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PLANNING DEPARTMENT

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June 26, 2007

John C. Cross
Tropical Estate & Land Planning
P.O. Box 367
Hakalau, HI 96710

Dear Mr. Cross:

DETERMINATION OF PRE-EXISTING LOTS
At Kiao and Puulena, Ka'u, Hawaii'i
Tax Map Key 9-3-005:001

We have received your request dated July 19, 2006. Please accept our apology for the length of time taken to reply.

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. Real Property Tax Office records show Parcel 1 had been broken into Parcels 3, 9, 18 and remaining area of 1415.63 acres, being portion of Grant 2787, to be Parcel 1.
2. Real Property Tax Office 1951 records show portion of Parcel 1 consisting of 44.00 acres dropped and the area transferred to Parcel 13. Parcel 1 consists of 1371.63 acres.
3. Real Property Tax Office records show Parcels 3-11 inclusive and Parcel 18 consisting of 240.329 acres total dropped and the area transferred to Parcel 1. Parcel 1 consists of 1611.959 acres.

4. Real Property Tax Office 1967 records show portion of Parcel 1, consisting of 0.004 acre, dropped and the area transferred to Parcel 13. Parcel 1 consists of 1611.955 acres.
5. Real Property Tax Office 1975 records show portion of Parcel 1 consisting of 12.929 acres dropped to pick-up Parcel 10 and 0.7 acre dropped to pick-up Parcel 7. Parcel 1 consists of 1598.326 acres as is currently reflected on our Tax Map Key Plat Maps
6. We do not have any records of these lots being consolidated with each other or any other lot adjoining them.

In view of the above, we confirm that Parcel 1, currently described as one (1) Tax Map Key Parcel, is indeed, composed of the following separate legal and buildable lots of record:

1. Portion of Grant 2787 to W.C. Shipman consisting of 1371.626 acres;
2. Grant 2219 to Makahahei consisting of 93.00 acres;
3. Grant 2649 to Kupa consisting of 65.33 acres;
4. L.C. Aw. 8265 consisting of 8.75 acres;
5. L.C. Aw. 9056 consisting of 8.80 acres;
6. L.C. Aw. 11007 consisting of 9.00 acres;
7. L.C. Aw. 8766 consisting of 5.86 acres;
8. L.C. Aw. 8768 consisting of 5.50 acres;
9. L.C. Aw. 10552 consisting of 6.30 acres;
10. L.C. Aw. 10077 consisting of 6.16 acres;
11. L.C. Aw. 9175 consisting of 6.40 acres; and
12. L.C. Aw. 9058 consisting of 11.60 acres/

It is our understanding that based on this information provided regarding pre-existing lots, you may be submitting an application for consolidation and re-subdivision of the subject parcels which would result in the development of specific metes and bounds for the subdivided lots. If you want to consolidate and resubdivide, we will require a title report showing that the applicant has good title to all properties involved in the consolidation/resubdivision. If consolidation and re-subdivision is not the intent, you may want to have a modern metes and bounds survey conducted for a more accurate and current land area determination and that a map reflecting this information may be submitted for certification.

A request for separate tax map key parcel numbers should be in writing to this department.

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

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

RDS/JRH/CJY:lnm

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xc: ~~Tax~~ Maps and Records Supervisor I
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