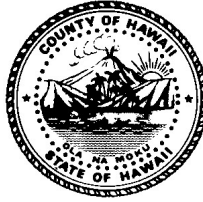


Mitchell D. Roth  
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**County of Hawai'i**  
**PLANNING DEPARTMENT**

Zendo Kern  
*Director*

Jeffrey W. Darrow  
*Deputy Director*

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August 9, 2024

Isaiah Reiss  
[isaiah808reiss@gmail.com](mailto:isaiah808reiss@gmail.com)

Dear Isaiah Reiss:

**SUBJECT: DETERMINATION OF PRE-EXISTING LOT OF RECORD  
PL-PLR-2024-000054  
Being a Portion of Grant 1373,  
Kiolaka'a, Ka'u, Island of Hawai'i, Hawai'i  
Tax Map Key: (3) 9-4-002:015**

This letter is in response to your email request dated August 5, 2024, requesting a determination of a pre-existing lot of record (PELOR) for Tax Map Key (TMK) 9-4-002:015.

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. 1854 – Grant 1373;
2. 1930s – Tax map shows TMK 9-4-002 consisting of 7.0 acres, more or less, being a portion of Grant 1373 bisected by Ka'alu'alau Road (being a County road fronting this parcel);
3. 1980, July 28 – Approval of Subdivision SUB-4499, subdividing the remainder of Grant 1373;
4. 1981, December 2 – Approval of subdivision SUB-4731, further subdividing portions of Grant 1373, lots approved by subdivision SUB-4499;
5. Various conveyances of the property (7.0 acres, more or less) dating back to 1950s;

Isaiah Reiss  
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6. We have no record of this portion of Grant 1373 being officially consolidated with any adjacent property.

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

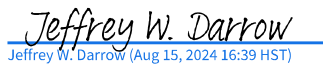
*“The lot was created through evidence of a properly prepared deed and/or subdivision plat for fee simple ownership of such lot to a grantee other than the grantor or a grantor’s trust which deed was recorded at the State of Hawai‘i Bureau of Conveyances or with the Registrar of the Land Court prior to May 1, 1999, 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 find that TMK 9-4-002:015 is a single pre-existing lot of record.

Please note that if you would like the Real Property Tax Office information for this parcel to be updated with the current land area, please contact the Planning Department’s Tax Mapping Section.

Should you have any questions, please feel free to contact Hans Santiago at [hans.santiago@hawaiicounty.gov](mailto:hans.santiago@hawaiicounty.gov) or Jaslyn Nathaniel at [jaslyn.nathaniel@hawaiicounty.gov](mailto:jaslyn.nathaniel@hawaiicounty.gov).

Sincerely,

  
Jeffrey W. Darrow (Aug 15, 2024 16:39 HST)

for  
ZENDO KERN  
Planning Director

HS:ta

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cc: Tax Maps and Records Supervisor  
Real Property Tax Division-Hilo  
Manager-Chief Engineer, DWS  
A. Gunn, GIS Analyst