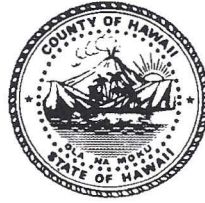


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**County of Hawai'i**  
PLANNING DEPARTMENT

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April 2, 2019

John C. Cross  
Ka'ū Valley, LLC  
P.O. Box 49  
Nā'ālehu, Hawai'i 96772

Dear Mr. Cross:

**Pre-Existing Lots of Record Determination  
Wai'ōhinu, Ka'u, Island of Hawai'i, Hawai'i  
TMK: (3)9-5-005:007**

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This is to acknowledge receipt of your letter of January 22, 2019, and documents regarding the subject matter. We apologize for our tardy response.

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 Award 9174, Apana 3 (6.9 acres); Land Commission Award 7554, Apana 2 (1.7 acres); and Land Commission Award 10707, Apana 2 (3.4 acres) appear on Hawai'i Territorial Survey Plat 114 of September 1909;
2. Parcel 007 is depicted on the first Tax Map Bureau Plat of October 1935 and shown to contain Land Commission Award 9174, Apana 3; Land Commission Award 7554, Apana 2; and Land Commission Award 10707, Apana 2;
3. Real Property Tax Field Book entries indicate multiple ownership transfers between sugar company via mergers through recordations with the Bureau of Conveyances;

John C. Cross  
Ka'ū Valley, LLC  
April 2, 2019  
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4. The Lots were created prior to November 22, 1941, and therefore, Parcel 007 contains three (3) legal lots of record; and
5. We find no record of these lots having been consolidated with each other or any other adjacent land.

Therefore, we confirm that Parcel 007, containing 12.00 acres is three (3) legal, pre-existing lots of record, Land Commission Award 9174, Apana 3 (6.9 acres); Land Commission Award 7554, Apana 2 (1.7 acres); and Land Commission Award 10707, Apana 2 (3.4 acres).

Any request for separate tax map key numbers should be submitted in writing by, or authorized by, the land owners, and addressed to our Tax Maps and Records Section for appropriate action.

Please be aware that there will be no notification of the issuance of additional parcel numbers, and you are advised that periodic checks of the plat map on our website at <http://www.hawaiicounty.gov/tax-maps/current/zone-9/section-5/> is recommended.

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

Sincerely,



MICHAEL YEE  
Planning Director

JRH:jaa

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xc: Real Property Tax Division-Kona  
Manager-DWS  
Planning Dept.-Kona  
G. Bailado, GIS Manager (via e-mail)