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

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January 26, 2021

Rusti S. Gomes  
Title Guaranty Hawai'i  
65-1230 Māmalahoa Hwy., Suite F-101  
Hilo, Hawai'i 96720

Dear Ms. Gomes,

**DETERMINATION OF PRE-EXISTING LOT OF RECORD**  
**Being Portion of Mahele Award 23,**  
**Nanue, North Hilo, Island of Hawai'i, Hawai'i**  
**Tax Map Key: (3) 3-2-001:004**

This responds to your correspondence of January 8, 2021, requesting a determination of pre-existing lot of record for TMK (3) 3-2-001:004.

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. The land area encompassed by current TMK 3-2-001:004 is a portion of Mahele Award 23 (Royal Patent 7707);
2. Land area of approximately 290.07 acres originally shown on 1930's tax maps consistent with current land area shown on current tax map;
3. Various leases and deeds of 290.07 acres recorded over the existence of TMK 3-2-001:004; and
4. We have no record of the portion of the Mahele Award having been legally consolidated with any other adjacent lands.

Rusti S. Gomes  
Title Guaranty Hawai'i  
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Given the above, and pursuant to Section 23-118. Criteria to determine a pre-existing lot, criteria (b) which states:

*(b) The lot was created prior to December 21, 1966, as an agricultural lot in excess of twenty acres pursuant to County ordinance.*

We find that TMK (3) 3-2-001:004 is a separate lot of record containing approximately 290.07 acres.

Should you have any questions, please feel free to contact Hans Santiago at [hans.santiago@hawaiicounty.gov](mailto:hans.santiago@hawaiicounty.gov) or Jonathan Holmes [jonathan.holmes@hawaiicounty.gov](mailto:jonathan.holmes@hawaiicounty.gov).

Sincerely,



*for* ZENDO KERN  
Planning Director

HS:tb

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xc: Tax Maps and Records Supervisor  
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