

## 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; Udoovic, Michael; Martin, Laureen  
**Subject:** RE: 5 Hokulia Interim Subdivision Applications  
**Attachments:** Hokulia Map List.pdf; Hokulia Color Maps.pdf

Susan,

The Settlement Agreement, which will be provided in a separate e-mail, involved a separate transfer of Phase 1 lots and certain amenity properties like the Settlement Agreement. In connection with those conveyances, some of the properties to be subdivided needed to be subdivided. 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~~ <sup>Feb.</sup> 19, 2013. *Jan 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

*File on  
Left-side  
in folder*

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**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<br>(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**

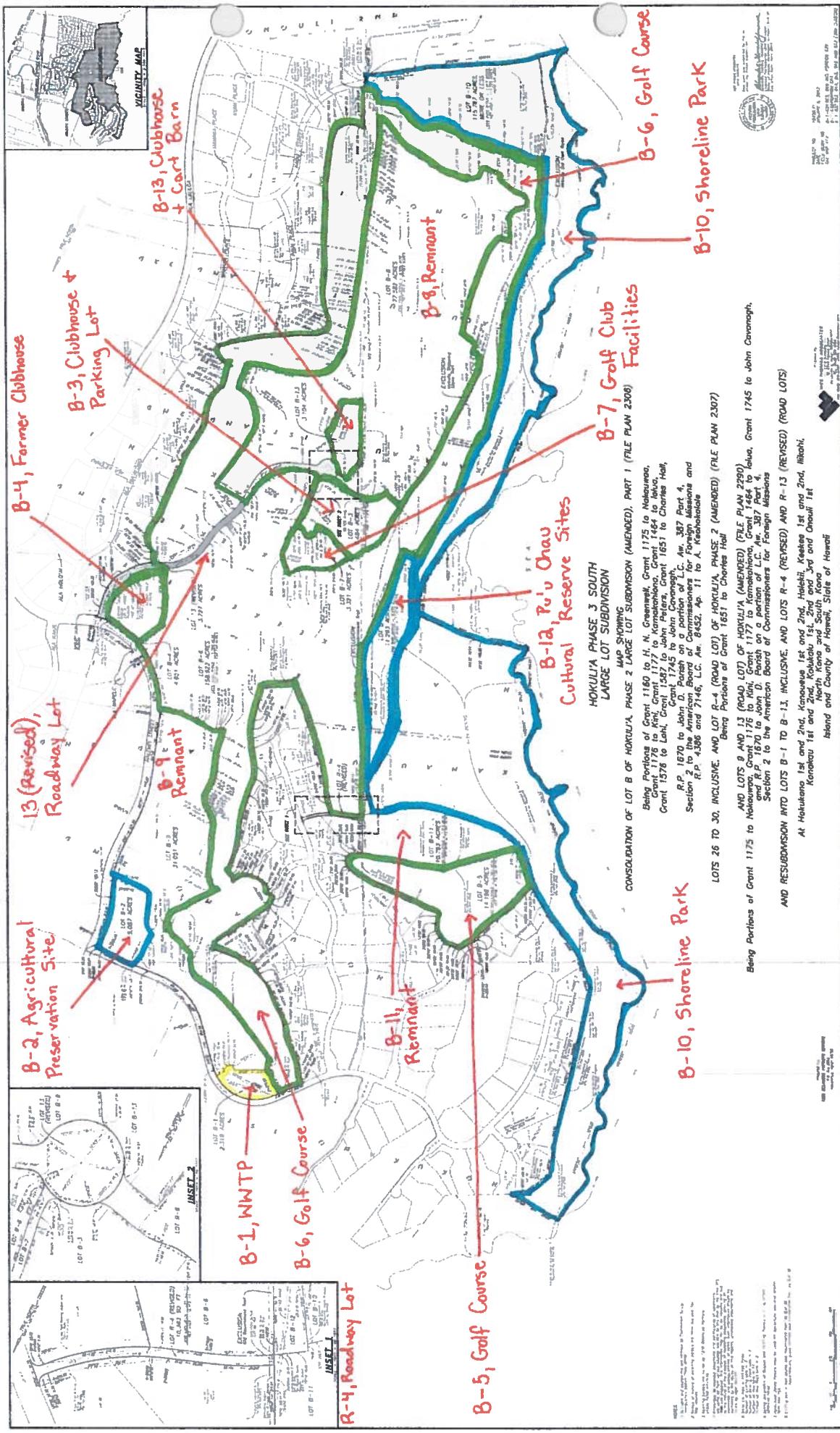
| <b>Lot</b> | <b>Improvements</b>            | <b>Intended Ownership</b> |
|------------|--------------------------------|---------------------------|
| 6-A        | Remnant of Large Lot           | Remains with Oceanside    |
| 6-B        | Agricultural Preservation Site | PCSA                    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

