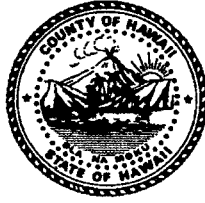


Harry Kim
Mayor



Michael Yee
Director

Daryn Arai
Deputy Director

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County of Hawai'i
PLANNING DEPARTMENT

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September 20, 2018

Anna N. Walker, Escrow Associate
Title Guaranty Escrow Services, Inc.
460 Kilauea Avenue, Suite 101
Hilo, HI 96720

(via e-mail awalker@tghawaii.com)

Dear Ms. Walker:

DETERMINATION OF PRE-EXISTING LOT OF RECORD
Portions of Lot 2, Grant 1774,
Holt Subdivision, Nā moku, Hāmākua, Island of Hawai'i, Hawai'i
Tax Map Key 4-5-008:018 & 022

This is in response to your e-mail correspondence of August 31, 2018, requesting a determination of a pre-existing lots of record for the subject properties.

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.”

Anna N. Walker, Escrow Associate
Title Guaranty Escrow Services, Inc.
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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. Lot 2, containing 20,627 sq. ft., was created by the Holt Subdivision dated December 20, 1932;
2. By deed dated June 30, 1955, recorded at the Bureau of Conveyances on July 29, 1955 in libre 1779 at page 121, Lot 2B, Parcel 018, containing 6,994 sq. ft., and new Lot 2A, Parcel 022 was created containing 13,633 sq. ft.;
3. By deed dated September 29, 1969, recorded at the Bureau of Conveyances on October 20, 1969 in libre 6731 at page 458, modified Lot 2B, Parcel 018, was reduced by 345 sq. ft. for road alignment purposes with a remainder area of 6,649 sq. ft.;
4. The lots were created prior to May 1, 1999 by the recordation with the Department of Land and Natural Resources' Bureau of Conveyances and therefore, they are legally created lots of record; and
5. We find no record of these lots having been consolidated with each other or any other adjacent lands.

Therefore, we confirm that Parcels 018 and 022, presently containing 6,649 sq. ft. & 13,633 sq. ft., respectively, are legal pre-existing lots 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)