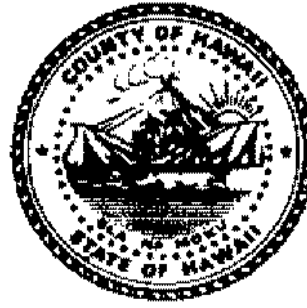


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County of Hawai'i
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July 23, 2021

Chrystal Thomas Yamasaki, LPLS
Wes Thomas Associates
75-5749 Kalawa Street
Kailua-Kona, HI 96740-1818

Dear Ms. Yamasaki:

DETERMINATION OF PRE-EXISTING LOT OF RECORD
Lots 14 and 16, "Kahauloa House Lots," Being Portions of Grant 10303,
Kahauloa 1st, South Kona, Island of Hawai'i, Hawai'i
Tax Map Key: (3) 8-2-006:030

This responds to your correspondence of June 28, 2021, requesting a determination of a pre-existing lot of record for TMK 8-2-006:030.

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. April 1929 – HTS Map 204, "Kahauloa House Lots" created Lots 14 & 16;
2. May 3, 1935 – Land Patent Grant 10303 was issued for Lots 14 & 16;
3. 1930s – The 1930's tax maps show two separate lots, being Lots 14 & 16;
4. December 9, 2019 – Deed document A-72820581, legal description indicates Lot 14 and Lot 16;
5. The current tax map still shows two separate lots, being Lot 14, containing 8656 s.f. & Lot 16, containing 7399 s.f.; and
6. We have no record of the lots having been legally consolidated with any other adjacent lands.

Chrystal Thomas Yamasaki, LPLS
Wes Thomas Associates
July 23, 2021
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Given the above, and pursuant to Section 23-118. Criteria to determine a pre-existing lot, criteria (a) which states:

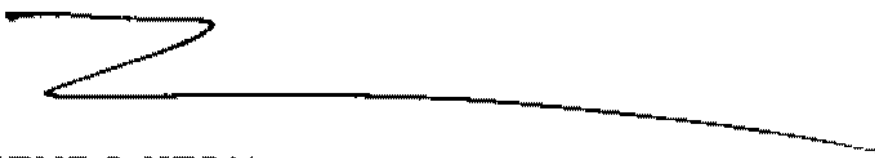
"(a) The lot was created and recorded prior to November 22, 1944 or the lot was created through court order (e.g. partition) prior to July 1, 1973, and the lot had never been legally consolidated, provided that no pre-existing lot shall be recognized based upon a lease except for a lease which complied with all other applicable laws when made, including Territorial statutes regulating the sale or lease of property by lot number or block number, and on September 25, 2002, the proposed lot contains a legal dwelling, or has been continuously leased since January 8, 1948, as a separate unit.."

We confirm that TMK 8-2-006:030 contains two separate pre-existing lots of record, being Lot 14, containing 8656 s.f., and Lot 16, containing 7399 s.f.

A request for assignment of additional parcel numbers should be in writing by the landowner(s) and be addressed to our Tax Maps and Records Section. Please note, it is unclear if the existing dwelling is encroaching on the property boundary between Lots 14 and 16. You may want to have a modern metes and bounds survey be conducted for a more accurate and current determination of any encroachments.

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,



ZENDO KERN
Planning Director

HS:tb

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