of the consolidation and resubdivision of lots creating Pepeekeo Point Subdivision. In 1993, Parcel 12 was described as 4.184 acres in area. The 4.184 acres consisted of 6 entities including Lot 74, Lot 74-A, Lot 74 D-2, and Lot 74D-3 in "dropped" Parcel 22 (1.085 acres), "dropped" Parcel 23 (0.399 acres) and Parcel 12 (2.7 acres).
5. Parcel 22 and Parcel 23 had been "dropped" into Parcel 12 at the time Pepeekeo Point Subdivision was approved. The Title Caption of Subdivision 7644 correctly describes the lands involved in the Consolidation and Resubdivision Action to create Pepeekeo Point Subdivision. The Parcel 22 and 23 you refer to as being unused in the application were included in Parcel 12, thus, they have already been "used" and can not be used again to support your argument that they continue to exist.

Again, Parcel 10, 7.6 acres in area, is Lot B-1 of Pepeekeo Point Subdivision and is not comprised of any pre-existing lot of record. The land included in Lot B-1 came from former pre-existing lots of record which have been extinguished and consolidated to form Lot B-1.

Should you have any questions, please feel free to contact us.

Sincerely,



CHRISTOPHER J. YUEN  
Planning Director

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xc: Tax Maps and Records Supervisor I  
Real Property Tax Division-Hilo  
Manager, DWS  
Sub 7644