

Gagorik, Susan

From: Kamelamela, Joseph
Sent: Wednesday, June 19, 2013 10:29 PM
To: Gagorik, Susan
Cc: Cheplic, Ed; Machida, Laurie; Holmes, Jonathan; Cambra, Frances; Udovic, Michael; Martin, Laureen
Subject: RE: 5 Hokulia Interim Subdivision Applications
Attachments: Hokulia Map List.pdf; Hokulia Color Maps.pdf

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Left-side
in folder*

Susan,

The Settlement Agreement, which will be provided in a separate e-mail, involved a separate the Club and the HCA for the transfer of Phase 1 lots and certain amenity properties like the Settlement Agreement. In connection with those conveyances, some of the properties to be the following five subdivision applications have been filed with the County Planning Dept.:

1. #18400.32 (SUB-13-001226) Received by Planning on February 19, 2013.
Consolidation of Lot 2 and Lot 3-A-1-A, into Lot 2-A (Park Expansion Lot), Lot 3-A-1-A-1 (Agricultural Preserve), Lot 3-A-1-A-2 (Remainder for future Phase 3 Subdivision) and Lot 3-A-1-A-3 (Well Site)
2. #18400.33 (SUB-13-001225) Received by Planning on ~~January~~ ^{Feb.} 19, 2013. *lm 6/25/13*
Subdivision of Lot 1-A-1 into Lot 1-A-1-A (Remnant), Lot 1-A-1-B (Irrigation Well), Lot 1-A-1-C (Remainder for future Phase 3 Subdivision) and Lot 1-A-1-D (Well Site)
3. #18400.51 (SUB-13-001220) Received by Planning on January 14, 2013.
3.9 Acre Ag Preserve Lot, Subdivision of Lot 6 into Lot 6-A (Remainder for future Phase 3 Subdivision) and Lot 6-B (Agricultural and Archaeological Site)
4. #18400.52 (SUB-13-001221) Received by Planning on January 14, 2013.
Golf Course in Proposed Phase 3, Subdivision of Lot C into Lot C-1 (Remainder for future Phase 3 Subdivision) and Lot C-2 (Golf Course Lot)
5. #18400.71 (SUB-13-001222) Received by Planning on January 14, 2013.
Holes 15 and 16, 7.1 Acre Golf Facility, Pavilion & Trailer Complex Site, Wastewater Sewer Treatment Plant, Original Club House Site, 4.6 Acre Ag Preserve Lot, 6.5 Acre Cultural Preserve Site and Shoreline Park. Consolidation of Lot B, Lots 26 through 30, inclusive, Lot R-4 and Lots 9 and 13 (Road Lot) into Lots B-1 through B-13, inclusive and Lots R-4 (Revised) and Lot 13 (Revised) (Road Lots)

J. Douglas Ing, the attorney for the Club and the HCA, is concerned that these conveyances not be held up. The Settlement Agreement provided that "the conveyances by Oceanside to the Club of the existing Golf Course, Golf Clubhouse parcels and other related amenities, . . . shall be allowed to occur expeditiously in order to implement this settlement." § II.3 at 3 of the Settlement Agreement. The County also agreed to "take no steps to prevent the . . . transfer of Club amenities, lots . . . as a result of the failure of Oceanside . . . to comply with the terms of the Development Agreement." § IV. A. 2 (iv) at 6 of the Settlement Agreement.

Attached is a list of the parcels being subdivided in order to effectuate the Settlement Agreement. The parcels to be conveyed contain improvements noted on the list and will go to the entity noted. Some contain reservation sites with archaeological and/or cultural features as noted. The remnants after the subdivision, are also shown and will remain with Oceanside.

Also attached are the subdivision maps annotated to show the location of each of these lots, with the identified improvements.

If you have any questions please call me asap. My clients are anxious to finalize the subdivision and to receive the parcels as they assumed the responsibilities to complete and maintain identified improvements on these lots for the lot owners and/or members in the Settlement Agreement and released Oceanside from obligations in the Release. The Bank, in turn, agreed to release its liens on the parcels to be conveyed to my clients



Hokulia Phase 3 Large Lot Subdivision

| Lot | Improvements | Intended Ownership |
|---------------------|----------------------------------|---------------------------|
| B-1 | WWTP | HCS |
| B-2 | Agricultural Preservation Site | PCSA |
| B-3 | Clubhouse & Parking Lot | CLUB |
| B-4 | Former Clubhouse | CLUB |
| B-5 | Golf Course | CLUB |
| B-6 | Golf Course | CLUB |
| B-7 | Golf Club Facilities | CLUB |
| B-8 | Remnant of Large Lot | Remains with Oceanside |
| B-9 | Remnant of Large Lot | Remains with Oceanside |
| B-10 | Shoreline Park | PCSA |
| B-11 | Remnant of Large Lot | Remains with Oceanside |
| B-12 | Pu'u Ohau Cultural Reserve Sites | PCSA |
| B-13 | Clubhouse & Cart Barn | CLUB |
| R-4 | Roadway Lot | HCA |
| Lot 13 (Revised) | Roadway Lot | HCA |

