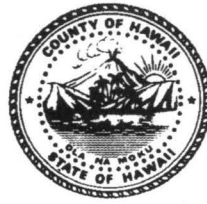


Harry Kim  
*Mayor*

Wil Okabe  
*Managing Director*

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Kailua-Kona, Hawai'i 96740  
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**County of Hawai'i**  
**PLANNING DEPARTMENT**

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February 15, 2019

Rasquel L. Featheran via e-mail (RFeatheran@TGHAWAII.COM)  
Title Guaranty  
65-1230 Mamalahoa Hwy., Bldg. F, Suite F-101  
Kamuela, HI 96743

Dear Ms. Raznov:

**UPDATED DETERMINATION OF PRE-EXISTING LOTS OF RECORD**  
**Lot 50 & a Portion of Lot 21, Grant 7544 & a Portion of Grant 5849,**  
**Hokumahoe, North Hilo, Island of Hawai'i, Hawai'i**  
**TMK: 3-5-001:022**

This is in response to your communication dated January 24, 2019, requesting a re-determination of pre-existing lots of record for the above-described property, Parcel 022 in light of the County Council passage of Ordinance No. 18- 012, which appended Section 23-118 (c) of the Hawai'i County Code (HCC) by adding additional criteria for determining Pre-Existing Lots of Record, to include provisions for how property has historically been recorded at the Bureau of Conveyances, Land Court and/or the Tax Maps Bureau. Specifically, Section 23-118 was amended with this additional criterion:

“(c) The lot was created through evidence of a properly prepared deed and/or subdivision plat for fee simple ownership of such lot to a grantee other than the grantor or a grantor’s trust which deed was recorded at the State of Hawai'i Bureau of Conveyances or with the Registrar of the Land Court prior to May 1, 1999, and was subsequently depicted on a County of Hawai'i Tax Map, was issued a tax map parcel number therefor, and was individually assessed for real property taxation purposes.

In review of the records on hand in accordance with Article 11 (Pre-existing Lots) of the Subdivision Code, in particular Section 23-118(c)"

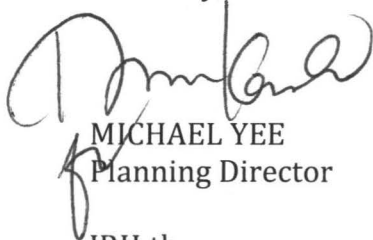
Our review of the records has found the following history:

1. On Hawai'i Territory Survey (HTS) Plat 703-A dated January 1915;
2. On the first Tax Map Plat of February 1935, Parcel 022, being Lot 50, Grant 7544, consisted of 8.05 acres;
3. Through deed dated January 12, 1951 and Tax Maps Branch Plat 20 '51, Parcel 022, revised area of 7.24 acres, was recorded at the Bureau of Conveyances (BOC) on January 17, 1951; and
4. By deed dated May 9, 1961, Parcel 022 gets 1.436 acres from adjacent Parcel 021, and now containing 8.676 acres, was recorded at BOC on June 6, 1962.

With the latest recordation outlined in #4 above, it is found that Parcel 022, as presently presented on the Tax Maps and reflected in RPT records with 8.676 acres, is a lot of record. We do not have any record of this lot having been further officially consolidated with any other lands adjoining it.

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

Sincerely,



MICHAEL YEE  
Planning Director

JRH:tb

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xc: Tax Maps and Records Supervisor  
Real Property Tax Division-Hilo  
Manager, DWS  
Director, DPW  
G. Bailado, GIS Section (via email)