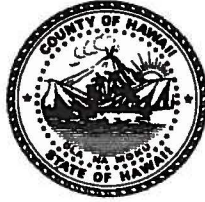


Harry Kim
Mayor



Michael Yee
Director

Daryn Arai
Deputy Director

West Hawai'i Office
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County of Hawai'i
PLANNING DEPARTMENT

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101 Pauahi Street, Suite 3
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April 17, 2017

Andrea B. Engleman (via email aengleman@tghawaii.com)
Title Guaranty Escrow Services
65-1230 Māmalahoa Highway, Bldg. F, Suite 101
Kamuela, HI 96743

Dear Ms. Engleman:

Existing Lot of Record Determination
TMK: 4-5-013:011

We have received your correspondence of February 1, 2017 for an existing lot of record determination. We apologize for the delay in responding as extensive research was needed for this determination.

We have reviewed our Planning Department records, the Department of Finance–Real Property Tax Division (RPT), and Department of Public Works records.

The Planning Director has determined that recognition of this parcel as a lot of record is in the best interest of the public's good faith trust. We therefore confirm to you that the subject parcel is hereby recognized as a legal lot of record.

This determination is supported by the following historical records:

1. This parcel, formerly tax map key (TMK) 4-5-002:033, is Lot 3-A as shown on a subdivision/survey map dated August 1945;
2. TMK 4-5-002:033 was assigned using a deed document (Book 1918, page 342) dated November 5, 1945;
3. TMK 4-5-002:033 was transferred to TMK 4-5-013:011 on August 10, 1949 along with other adjoining lots as noted in Tax Map Bureau Index No. 13 '46.
4. Building Permit (BP) No. 4152 was issued on April 21, 1948 for a dwelling for this parcel as well as subsequent BP's for other miscellaneous improvements;
5. The subject parcel is presently zoned RS-7.5; and
6. We do not have any record of the lot having been legally consolidated with any other lands adjoining it.

Andrea B. Engleman
Title Guaranty Escrow Services
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Past practices at the State Bureau of Conveyances (BOC) with regards to the methods of recording land ownership documents has not always been consistent with County subdivision law. Prior to the mid 1990's, before the County took over the task of updating the tax map plats, it was a simple matter of presenting properly prepared deed documents or survey maps to the BOC to be recorded. The newly recorded properties were then assigned a TMK number on the tax map plats.

To our knowledge, there is no record of evidence that Lot 3-A was in existence prior to November 22, 1944 or approved through County processes when first created. Nonetheless, in 1945 this property had been platted on the tax maps, assigned a tax map key (TMK) number, documented in the tax office records, and individually assessed for real property tax purposes over the years. A subsequent building permit was also approved by the County of Hawai'i in 1948.

This property, whether officially subdivided or not, has been recorded at the BOC for many years, platted on the tax maps, and assessed property taxes. In view of the above recitals, the Planning Director has determined that recognition of this parcel is in the best interest of the public's good faith trust. It would be undue hardship on the owner to determination that it is not a lot of record. We therefore confirm to you that the subject parcel is hereby recognized as a legal lot of record.

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

Sincerely,



MICHAEL YEE
Planning Director

JRH/HS/SKG:lnm

\\COH33\planning\public\Admin Permits Division\ELOR(ExistingLotOfRecord)\2017\4-5-013-011MortensonENGLEMAN(TGES)(3)
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xc: Tax Maps and Records Supervisor
Real Property Tax Division-Hilo
Manager, DWS
G. Bailado, GIS Analyst (via e-mail)