Subdivision of Lot C

| Lot | Improvements | Intended Ownership |
|------------|---------------------------|---------------------------|
| C-1 | Remnant of Lot | Remains with Oceanside |
| C-2 | Golf Course Holes 5 and 6 | CLUB |

Subdivision of Lot 6 Amended

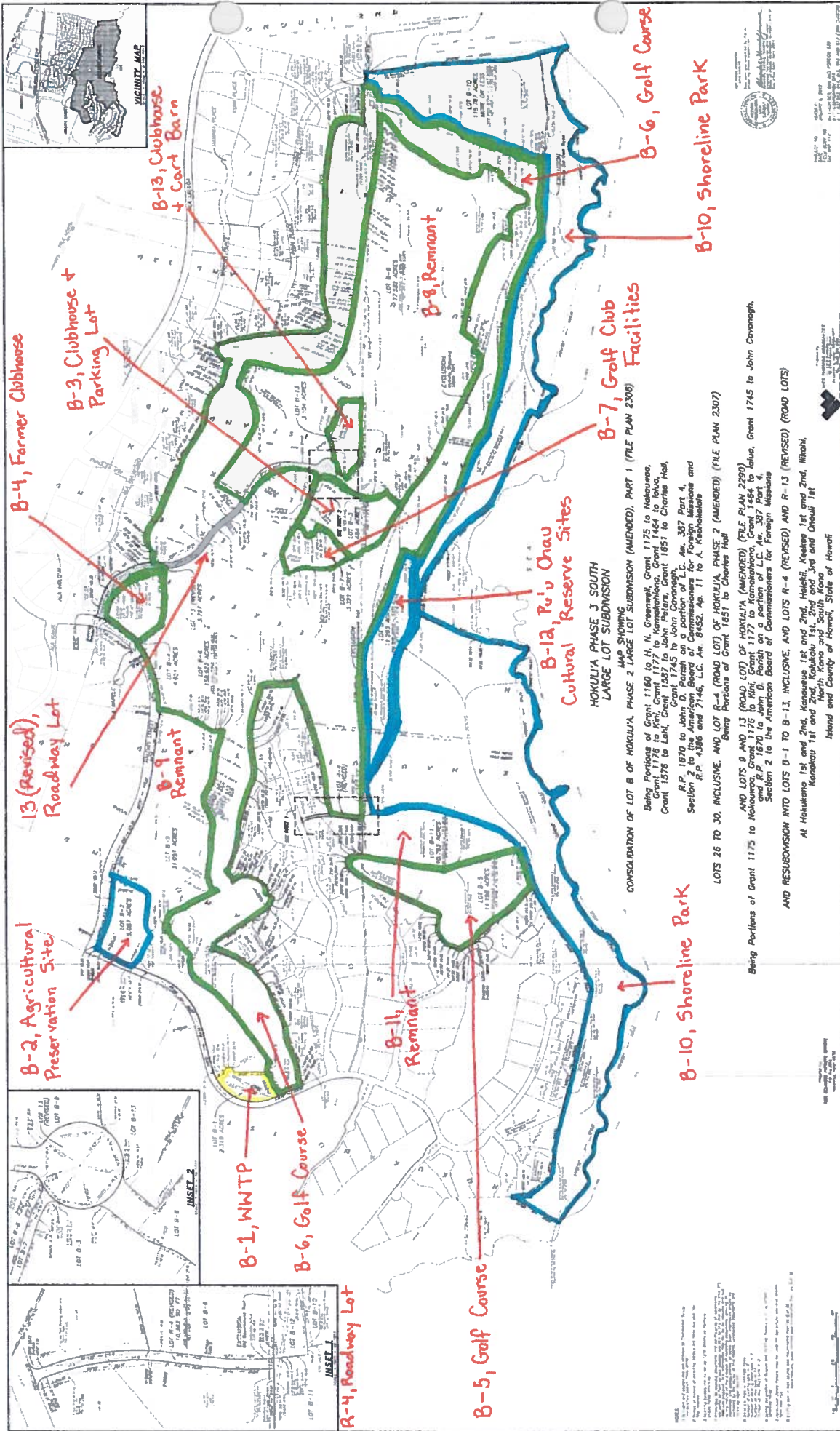
| Lot | Improvements | Intended Ownership |
|------------|--------------------------------|---------------------------|
| 6-A | Remnant of Large Lot | Remains with Oceanside |
| 6-B | Agricultural Preservation Site | PCSA |

