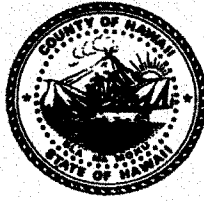


William P. Kenoi  
Mayor



Duane Kanuha  
Director

Bobby Command  
Deputy Director

West Hawai'i Office  
74-5044 Ane Keohokalole Hwy  
Kailua-Kona, Hawai'i 96740  
Phone (808) 323-4770  
Fax (808) 327-3563

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

East Hawai'i Office  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720  
Phone (808) 961-8288  
Fax (808) 961-8742

January 4, 2016

Michael Nagai, Escrow Officer  
Title Guaranty Escrow Services  
460 Kilauea Avenue, Suite 101  
Hilo, HI 96720

Dear Mr. Nagai:

**Request for Existing Lot Determination  
Manowai'opae Homesteads, North Hilo, Hawai'i  
Tax Map Key 3-5-004:075**

This is in response to your e-mail dated December 16, 2015, requesting the finding of a legal lot of record.

We have reviewed our department records and those of the Department of Finance-Real Property Tax Division (RPT) and find the following:

The records indicate that this parcel, a portion of Parcel 046, was recorded at the Bureau of Conveyances in Libre 3105, starting at Page 341, on April 26, 1956, and shown on Tax Map Branch Plat 450 '56.

The past practices of the State Bureau of Conveyances (BOC) with regards to the methods of recording land ownership documents has not always been in agreement with County subdivision law. Prior to the mid 1990's, it was a simple matter of presenting properly prepared deed documents or subdivision plats to the BOC and they would be recorded and subsequently indicated on the Tax Map Plats giving the appearance of legally subdivided land. These maps and other documents do not necessarily reflect the proper creation of lots as specified in county law.

This parcel has been platted, assigned a TMK parcel number, documented in the tax maps, and individually assessed for county real property tax purposes since 1957.

Additionally, this lot has, in good faith, changed ownership one or more times and building permits for dwellings and/or other structures have been issued for construction on it.

Michael Nagai, Escrow Officer  
Title Guaranty Escrow Services  
Page 2  
January 4, 2016

Under these circumstances, the Planning Director has determined that it is in the best interest that this lot in this subdivision be recognized as a legal lot of record.

In view of the above recitals, we confirm to you that the subject parcel, TMK: 3-5-004:075, being a portion of Lot 65 and a portion of Grant 7620, of Manowai'ōpae Homesteads, containing 4.3850 acres, is hereby recognized as a legal lot of record.

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

Sincerely,



DUANE KANUHA  
Planning Director

JRH:lnm

\\COH33\planning\public\Admin Permits Division\ELOR(ExistingLotOfRecord)\2016\3-5-004-075NobrigaNAGAI TGES 01-04-16.doc

xc Tax Maps and Records Supervisor  
Real Property Tax Division-Hilo  
Manager, DWS  
Director, DPW  
GIS Section via email