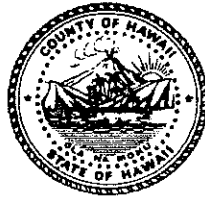


William P. Kenoi
Mayor



BJ Leithead Todd
Director

Margaret K. Masunaga
Deputy

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

April 17, 2013

Paul K. Takamatsu, RGR
Pacific Coast Properties, Inc.
P.O. Box 1634
Honoka'a, HI 96727

Dear Mr. Takamatsu:

Lots of Record Determination
Nienie, Hāmākua, Hawai'i
TMK: 4-5-009:012 & 013

We have received your letter of April 3, 2013, regarding the above subject properties.

We have reviewed our department records and those of the Department of Finance—Real Property Tax Division (RPT). Our review of the records has found the following:

1. The subject properties were platted on the first Tax Map Bureau plat in September 1935 with areas of 0.98 acres and 7,519 square feet, respectively.
2. The revised area (32,729 sq. ft.) of Parcel 012 was dropped into Parcel 013 (area also revised to 8,927 sq. ft.) in 1964 for a total area of 41,656 square feet. This was done ostensibly for the purposes of having one tax bill for the commonly owned properties.
3. When the Honoka'a-Waipio Road was widened/realigned in 1968, 4,660 square feet and 221 square feet of area were dropped into the roadway resulting in a revised combined land area of 36,775 square feet. This is the present combined land area of record.
4. On August 6, 1992, the Planning Department determined that Parcel 012, although "dropped," remained an existing lot of record. Parcel 012 was reinstated by the Mapping Branch of the State Real Property Assessment Division per land owner request dated January 8, 1996. The land area assigned to the individual Parcels 012 & 013 was 28,060 and 8,715 square feet, respectively. It is unknown how those separate areas were determined.
5. Except for the portions dropped into the highway, we do not have any record of these two lots being officially consolidated with each other or any other land adjoining them.

Paul K. Takamatsu, RGRI
Pacific Coast Properties, Inc.
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In view of the above, we confirm that Parcels 012 and 013 are indeed two separate legal lots of record.

You may wish to have a modern metes and bounds survey done of the parcels to establish accurate land areas for them.

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

Sincerely,



BJ LEITHEAD TODD
Planning Director

JRH:lnm

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xc: Tax Maps and Records Supervisor
Real Property Tax Division-Hilo
Manager, DWS