**Hokulia Phase 3 East, Part A – Large Lot Subdivision**

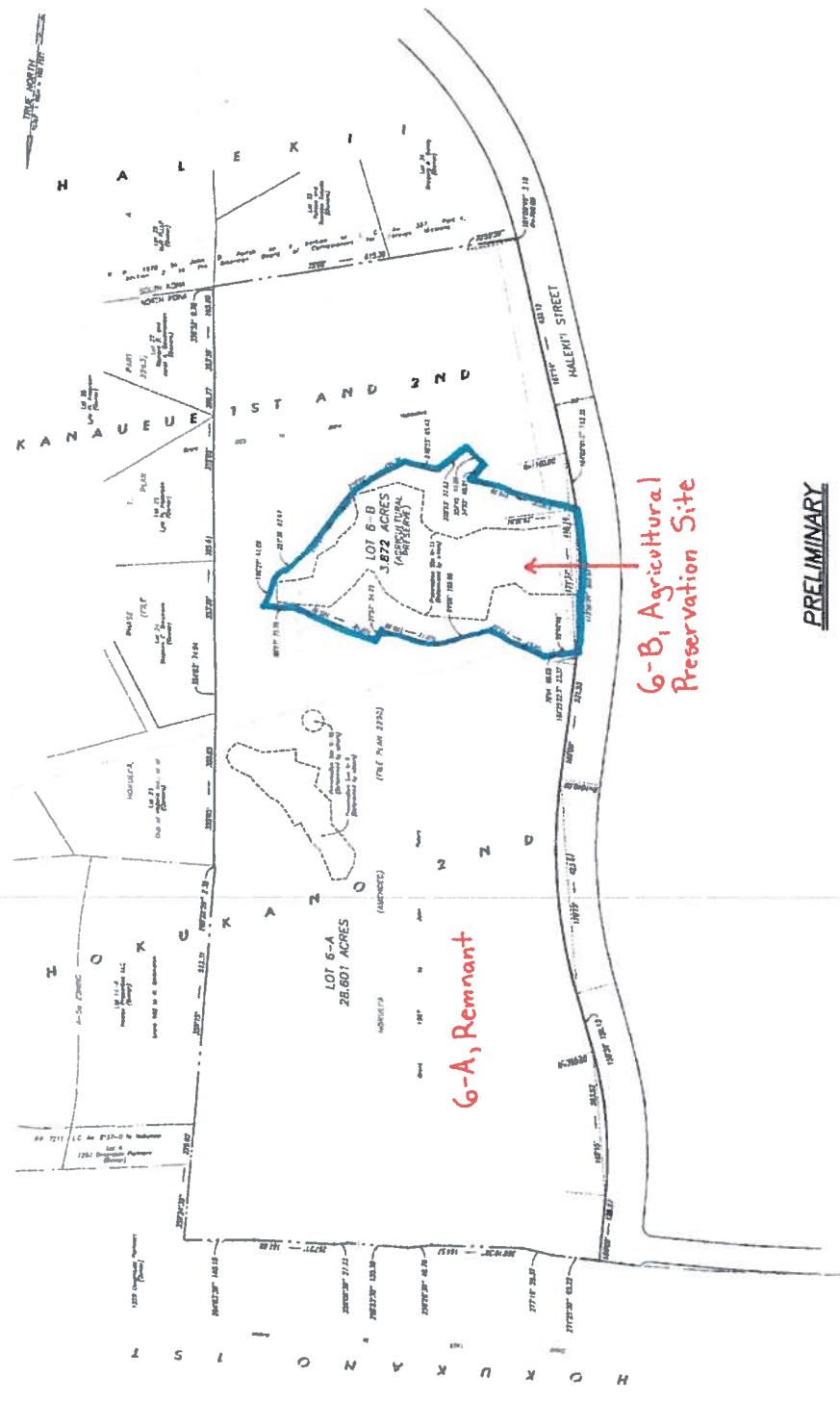
| <b>Lot</b> | <b>Improvements</b>              | <b>Intended Ownership</b> |
|------------|----------------------------------|---------------------------|
| 1-A-1-A    | Remnant Lot                      | Remains with Oceanside    |
| 1-A-1-B    | Well Site & Water Reservoir Site | HCS                       |
| 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**

| <b>Lot</b> | <b>Improvements</b>            | <b>Intended Ownership</b> |
|------------|--------------------------------|---------------------------|
| 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                       |







PRELIMINARY

MAP SHOWING  
SUBDIVISION OF LOT 6  
OF HOKULLA (AMENDED) (FILE PLAN 2290)

*Being Portions of Grant 865 to John Nakookoo  
and Grant 1587 to John Peters*

*At Hokukano 2nd and Kanaeue 1st and 2nd, North Kona  
Island and County of Hawaii, State of Hawaii*

- NOTES:**
1. Adjoining and opposite lots are registered in Government Survey.
  2. Numbers of corners of adjoining parcels are from eastbound to westbound corners.
  3. Lots 6-A and 6-B are bounded on the South by the Kamehameha Highway (Hawaii State Route 12).
  4. Gables and corners of lot 6-B are bounded on the West by the Kamehameha Highway (Hawaii State Route 12).
  5. Property boundaries - Subject to local Assessing Persons - a. lot 6-A, unless otherwise specified, property may be used for agricultural purposes and/or residential purposes.
  6. No part of the property may be used for agricultural purposes and/or residential purposes.
  7. Existing trees - No trees.

Planned for  
1970 October 10, 1970  
File Plan 2290

Planned for  
1970 October 10, 1970  
File Plan 2290

WES TRIGG & ASSOCIATES  
PLAT PLANNERS  
SURVEYORS  
LAND PLANNERS  
GENERAL CONTRACTORS  
GENERAL BUILDERS  
GENERAL CONTRACTORS  
GENERAL BUILDERS  
GENERAL CONTRACTORS  
GENERAL BUILDERS

PROPERTY NO.: 1402031  
DATE: AUGUST 15, 1970  
FILE PLAN NO.: 2290  
LOT MAP KEY: 6-A 1-6-B 2-2D



**1-A-1-B, Well Site & Water Reservoir Site**

1-A-1-D, Well Site

