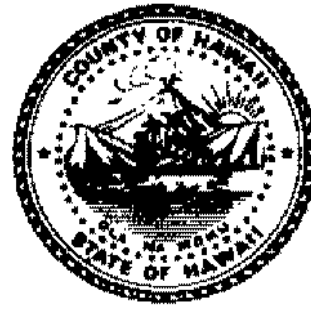


Mitchell D. Roth
Mayor

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County of Hawai'i
PLANNING DEPARTMENT

Zendo Kern
Director

Jeffrey W. Darrow
Deputy Director

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Fax (808) 961-8742

June 30, 2021

Daryn Arai
Land Use Planning Consultant
P.O. Box 4501
Hilo, Hawai'i 96720

Dear Mr. Arai:

**SUBJECT: Clarification of Consolidation/Resubdivision of Lots (COR-21-140237)
Portions of Lots 98-B-1-A & 98-B-2, Pu'u kapu Homesteads, 2nd Series,
Being Portions of Grant 7766,
Pu'ukapu, Waimea, South Kohala, Island of Hawai'i, Hawai'i
TMK: (3) 6-4-018:083**

This responds to your correspondence received on March 4, 2021.

We are approving your request to allow a consolidation and resubdivision of pre-existing lots to create two (2) non-conforming lots containing approximately three (3) acres each.

Should you have any questions, please feel free to contact the Planning Department at planning@hawaiicounty.gov.

Sincerely,

A handwritten signature in black ink, appearing to be "Zendo Kern", written over a horizontal line.

ZENDO KERN
Planning Director

:tb

\\coh01\planning\public\Admin Permits Division\ELOR(ExistingLotOfRecord)\2021\6-4-018-083 LeiHoldingsLLC
responseCOR-21-140237 06-30-21.docx

cc: Lei Holdings LLC

Harry Kim
Mayor

Roy Takemoto
Managing Director

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September 16, 2020

Nicholas Borreca, Property Manager
HTH Asset Management, LLC
1668 South King Street, Suite 230
Honolulu, HI 96826

Dear Mr. Borreca:

**SUBJECT: Subdivision Process Clarification And Pre-Existing Lots of Record Determination
Portions of Lots 98-B-1-A & 98-B-2, Pu'u kapu Homesteads, 2nd Series, Being Portions of Grant 7766,
Pu'ukapu, Waimea, South Kohala, Island of Hawai'i, Hawai'i
TMK: (3) 6-4-018:083**

This responds to your correspondence received on July 13, 2020.

Before we explain the subdivision process, we have the following:

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. Parcel 083 was originally Parcel 6-4-002:012, Lot 98 of the Pu'u kapu Homesteads, 2nd Series, Portions of Grant 7766;
2. In 1967, Lot 98-B, was subdivided into 98-B-2 & 98-B-1-A (SUB 2517) with the stipulation that Lot 98-B-1-A be consolidated with 98-B-2. The consolidation never legally occurred;
3. Therefore, Parcel 083 (the 6.0 Ac. Lot 98-B-2 & 0.543 Ac. Portion of Lot 98-B-1-A) contains two (2) legal lots of record; and
4. We have no record of these lots having been legally consolidated with each other or any other adjacent lands; and

Nicholas Borreca, Property Manager
HTH Asset Management, LLC
September 16, 2020
Page 2

5. Therefore, per Section 23-118(c), this lot was created through evidence of properly prepared deeds and/or subdivision plats.

We present the above to explain that, although the parcel in question, 083, is only 6.543 acres in size in the A-5a zoning district. However, because it is comprised of two lots, Lots 98-B-1-A & 98-B-2. These two lots could be used for a 23-7 consolidation and resubdivision to create one 5.0-acre (minimum required by zoning) lot and one 1.543 acre (existing, nonconforming) lot.

Of the forms that you have attached to the inquiry, the "SUBDIVISION AND/OR CONSOLIDATION APPLICATION" is the proper one for submission to this office. The other ones, "SUBDIVISION REGISTRATION..." are for registration of the pre-subdivided lots with the Department of Commerce and Consumer Affairs, for the purpose of selling the lots prior to the Planning Director issuing actual final approval to the subdivision.

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,


MICHAEL VEE
Planning Director

JRH:tb

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HTHASSEST 09-16-20.docx

cc: Tax Maps and Records Supervisor
Real Property Tax Division-Kona
Manager, DWS
G. Bailado, GIS Analyst (via e-mail)