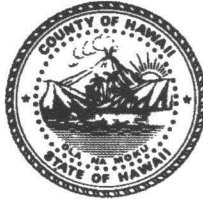


Harry Kim
Mayor



Michael Yee
Director

Duane Kanuha
Deputy Director

West Hawai'i Office
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PLANNING DEPARTMENT

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January 30, 2019

Harold P. & Georgette Luscomb
75-680 Lali'i Place
Kailua-Kona, HI 96740

Dear Mr & Ms. Luscomb:

DETERMINATION OF PRE-EXISTING LOT OF RECORD
A Portion of Grant 1155,
Namoku, Hāmākua, Island of Hawai'i, Hawai'i
Tax Map Key 4-5-018:019

We have received your correspondence of December 6, 2018, regarding the above listed property. We apologize for the delay of this response.

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 history:

1. This parcel was depicted on the first Tax Map Plat of September 1935 as 1.0 acre Parcel 4-5-004:008. The RPT Field Book does not indicate lot size, but does ;
2. By Deed dated May 21, 1951, recorded at the Bureau of Conveyances on September 22, 1951 in libre 2464 at page 453, 0.55 acres of 4-5-008:004 was transferred to Parcel 4-5-008:024;
3. In 1963, Parcel 4-5-008:024 was dropped from Plat 4-5-008 and transferred to new Tax Map Plat Key 4-5-018:019; and
4. We find no record of this lot having been consolidated with any other adjacent land.

Therefore, we confirm that Parcel 019, containing 0.55 acres is a legal, pre-existing lot of record.

Harold P. & Georgette Luscomb
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Although we confirm that Parcel 019 is a legal lot of record, we will not address the legal access to the lot. Of the evidence at hand, the lot seems to have had various roadway/easement accesses over time. More research is required beyond the information readily available to this office to determine the current legal access to the property. You may wish to procure the services of an attorney specializing in land tenure issues to discover/obtain such legal access.

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, DWS
G. Bailado, GIS Section (via email)