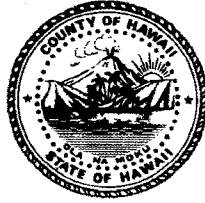


Harry Kim
Mayor



Michael Yee
Director

Daryn Arai
Deputy Director

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County of Hawai'i
PLANNING DEPARTMENT

East Hawai'i Office
101 Pauahi Street, Suite 3
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Phone (808) 961-8288
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July 24, 2018

Laureen L. Leong, Escrow Officer (via e-mail lleong@tghawaii.com)
Title Guaranty Escrow Services, Inc.
65-1230 Māmalahoa Highway, Building F, Suite 101
Kamuela, HI 96743

Dear Ms. Leong:

DETERMINATION OF PRE-EXISTING LOT OF RECORD
Lot C, Grant 7667, Apana 1,
Kaao Homesteads, Hāmākua, Hawai'i
Tax Map Key 4-5-004:061

This is in response to your e-mail correspondence of June 14, 2018, requesting a determination of a pre-existing lot of record for the subject property.

The County Council recently passed an amendment to the Hawai'i County Code (HCC), Chapter 23, Subdivision, Article 11, Section 23-118 to expand the criteria for the recognition of 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 prior to May 1, 1999 by the recordation with the Department of Land and Natural Resources’ Bureau of Conveyances, Registrar of the Land Court or other applicable state agency (i.e. Tax Map Bureau) through evidence of a properly prepared deed and/or subdivision plat and was subsequently issued a Tax Map Parcel Number and individually assessed for real property tax purposes although not included in (a) or (b) above.
- (i) This subsection only applies for such recordings that convey the newly created lot/parcel, for some consideration, to a party other than the grantor.”

Laureen L. Leong, Escrow Officer
Title Guaranty Escrow Services, Inc.
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Therefore, we have re-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 history:

1. By deed dated March 4, 1949, containing 19,600 sq. ft., was recorded at BOC on March 7, 1949 in libre 2209, at page 405 creating Parcel 061, Lot C from Parcel 035;
2. The lot was created prior to May 1, 1999 by the recordation with the Department of Land and Natural Resources' Bureau of Conveyances and therefore, it is a legally created lot of record; and
3. We find no record of this lot having been consolidated with any other adjacent land.

Therefore, we confirm that Parcel 061, containing 19,600 sq. ft., is a legal pre-existing lot of record.

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-Chief Engineer, DWS
G. Bailado, GIS Analyst (via e-mail)