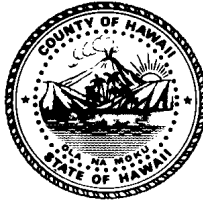


Mitchell D. Roth
Mayor

Lee E. Lord
Managing Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
Fax (808) 327-3563



County of Hawai'i
PLANNING DEPARTMENT

Zendo Kern
Director

Jeffrey W. Darrow
Deputy Director

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

March 14, 2023

Laurie Medeiros
Title Guaranty Hawai'i
460 Kilauea Avenue, Suite 101
Hilo, HI 96720

Dear Laurie Medeiros:

**SUBJECT: DETERMINATION OF PRE-EXISTING LOTS OF RECORD
PL-PLR-2023-000027
Being a Portion of Grant 996,
Kāhilipali Iki, Ka'ū, Island of Hawai'i, Hawai'i
Tax Map Key: (3) 9-5-023:024**

This letter is in response to your request received March 10, 2023, requesting a determination of a pre-existing lot of record (PELOR) for Tax Map Key (TMK) 9-5-023:024.

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). Hawai'i

Our review of the records has found the following:

1. 1935 – Tax map indicates TMK 9-5-007:007 containing portions of Grant 996 & 2771.
2. 1940s – Tax map indicates TMK 9-5-007:017 containing portions of Grant 996 & 2771.
3. 1958, November 10 – F.A.P. 011-1(1) Nā'ālehu Bypass Road and Wai'ōhinu Spur Road affecting TMK 9-5-007:017.
4. 1964 – 31.667 acres from TMK 9-5-007:017 dropped into new TMK 9-5-023:001 which included the Wai'ōhinu Spur Road and remainder portions bisected by the Road.
5. 2007 – Sub-area of 0.988 acres dropped into new TMK 9-5-023:024.
6. We have no record of the portion of Grant 996 (TMK 9-5-023:024) having been legally consolidated with any other adjacent lands.

Laurie Medeiros
Title Guaranty Hawai'i
PL-PLR-2023-000027
March 14, 2023
Page 2

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 9-5-023:024 is a separate buildable lot of record.

Should you have any questions, please feel free to contact the Planning Department at planning@hawaiicounty.gov or (808) 961-8288.

Sincerely,

Zendo Kern
Zendo Kern (Mar 21, 2023 07:55 HST)
ZENDO KERN
Planning Director

HS:cn

\\coh01\planning\public\Admin Permits Division\PELOR(Pre-ExistingLotOfRecord)\2023\PL-PLR-2022-000027 Medeiros PELOR 03-14-23.docx

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