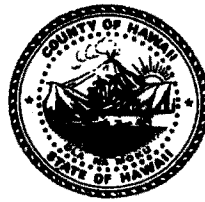


William P. Kenoi
Mayor



Duane Kanuha
Director

Bobby Command
Deputy Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
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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

December 19, 2014

Thomas and Maile Young
529 Kūkūau Street
Hilo, HI 96720

Dear Mr. & Mrs. Young:

Determination of Pre-existing Lots of Record
Manowai'ōpae Homesteads, North Hilo, Hawai'i
TMK: 3-6-003:010

We have received your letter dated November 12, 2014, requesting verification that the subject Tax Map Key contains a number of pre-existing lots of record.

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. All of Lot 83;
2. Two (2) portions of Lot 84, bisected by 15-ft. wide flume lot and less the trig station (Parcel 034); and
3. We do not have any record of these lots being consolidated with any other lands adjoining them.

In view of the above, we confirm that Parcel 010 does indeed contain four (4) separate lots of record.

Although these four (4) lots can be consolidated and resubdivided, only three (3) buildable lots may result as the flume lot is not buildable, and per Section 23-120 of the Subdivision Code, cannot be used to create a new buildable lot.

It is our understanding that, based on this information provided regarding pre-existing lots, you may be submitting an application for consolidation and resubdivision of the subject parcels which would result in the development of specific metes and bounds for the subdivided lots. If consolidation and resubdivision is not the intent, you may want to have a modern metes and bounds survey be conducted for a more accurate and current land area determination and that a map reflecting this information may be submitted for certification.

14-095341
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Thomas and Maile Young

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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
Real Property Tax Division-Hilo
Manager, DWS
G. Bailado, GIS Analyst (via e-mail)