Hokulia Phase 3 East, Part A – Large Lot Subdivision

| Lot | Improvements | Intended Ownership |
|------------|----------------------------------|---------------------------|
| 1-A-1-A | Remnant Lot | Remains with Oceanside |
| 1-A-1-B | Well Site & Water Reservoir Site | HCS |
| 1-1-1-C | Remnant of Large Lot | Remains with Oceanside |
| 1-A-1-D | Well Site | HCS |

Hokulia Phase 3 East, Part B – Large Lot Subdivision

| Lot | Improvements | Intended Ownership |
|------------|--------------------------------|---------------------------|
| 2-A | Scenic Park Expansion | County |
| 3-A-1-A-1 | Agricultural Preservation Site | PCSA |
| 3-A-1-A-2 | Remnant of Large Lot | Remains with Oceanside |
| 3-A-1-A-3 | Well Site | HCS |



B-4, Former Clubhouse

B-3, Clubhouse + Parking Lot

B-13, Clubhouse + Cart Barn

B-8, Remnant

B-7, Golf Club Facilities

B-6, Golf Course

B-10, Shoreline Park

B-13 (revised), Roadway Lot

B-9, Remnant

B-12, Pu'u Chau Cultural Reserve Sites

HOKULUA PHASE 3 SOUTH LARGE LOT SUBDIVISION

B-2, Agricultural Preservation Site

B-1, WNTP

B-6, Golf Course

B-11, Remnant

B-10, Shoreline Park

B-5, Golf Course

R-4, Roadway Lot

MAP SHOWING CONSOLIDATION OF LOT B OF HOKULUA, PHASE 2 LARGE LOT SUBDIVISION (AMENDED), PART 1 (FILE PLAN 2308).
 Being Portions of Grant 1180 to H. N. Greenwell, Grant 1175 to Nakouano, Grant 1176 to Kih, Grant 1177 to Kamakohono, Grant 1464 to Iwaka, Grant 1578 to Lohi, Grant 1745 to John Covanagh, Grant 1851 to Charles Hall, R.P. 1670 to John D. Parish on a portion of L.C. Av. 387 Part 4, Section 2 to the American Board of Commissioners for Foreign Missions and R.P. 4386 and 7146, L.C. Av. 8432, Apr. 11 to A. Robinson.
 AND LOT R-4 (ROAD LOT) OF HOKULUA, PHASE 2 (AMENDED) (FILE PLAN 2307) Being Portions of Grant 1657 to Charles Hall.
 AND LOTS 9 AND 13 (ROAD LOT) OF HOKULUA (AMENDED) (FILE PLAN 2290) Grant 1176 to Nakouano, Grant 1175 to Kih, Grant 1177 to Kamakohono, Grant 1464 to Iwaka, and R.P. 1670 to John D. Parish on a portion of L.C. Av. 387 Part 4, Section 2 to the American Board of Commissioners for Foreign Missions.
 AND RESUBDIVISION INTO LOTS B-1 TO B-13 INCLUSIVE, AND LOTS R-4 (REVISED) (ROAD LOTS) At Hokukena 1st and 2nd, Kapekape 1st and 2nd, Hialea, Keekae 1st and 2nd, Iliahi, Konekahu 1st and 2nd, Kokoahu 1st, 2nd and 3rd and Onouli 1st Island and County of Hawaii, State of Hawaii



SCALE: AS SHOWN
 DATE: 11/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

CONSOLIDATION OF LOT B OF HOKULUA, PHASE 2 LARGE LOT SUBDIVISION (AMENDED), PART 1 (FILE PLAN 2308)

MAP SHOWING CONSOLIDATION OF LOT B OF HOKULUA, PHASE 2 LARGE LOT SUBDIVISION (AMENDED), PART 1 (FILE PLAN 2308)

Being Portions of Grant 1180 to H. N. Greenwell, Grant 1175 to Nakouano, Grant 1176 to Kih, Grant 1177 to Kamakohono, Grant 1464 to Iwaka, Grant 1578 to Lohi, Grant 1745 to John Covanagh, Grant 1851 to Charles Hall, R.P. 1670 to John D. Parish on a portion of L.C. Av. 387 Part 4, Section 2 to the American Board of Commissioners for Foreign Missions and R.P. 4386 and 7146, L.C. Av. 8432, Apr. 11 to A. Robinson.

