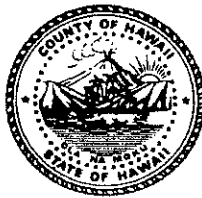


William P. Kenoi
Mayor



Duane Kanuha
Director

Bobby Command
Deputy Director

West Hawai'i Office
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PLANNING DEPARTMENT

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May 20, 2014

Keith F. Unger, General Manager
McCandless Land and Cattle Company, LLC
P.O. Box 500
Honaunau, HI 96726

Dear Mr. Unger:

**Determination of Pre-existing Lot of Record
Portion of Grant 1586
Waiea, South Kona, Hawai'i
TMK: 8-6-001:014**

We have received your letter dated February 26, 2014, requesting verification that the subject Tax Map Key is a pre-existing lot of record.

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:

1. We affirm that Lot L, consisting of 40.60 acres, of the Mauka Waiea Coffee Leases, delineated on Tax Map Bureau Index No. 109 of 1957 was recorded as an agricultural lot in excess of 20 acres prior to December 21, 1966, and therefore, is a pre-existing lot of record. However, we note that approximately 31.26 acre portion of Parcel 002 was added to Lot L, and the 71.859 acre parcel is now considered an existing lot of record as presently depicted on the Tax Map plat.
2. We do not have any record of this lot being further consolidated with any other lot adjoining it.

Although the additional land area from Parcel 002 was not done as an actual consolidation through this department, be aware that the past practices of the State Bureau of Conveyances (BOC) with regard to the methods of recording land ownership documents has not always been in agreement with County Subdivision Code.

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Keith F. Unger, General Manager
McCandless Land and Cattle Company, LLC
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May 20, 2014

Therefore, TMK 8-6-001:014, a 71.859 acre parcel, is recognized by this department as a pre-existing lot of record.

Should you have any questions, please feel free to contact Jonathan Holmes of this department.

Sincerely,



DUANE KANUHA
Planning Director

JRH/SKG:lnm

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xc: Tax Maps and Records Supervisor
Real Property Tax Division-Kona
Planning Department-Kona
Manager, DWS
G. Bailado, GIS Section (via e-mail)