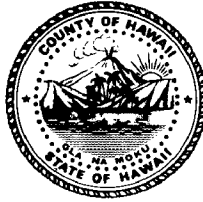


Mitchell D. Roth
Mayor

Lee E. Lord
Managing Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
Fax (808) 327-3563



County of Hawai'i
PLANNING DEPARTMENT

Zendo Kern
Director

Jeffrey W. Darrow
Deputy Director

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

February 3, 2022

Chuck Barker
Kuleana Mortgage
206 Kamehameha Avenue
Hilo, Hawai'i 96720

Dear Mr. Barker:

**SUBJECT: DETERMINATION OF PRE-EXISTING LOT OF RECORD,
PL-PLR-2022-000002
Portion of Grant 741,
Honomakau, North Kohala, Island of Hawai'i
Tax Map Key: (3) 5-4-007:016**

This letter is in response to your correspondence received February 1, 2022, requesting a determination of a pre-existing lot of record (PELOR) for Tax Map Key (TMK) 5-4-007:016.

We have reviewed 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:

1. 1940's - tax maps show portion of Grant 741 containing approximately 1.0323 acres;
2. 1972, June 27 - C.S.F. 16,635 subdivides 0.425 acres from TMK 5-4-007:016 for addition to the school lot. Superseded by C.S.F. 18,391;
3. 1976, February 21 - Civil judgement revises total land area to 1.0325 acres;
4. 1977, March 4 - 0.425 acres conveyed to State of Hawai'i leaving remainder area of 0.6075 acres;
5. 1978, August 1 - C.S.F 18,391 subdivides 0.425 acres from TMK 5-4-007:016 for addition to the school lot; and
6. 1978, October 31 - area revised to 27,086 square feet or 0.622 acres.

Chuck Barker
Kuleana Mortgage
February 3, 2022
Page 2

Given the above, and pursuant to Section 23-118 criteria to determine a pre-existing lot, criteria (c) which states:

*“The lot was created through **evidence of a properly prepared deed and/or subdivision plat** for fee simple ownership of such lot to a grantee other than the grantor or a grantor’s trust which deed was recorded at the State of Hawai’i Bureau of Conveyances or with the Registrar of the Land Court prior to May 1, 1999, and was subsequently depicted on a County of Hawai’i Tax Map, was issued a tax map parcel number therefor, and was individually assessed for real property taxation purposes.” [emphasis added]*

We find that TMK 5-4-007:016, containing approximately 0.622 acres, is a single lot of record as created by C.S.F. 18,391, addition to school lot.

Should you have any questions, please feel free to contact Hans Santiago at hans.santiago@hawaiicounty.gov, or Jonathan Holmes at jonathan.holmes@hawaiicounty.gov.

Sincerely,


Jeffrey W. Darrow for (Feb 3, 2022 14:34 HST)

ZENDO KERN
Planning Director

HS:tb

P:\Admin Permits Division\PELOR(Pre-ExistingLotOfRecord)\2022\5-4-007-016 KuleanaMortgage PL-PLR-22-000002.docx

Email: Tax Maps and Records Supervisor
Real Property Tax Division-Hilo
Manager-Chief Engineer, DWS
A. Gerken, GIS Analyst