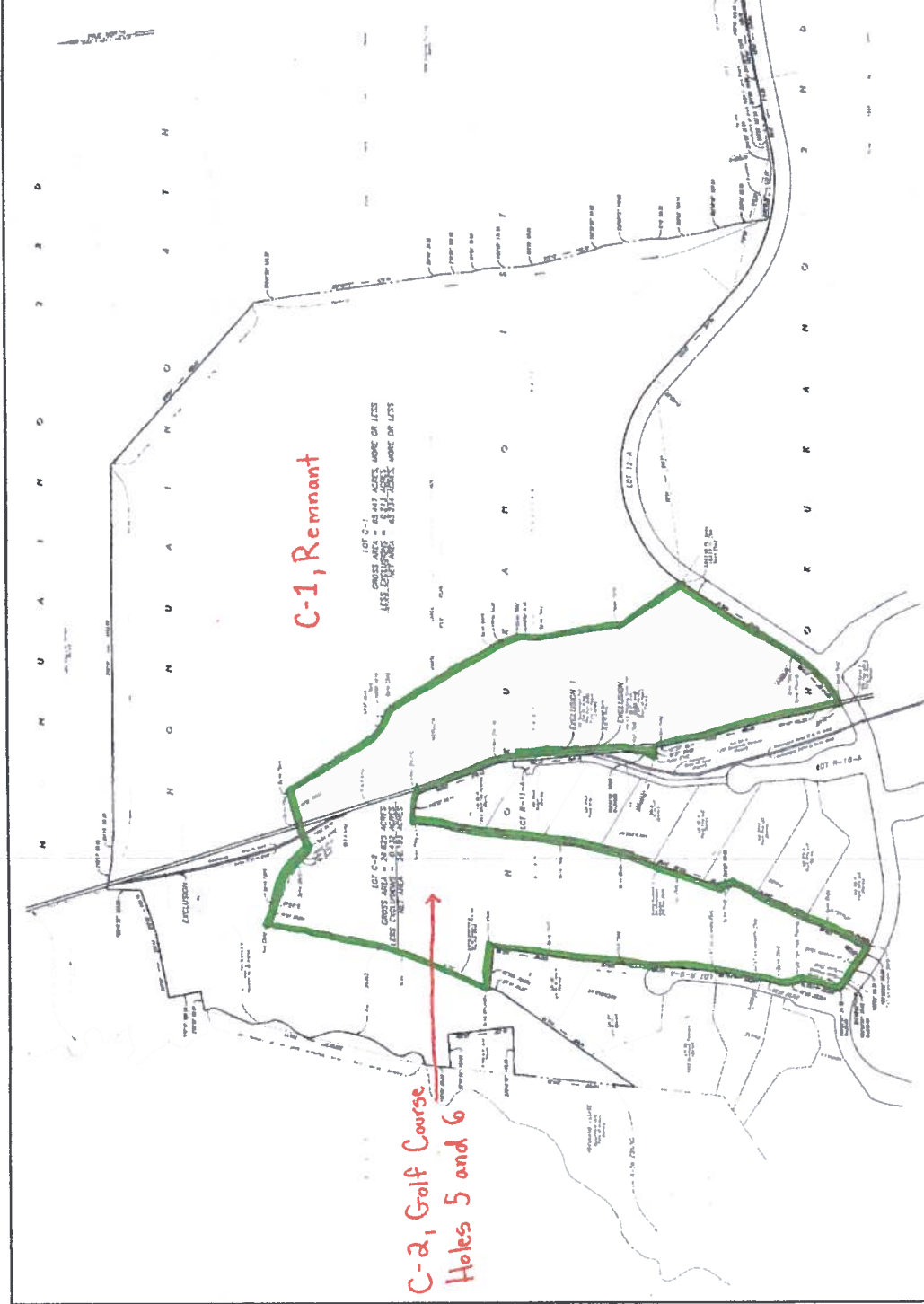
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AND LOTS 9 AND 13 (ROAD LOT) OF HOKULUA (AMENDED) (FILE PLAN 2290) Grant 1176 to Nakouano, Grant 1175 to Kih, Grant 1177 to Kamakohono, Grant 1464 to Iwaka, and R.P. 1670 to John D. Parish on a portion of L.C. Av. 387 Part 4, Section 2 to the American Board of Commissioners for Foreign Missions.

