

Harry Kim  
Mayor



Christopher J. Yuen  
Director

Brad Kurokawa, ASLA  
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Deputy Director

County of Hawaii  
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043  
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March 10, 2006

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

Dear Mr. Cross:

**Lot of Record Determination**  
**Kaalaala-Kapalapala, Ka'u, Hawaii**  
**TMK: 9-6-011:008**

We have received your letter of January 18, 2006. First of all, 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 have found the following:

1. In 1941 RPT records show Parcel 8 being 1112.5 acres in area.
2. In 1962 a consolidation and resubdivision of Parcel 8 and Parcel 9 resulted in a new configuration of Parcel 8 into 106.64 acres.
3. The Tax Maps show that Parcel 8 is portions of Grant 2456 issued on February 19, 1858, Grant 2158 issued on November 12, 1856, Grant 2536 issued on November 17, 1858, and Grant 2686 issued on January 23, 1860.
4. Grants 2158 and 2536 show the Alanui which partitioned the Grants. The Alanui is shown as Wood Valley Road on the current Tax Map.
5. We do not have any record of these Grants or Portions of these grants being consolidated with each other or any other lot adjoining them.

John C. Cross  
Tropical Estate & Land Planning  
Page 2  
March 10, 2006

In view of the above, we confirm that your listing of lots within Parcel 8 currently described as one (1) TMK Parcel, is, indeed, composed of the following separate legal lots of record:

- 1) Portion of Grant 2456 consisting of approximately 2.62 acres;
- 2) Portion of Grant 2158 consisting of approximately 18.45 acres;
- 3) Portion of Grant 1059 consisting of approximately 49.695 acres; and
- 4) Portion of Grant 2686 consisting of approximately 34.865 acres.

It is our understanding that, based on this information provided regarding pre-existing lots, you may be submitting an application for consolidation and resubdivision of the subject lots which would result in the development of specific metes and bounds for the new lots. If consolidation and resubdivision is not the intent, you may want to have a modern metes and bounds survey be 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 parcel numbers should be made in writing to this department.

Should you have any questions, please feel free to contact us.

Sincerely,

  
CHRISTOPHER J. YUEN  
Planning Director

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xc: Tax Maps and Records Supervisor I  
Real Property Tax Division-Hilo  
Manager, DWS