

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
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Deputy Director

County of Hawaii
PLANNING DEPARTMENT

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May 11, 2007

Stephen J. Menezes
Attorney at Law
441 Kipuni Street
Hilo, HI 96720

Dear Mr. Menezes

DETERMINATION OF PRE-EXISTING LOTS
"Waikaumalo Homesteads", North Hilo, Hawaii
Tax Map Key: 3-2-2:51 and 81

We have received your request dated May 21, 2006. Please accept our apology for the length of time taken to reply.

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. Both Parcels 51 and 81 combined make up Lot 8 of Waikaumalo Homesteads in its entirety also being a Portion of Grant 4780.
2. The subject Parcel 81 was created in a lease to Hakalau Sugar Company on May 1, 1956 consisting of 36.46 acres from John V. Toledo and John V. Toledo, Jr. for a period of fifteen years. Remainder of area consisting of 22.00 acres retained to Parcel 51.
3. Real Property Tax records show that building permits were issued to allow for the construction of one (1) single family dwelling each on Parcels 51 (BP#2006-0487H) and 81 (BP#010693).

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In view of the above, we confirm that Parcel 51 and 81, is indeed, composed of the following separate legal and buildable lots of record:

1. Parcel 51, consisting of 22.00 acres; and
2. Parcel 81, consisting of 36.46 acres.

Should you have any questions, please feel free to contact Daryn Arai of this Department.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

RDS/DSA:

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