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 PROJECT NO.: [Number]

CONSOLIDATION OF LOT B OF HOKULUA, PHASE 2 LARGE LOT SUBDIVISION (AMENDED), PART 1 (FILE PLAN 2308)



C-1, Remnant

C-2, Golf Course
Holes 5 and 6

LOT C-1
GROSS AREA = 65.47 ACRES, MORE OR LESS
LESS EXCLUSIONS = 33.14 ACRES, MORE OR LESS

LOT C-2
GROSS AREA = 65.47 ACRES, MORE OR LESS
LESS EXCLUSIONS = 33.14 ACRES, MORE OR LESS

MAP SHOWING
SUBDIVISION OF LOT C
OF HOKUKANA, PHASE 2, LARGE LOT SUBDIVISION (AMENDED), PART 2
(FILE PLAN 2306)

Being Portions of Grant 1587 to John Peters
and Grant 1851 to Charles Hill

INTO LOTS C-1 AND C-2

At Honouliuli and Hukukana 1st and 2nd, North Kona
Island and County of Hawaii, State of Hawaii

1. The map is a true and correct copy of the original map as filed in the Office of the County Engineer, Hawaii, and is subject to the provisions of the Hawaiian Land Use Law, Chapter 215, Hawaii Revised Statutes, and the rules and regulations of the Board of Zoning Adjustment, Hawaii, and the rules and regulations of the Board of Planning, Hawaii.

2. The map is not to be construed as a warranty of any kind by the County of Hawaii, and the County of Hawaii does not assume any liability for any loss or damage, including consequential, special, or exemplary damages, resulting from the use of the map.

3. The map is not to be construed as a warranty of any kind by the County of Hawaii, and the County of Hawaii does not assume any liability for any loss or damage, including consequential, special, or exemplary damages, resulting from the use of the map.

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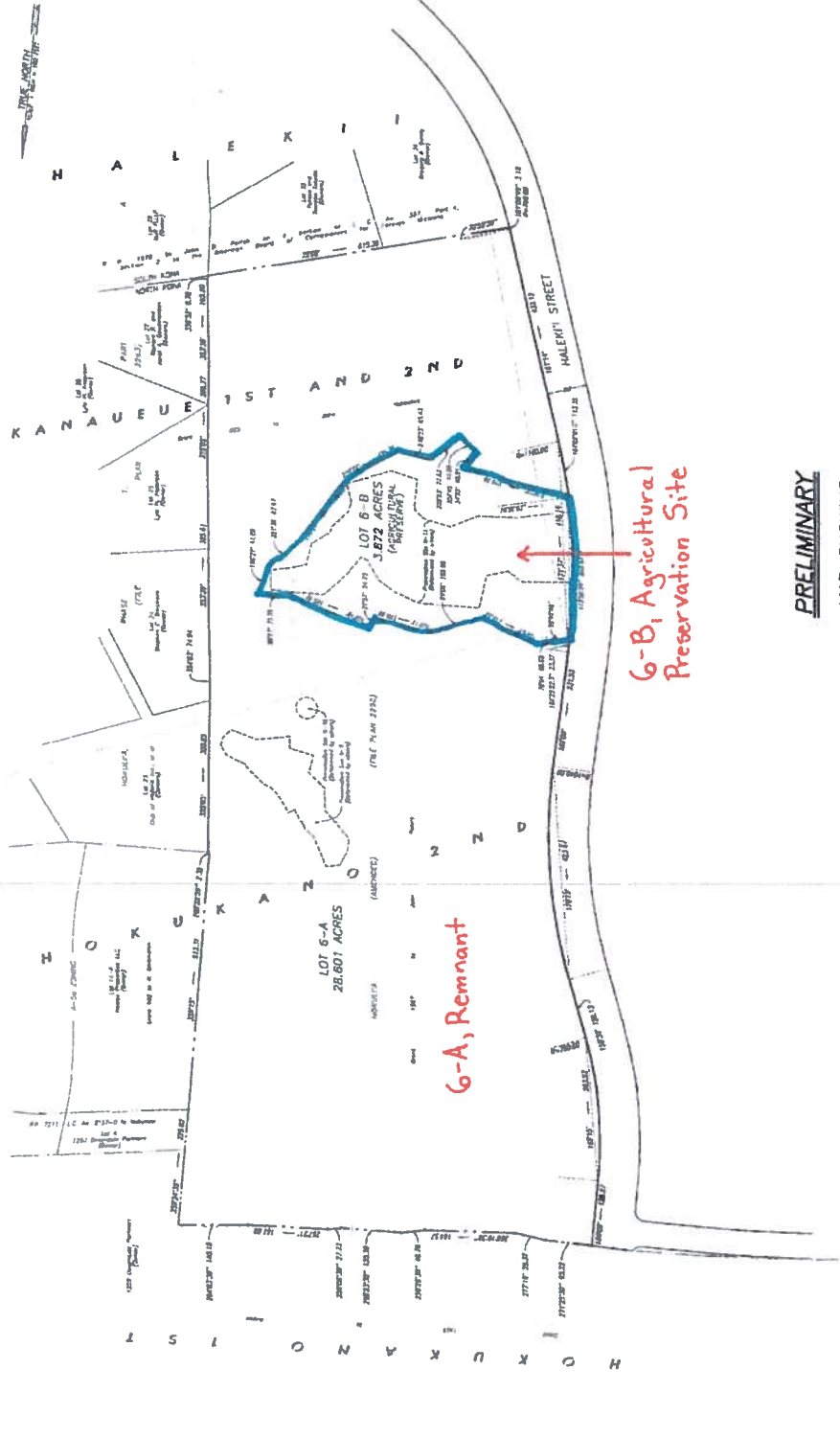
10. The map is not to be construed as a warranty of any kind by the County of Hawaii, and the County of Hawaii does not assume any liability for any loss or damage, including consequential, special, or exemplary damages, resulting from the use of the map.



