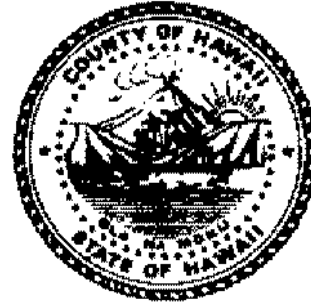


Mitchell D. Roth  
Mayor

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

July 19, 2021

Christie Mitsumura  
V.I.P Mortgage, Inc.  
65-1227B Opelo Road, Suite 1  
Kamuela, HI 96743

Dear Ms. Mitsumura:

**DETERMINATION OF PRE-EXISTING LOT OF RECORD**  
**Lots 1 thru 5, Inclusive, Being Portions of Grant 969,**  
**Onouli 2<sup>nd</sup>, South Kona, Island of Hawai'i, Hawai'i**  
**Tax Map Keys: (3) 8-1-019: 016 thru 020, inclusive**

This responds to your email correspondence of June 29, 2021, requesting a determination of a pre-existing lot of record for Lot 5.

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. 1961 – Probate #3080 creates Lots 1 to 5, inclusive, which were subsequently depicted on TMK plat map 8-1-006;
2. 1967 – Lots 1 to 5, inclusive, dropped from TMK plat 8-6-001 and moved to new TMK plat map 8-1-19 as parcels 016 to 020, respectively; and
3. We have no record of the lots having been legally consolidated with any other adjacent lands.

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

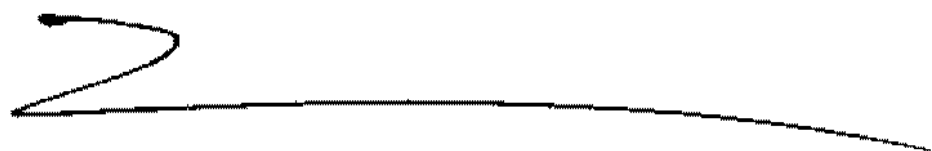
Christie Mitsumura  
V.I.P Mortgage, Inc.  
July 19, 2021  
Page 2

*“(c) The lot was created through evidence of a properly prepared deed ... which deed was recorded at the State of Hawai‘i Bureau of Conveyances or ... 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.”*

We confirm that Lots 1 to 5, inclusive, (TMKs 8-1-019: 016 to 020, respectively) are pre-existing lots of record.

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

Sincerely,



ZENDO KERN  
Planning Director

HS:tb

\\coh01\planning\public\Admin Permits Division\ELOR(ExistingLotOfRecord)\2021\2-3-007-005 MSPetroleumCorp 06-25-21.docx

xc: Tax Maps and Records Supervisor  
Real Property Tax Division-Hilo  
Manager-Chief Engineer, DWS  
G. Bailado, GIS Analyst (via e-mail)

Neil Viyar, TG Hawai‘i  
235 Queen Street  
Honolulu, HI 96813