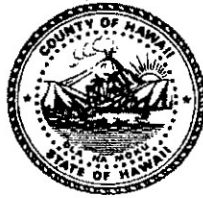


William P. Kenoi  
Mayor



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**County of Hawai'i**  
PLANNING DEPARTMENT

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October 16, 2015

Deanna S. Sako, Finance Director  
County of Hawai'i Finance Department  
25 Aupuni Street, Suite 2103  
Hilo, HI 96720

Dear Ms. Sako:

Request for Amended Existing Lots of Record Determination  
Piha Homesteads, Piha 1 & 2, North Hilo, Hawai'i  
Tax Map Keys 3-2-002:015 & 016

This is in response to your letter dated October 6, 2015, requesting an amendment to our previous findings of existing lots of record. We repeat the original determination with the amended portions in **bold type**.

We have reviewed the additional documents submitted and amend our findings with the following:

Exchange C.S.F. Map Nos. 9625 & 9626 dated October 24, 1941, created 30-foot wide Parcel 5 (0.066 acre) and Parcel 6 (0.548 acre) for the Piha-Kahuku Homestead Road Realignment to reflect the actual Piha Kahuku Homestead Road "on the ground" roadway. Also, this created Remnants "D" (0.078 acre) and "E" (0.907 acre) of the Old Piha Homestead Road alignment. The two (2) Roadway Parcels 5 & 6 also bisected Parcels 15 and 16.

C.S.F. Map No. 18,393 dated August 2, 1978, further memorialized Remnants "D" and "E".

On July 16, 1981, two (2) subdivision applications (SUB 4661 & 4661a) were granted final approval which absorbed Parcels 5 & 6 and created 50-foot wide Road Parcels "A" (0.890 acre) & "B" (0.144 acre) and also created Remnants "E-1" and "E-2" from former Remnant "E" of the Old Piha Homestead Road alignment.

**Registered Map 2568 dated 1914 shows a 10-foot wide flume lot which also bisects Parcel 15.**

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Deanna S. Sako, Finance Director  
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Therefore, we find that within Parcel 15 there are Road Parcel "A" (0.890 acres), remaining area (6.188 acres) and remnant area (1.827 acres) for three lots **and another remnant created by the flume right-of-way lot**. These are **three (3)** buildable lots and a roadway lot **and a 10-foot wide flume lot**.

Within Parcel 16 there are Road Parcel "B" (0.144 acres), remaining area (20.30 acres) and remnant area, Parcel "C" (0.007 acres). These are two (2) buildable lots and a roadway lot.

There are also Remnants "D," "E" and "E-1" of the Old Piha Homestead Road alignment remaining.

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 parcels, a consolidation and resubdivision of the existing Parcels 015 and 016 through a Section 23-7 (no additional lots created) could be used to create **five (5)** buildable lots and **six (6)** roadway (or other non-buildable) lots.

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

Sincerely,



DUANE KANUHA  
Planning Director

JRH:lnm

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xc Tax Maps and Records Supervisor  
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Manager, DWS  
Director, DPW  
G. Bailado, GIS Section (via email)