PROJECT NO. 1587-2
DATE: 10/15/03
BY: [Signature]



PROJECT NO. 1587-2
DATE: 10/15/03
BY: [Signature]

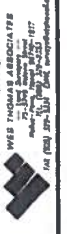


PRELIMINARY
MAP SHOWING
SUBDIVISION OF LOT 6
OF HOKULI'A (AMENDED) (FILE PLAN 2290)
 Being Portions of Grant 865 to John Nakookoo
 and Grant 1587 to John Peters
 INTO LOTS 6-A AND 6-B
 At Hukukano 2nd and Kanaeue 1st and 2nd, North Kona
 Island and County of Hawaii, State of Hawaii

- NOTES:
1. All areas are shown as being in General Land Survey.
 2. Areas of any of adjacent parcels are shown within the map.
 3. Survey was conducted by James F. Lyons, Licensed Surveyor, on 10/15/12. Certificate Number 15164. 023. C. issued September 14, 2010. Number of lots 2.
 4. Gross Lot Area: 33,673 sq. ft.
 5. Area of subject lot: 3,872 sq. ft.
 6. Applicant/Owner/Party may be used for agricultural purposes and/or other uses.
 7. Lot area = 10000.



Prepared by:
WEB THOMAS ASSOCIATES
 1250 OAKLAND AVENUE, SUITE 200
 HONOLULU, HAWAII 96813



15164 JAMES LYONS
 LICENSED SURVEYOR
 STATE OF HAWAII
 OFFICE: 15164 JAMES LYONS
 15164 JAMES LYONS
 15164 JAMES LYONS
 15164 JAMES LYONS

