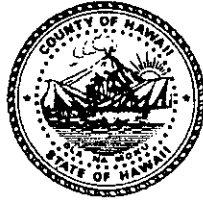


William P. Kenoi  
Mayor



BJ Leithead Todd  
Director

Margaret K. Masunaga  
Deputy

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

February 12, 2013

Lori Mikkelson  
All Aina Services  
P.O. Box 291  
Laupāhoehoe, HI 96764

Dear Ms. Mikkelson:

**SUBJECT: Lots of Record Determination**  
**TMK's 4-3-011:011 and 020 to 026, Inclusive**  
**"Pōhākea Homesteads"**  
**Pōhākea 2<sup>nd</sup> Series, Pōhākea, Hāmākua, Hawai'i**

This letter is in response to your clients' application for an Additional Farm Dwelling Agreement and results from our initial intake research. This will inform the affected landowners of the County of Hawai'i Planning Department's position regarding the subject parcels as to their status as lots of record.

First of all, be informed that the past practices of the State Bureau of Conveyances (BOC) with regard 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 and/or subdivision plats to the BOC and they would be recorded and subsequently indicated on the Tax Map Plats. These maps are for property tax assessment purposes only and do not necessarily reflect the proper creation of lots as specified by county law.

That having been said, our review of our records and the records of the Real Property Tax Division has shown that the subject TMK parcels were recorded at the BOC in 1953 with specific recordation dates, liber and page numbers indicated. There has also been a consolidation and resubdivision action associated with Parcels 011 & 024. The majority of the lots have also changed ownership a number of times since.

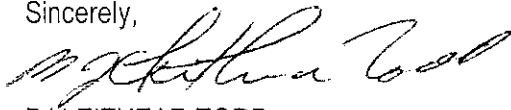
Lori Mikkelson  
All Aina Services  
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The properties in this "subdivision", whether officially subdivided or not, have been recorded at the BOC, have been platted, assigned TMK parcel numbers, documented in the tax maps and individually assessed by lot for real property tax purposes for many years. Under these circumstances, we will recognize the subject parcels within this platted "subdivision", as lots of record. Consequently, for permits under the County's jurisdiction that apply to these lands, these will be processed by the Planning Department as the need arises.

This information is being provided as a courtesy to the affected landowners in anticipation of potential difficulties in obtaining title insurance in the future should these properties be offered for sale or other matters where a title search may be required.

Please feel free to contact Jonathan Holmes of this department should there be any questions on this matter.

Sincerely,



BJ LEITHEAD TODD  
Planning Director

JRH:lnm

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xc:     Manager, DWS  
          Tax Maps and Records Supervisor  
          G. Bailado, GIS Section (via e-mail)  
          Plat File 4-3-011  
          TMK Files 4-3-011:011, 020, 021, 022, 023, 024, 025, 026

W.S. Ramos Family Ltd., et al. (4-3-011:011)  
P.O. Box 103  
Pa'auilo, HI 96776

Charlette A. Norfleet, et al. (4-3-011:020)  
12648 Pegasus Drive  
Willis, TX 77318

Lori Mikkelson  
All Aina Services  
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Christopher P. and Kendra Ignacio, et al. (4-3-011:021)  
P.O. Box 317  
Pa'auilo, HI 96776

James D. and E. Diane Luoma (4-3-011:022)  
P.O. Box 369  
Pa'auilo, HI 96776

Wesley G. Ignacio (4-3-011:023)  
P.O. Box 452  
Pa'auilo, HI 96776

John Marshall McClean (4-3-011:024)  
P.O. Box 3000  
Kailua-Kona, HI 96745

Sidney Gurtiza and Elizabeth R. Frank (4-3-011:025)  
121 Cypress Avenue  
Wahiawa, HI 96786

Robert E. II and Brenda H. Calder (4-3-011:026)  
P.O. Box 282  
Pa'auilo, HI 96776

Joanna U. Kaalele  
Title Guaranty Escrow Services, Inc., Hilo Branch  
450 Kilauea Avenue  
Hilo, HI 96720