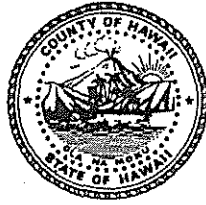


William P. Kenoi  
*Mayor*



Bobby Jean Leithead Todd  
*Planning Director*

Margaret K. Masunaga  
*Deputy Planning Director*

County of Hawaii

**PLANNING DEPARTMENT**

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720  
Phone (808) 961-8288 • Fax (808) 961-8742

January 13, 2010

Ivan S. Mochida  
77 Kūkila Street  
Hilo, HI 96720

Dear Mr. Mochida:

**DETERMINATION OF PRE-EXISTING LOTS**  
**"Town Lots In Honoka'a" (AKA Sam M. Spencer Tract),**  
**Honoka'a, Hāmākua, Hawai'i**  
**Tax Map Key 4-5-006:044**

We have received your request dated December 10, 2009.

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 two (2) lots:

1. Lot 39, a 7,205 sq.ft. lot resulting from the April 1921 "Town Lots In Honoka'a" Subdivision (AKA Sam M. Spencer Tract), Being also a portion of Grant 2465; and
2. Lot 40, a 7,205 sq.ft. lot resulting from the April 1921 "Town Lots In Honoka'a" Subdivision (AKA Sam M. Spencer Tract), Being also a portion of Grant 2465.

We do not have any records of these lots being consolidated with each other or any other lot adjoining them.

In view of the above, we confirm that Parcel 044 as currently depicted as one (1) Parcel on the Tax Map Plat (3) 4-5-006, is indeed comprised of two (2) separate legal and buildable lots of record.

Ivan S. Mochida  
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January 13, 2010


The records of the RPT indicate that two (2) dwellings are situated on this property. A request for separate tax map key parcel numbers should be addressed to our Tax Maps and Records Division. However, such a request must be accompanied by an accurately drawn (to scale) site plan locating the improvements to ensure that the applicable structural setbacks are accommodated. If the setbacks cannot be accommodated, then an application for either, as is most appropriate, a consolidation and resubdivision of the lots or a variance from the setback requirement would need to be filed with this department.

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

Sincerely,

  
BJ LEITHHEAD TODD  
Planning Director

JRH:lnm  
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xc:  Tax Maps and Records Supervisor  
Real Property Tax Division-Hilo  
Manager, DWS  
Director, DPW