PROJECT NO.: 15164-01
 DATE: 10/15/12
 15164 JAMES LYONS
 15164 JAMES LYONS

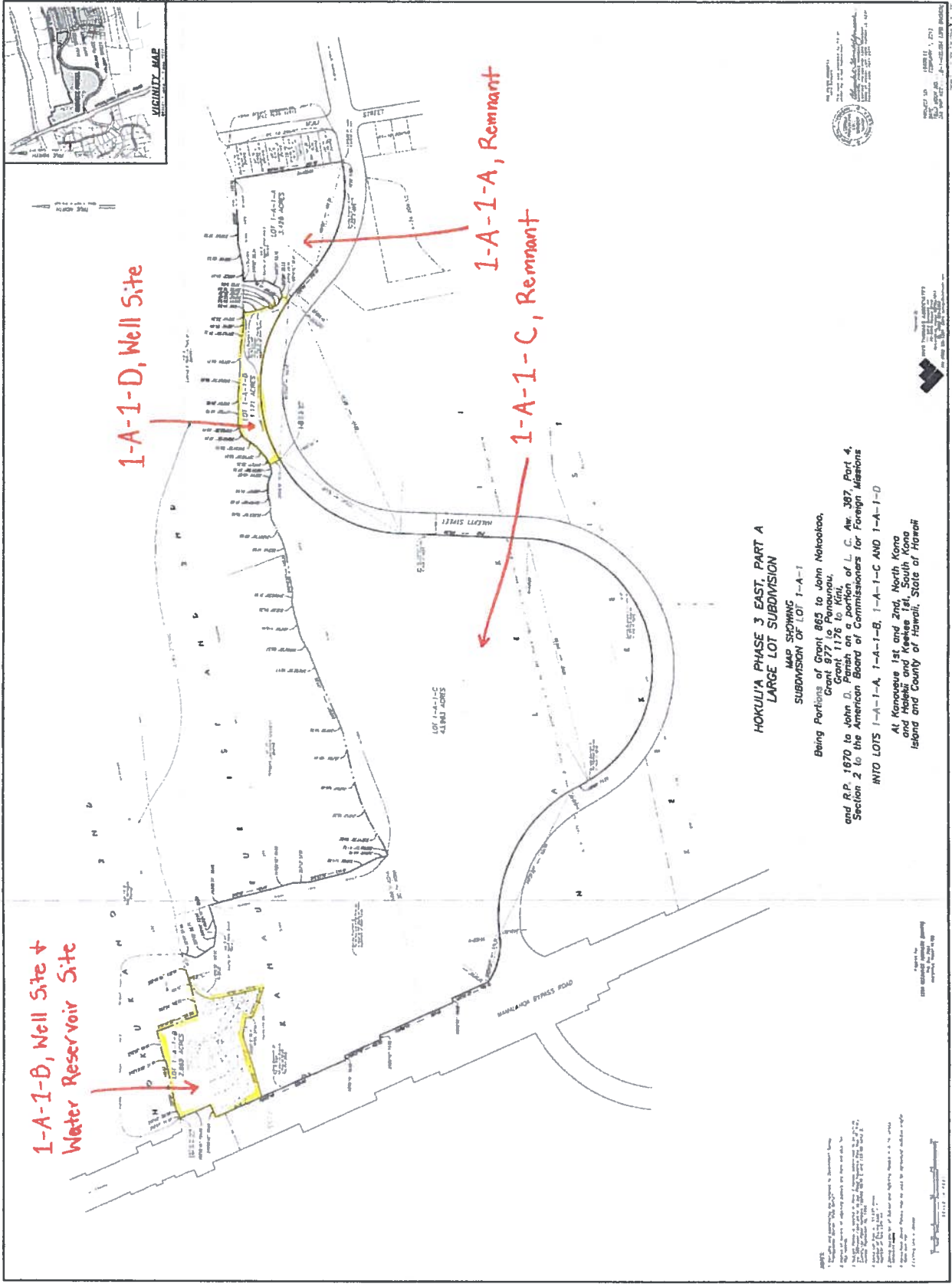


1-A-1-B, Well Site +
Water Reservoir Site

1-A-1-D, Well Site

1-A-1-A, Remnant

1-A-1-C, Remnant



**HOKULU'A PHASE 3 EAST, PART A
LARGE LOT SUBDIVISION**

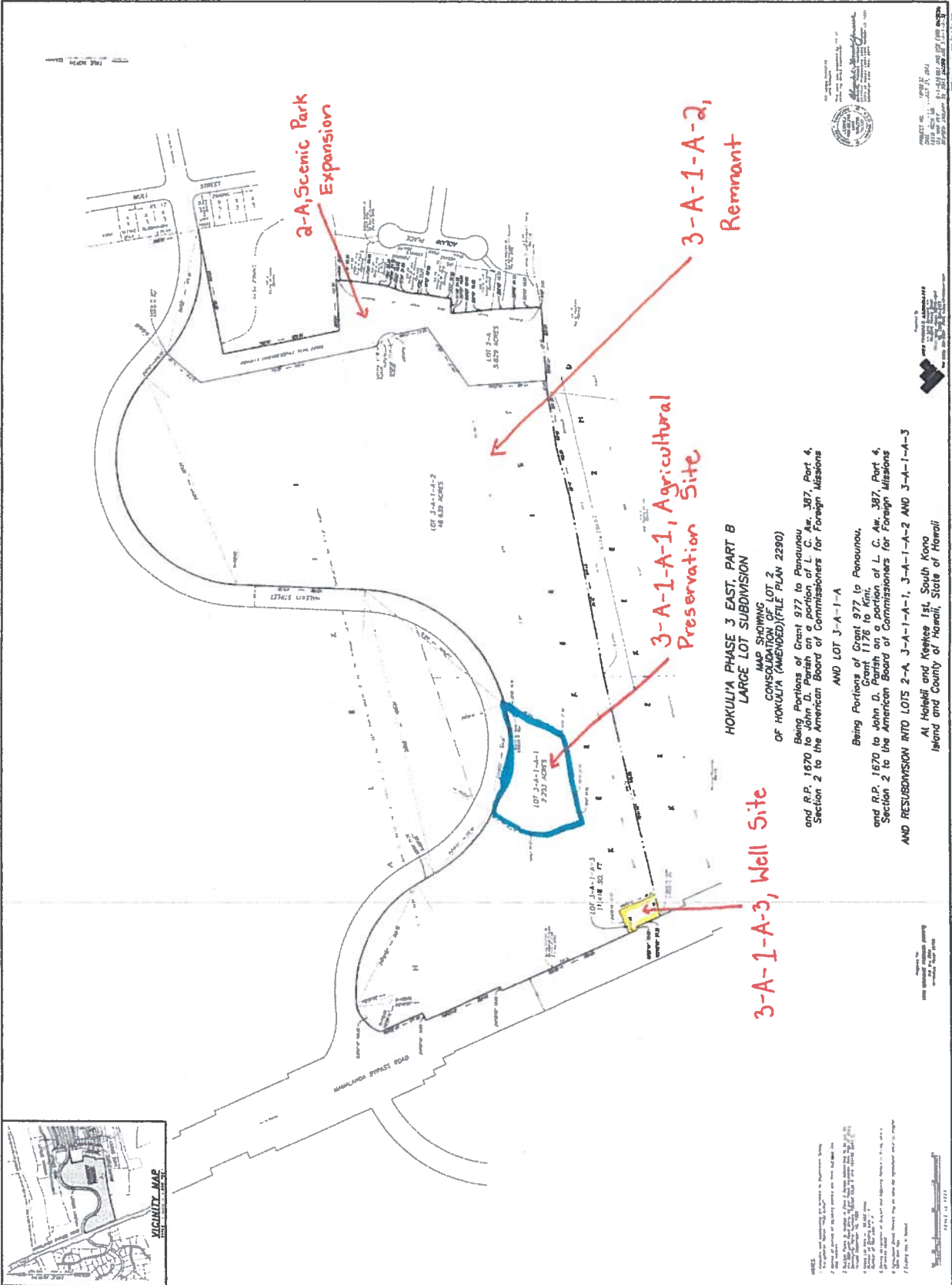
MAP SHOWING
SUBDIVISION OF LOT 1-A-1

Being Portions of Grant 865 to John Kekoaio,
Grant 977 to Penannou,
Grant 1176 to Kiki,
and R.P. 1870 to John D. Pridgen on a portion of L.C. No. 387, Part 4,
Section 2 to the American Board of Commissioners for Foreign Missions
INTO LOTS 1-A-1-A, 1-A-1-B, 1-A-1-C AND 1-A-1-D

At Kaneohe 1st and 2nd, North Kona
and Hahaione and Keolu 1st, South Kona
Island and County of Hawaii, State of Hawaii

NOTES:
1. The boundaries shown on this map are those shown on the original survey.
2. The boundaries shown on this map are those shown on the original survey.
3. The boundaries shown on this map are those shown on the original survey.
4. The boundaries shown on this map are those shown on the original survey.
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8. The boundaries shown on this map are those shown on the original survey.
9. The boundaries shown on this map are those shown on the original survey.
