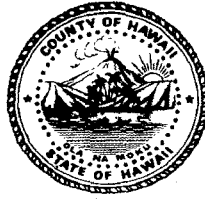


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September 4, 2019

John L. Olson
Olson & Sons
79-7516 Hawai'i Belt Road
Kealahou, HI 96750

Dear Mr. Olson:

DETERMINATION OF PRE-EXISTING LOT OF RECORD
Being Portions of Land Commission Awards 8450 & 9751-F, Apana 2,
Kalahiki, South Kona, Island of Hawai'i, Hawai'i
Tax Map Key: (3) 8-6-001: 020 portion

This is in response to your correspondence of August 19, 2019, requesting a determination of pre-existing lots of record for portions of the subject property.

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. Land Commission Awards 8450 & 9751-F, Apana 2;
2. Subdivision SUB-4041, approved January 16, 1978 using only **portions** of both Land Commission Awards;
3. Subdivision SUB-6503 subdividing bulk lots **excluding** "kuleanas and parcels owned by others," approved December 22, 1994;
4. We have no record of the remaining portions of both Land Commission Awards in bulk lot (TMK 8-6-001:020) having been consolidated with any other adjacent lands.

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

"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

John L. Olson
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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 the portions of Land Commission Awards 8450 and 9751-F, Apana 2 which remain in the bulk lot (TMK 8-6-001:020) are legal pre-existing lots of record.

The portions of Land Commission Awards 8450 and 9751-F, Apana 2 which are located within TMKs 8-6-004:003 and 011 do not qualify for pre-existing lot status based on final subdivision approval SUB-4041.

A request for individual Tax Map Key Parcel Numbers should be in writing by, or authorized by, the landowner and be directed to our Tax Maps and Records Section for appropriate action. Land areas for the portions of both Land Commission Awards within TMK 8-6-001:020 will need to accompany any request for separate TMKs. Please be aware that if the request is made, there will be no notification of the issuance of the parcel numbers and you are advised that periodic checks of the plat map on our web site is advised.

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

Sincerely,



MICHAEL YEE
Planning Director

HS:tb

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