10. The boundaries shown on this map are those shown on the original survey.

APPROVED FOR RECORDING
COUNTY CLERK
HAWAII
RECORDED
NOV 15 1994 11:21 AM
OFFICE OF THE COUNTY CLERK
HAWAII



2-A, Scenic Park Expansion

3-A-1-A-1, Agricultural Preservation Site

3-A-1-A-2, Remnant

3-A-1-A-3, Well Site

**HOKULIA PHASE 3 EAST, PART B
LARGE LOT SUBDIVISION**

MAP SHOWING
CONSOLIDATION OF LOT 2
OF HOKULIA (AMENDED) (FILE PLAN 2290)

Being Portions of Grant 977 to Panunou and R.P. 1670 to John D. Parish on a portion of L. C. Av. 367, Part 4, Section 2 to the American Board of Commissioners for Foreign Missions AND RESUBDIVISION INTO LOTS 2-A, 3-A-1-A-1, 3-A-1-A-2 AND 3-A-1-A-3 AND LOT 3-A-1-A

Being Portions of Grant 977 to Panunou, Grant 1176 to Kiri, and R.P. 1670 to John D. Parish on a portion of L. C. Av. 367, Part 4, Section 2 to the American Board of Commissioners for Foreign Missions AND RESUBDIVISION INTO LOTS 2-A, 3-A-1-A-1, 3-A-1-A-2 AND 3-A-1-A-3

At Heleli and Keleke Iki, South Kona Island and County of Hawaii, State of Hawaii



PROJECT NO. 1999-02
DATE OF PLAN 04/17/01
SCALE 1" = 100'



DATE OF PLAN 04/17/01
SCALE 1" = 100'

DATE OF PLAN 04/17/01
SCALE 1" = 100'

DATE OF PLAN 04/17/01
SCALE 1" = 100'