

Island Inspection services

Client

Jon and Joanne Smith
123 Church Hill St.
Southliving, CT 06489

Location of Inspection

TMK 3-1-3-95-80
South Iao St.
Hawaiian Shores Subdivision

Date of Inspection

Thursday, May 4, 2006

Summary

This is a vacant land inspection for Jon and Joanne Smith for the property located at South Iao Street, TMK 3-1-3-95-80. This parcel of land is in the Hawaiian Shores Subdivision. The Hawaiian Beaches Subdivision and the Hawaiian Shores Subdivision are two separate communities but all of the research information gathered show these two subdivisions combined and referred to as Hawaiian Beaches. This parcel of land was vacant and unimproved at the time of the inspection. An on-site inspection was performed on the property covering property dimensions, vegetation/animals, building possibilities, views, privacy, neighbors, and soil types. Additional research was conducted following the on-site inspection to ascertain the soil types based on the soil survey from the U.S. Department of Agriculture. Information has also been provided about demographic information of the area through on-line research.

Please refer to the inspectors findings at the end of the report for our complete overview of the property. IIS always recommends that our clients seek further evaluation by the proper municipalities (i.e. geologist, forester, land developer, contractor, etc...) before beginning any clearing or construction.

Eric Johnson

Island Inspection Services

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Big Island Statistics:

Hawai'i was the home island of Kamehameha the Great, who by 1795 had violently united most of the Hawaiian Islands under his rule. He gave his kingdom the name of his native island, which is why we now call all the islands Hawai'i. Captain James Cook, who made the Western world aware of these "Sandwich isles", was killed on Hawai'i.

The Island of Hawaii, referred to as the Big Island, is greatly influenced by the topography of the land, which is dominated by Mauna Loa (13,653 ft), and Mauna Kea (13,796 ft). Along the windward slopes the mean annual rainfall increases from about 100 inches along the coast to more than 300 inches at elevations of 2,000 to 3000 feet, and then declines to about 15 inches at the summits of Mauna Loa and Mauna Kea and considerably less in the desert regions. There are thirteen climate zones identified throughout the world. The Big Island has eleven of the thirteen climate zones. As of 2000, there were 148,677 people, 52,985 households, and 36,877 families residing in the county. The population density was 14/km² (37/mi²). There were 62,674 housing units at an average density of 6/km² (16/mi²). The racial makeup of the county was 31.55% White, 0.47% African American, 0.45% Native American, 26.70% Asian, 11.25% Pacific Islander, 1.14% from other races, and 28.44% from two or more races. 9.49% of the population were Hispanic or Latino of any race.

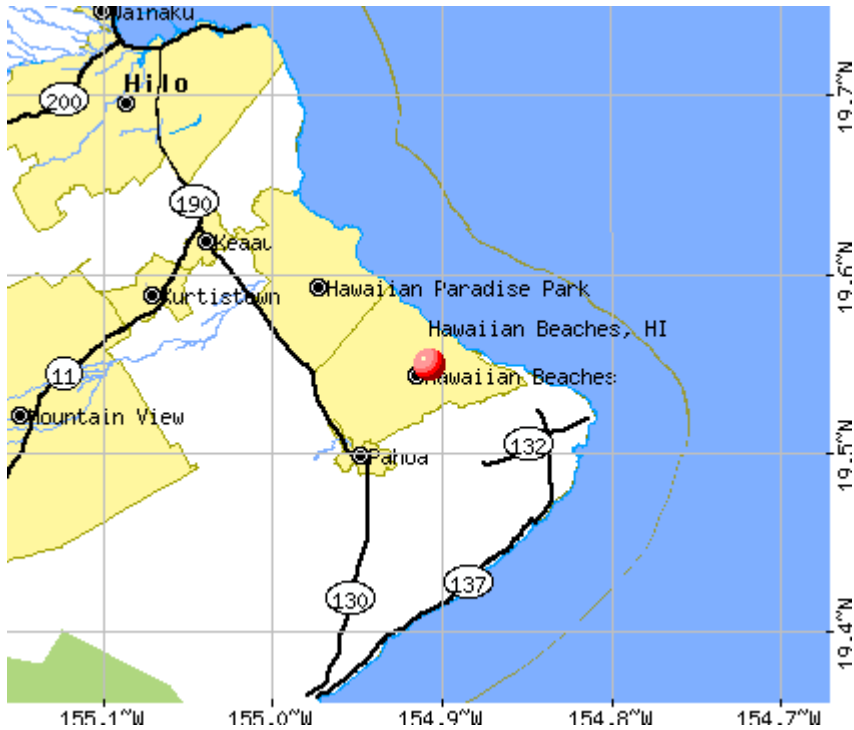
There were 52,985 households out of which 32.20% had children under the age of 18 living with them, 50.60% were married couples living together, 13.20% had a woman whose husband did not live with her, and 30.40% were non-families. 23.10% of all households were made up of individuals and 8.00% had someone living alone who was 65 years of age or older. The average household size was 2.75 and the average family size was 3.24.

In the county the population was spread out with 26.10% under the age of 18, 8.20% from 18 to 24, 26.20% from 25 to 44, 26.00% from 45 to 64, and 13.50% who were 65 years of age or older. The median age was 39 years. For every 100 females there were 100.40 males. For every 100 females age 18 and over, there were 97.70 males.

Hawai'i County has a mayor-council form of municipal government. Executive authority is vested in the Mayor, elected by the voters on a non-partisan basis to a four-year term. Legislative authority is vested in the nine-member County Council, each of whose members represent a district. Members of the County Council are elected on a non-partisan basis to two-year terms. The current mayor of Hawai'i County is Harry Kim.

Information provided by http://en.wikipedia.org/wiki/Hawaii_County,_Hawaii

Hawaiian Beaches, Hawaii



Population (year 2000): 3,709

Males: 1,844 (49.7%), Females: 1,865 (50.3%)

Elevation: 260 feet

County: Hawaii

Land area: 25.4 square miles

Zip code: 96778

Median resident age: 34.4 years

Median household income: \$28,467 (year 2000)

Median house value: \$85,400 (year 2000)

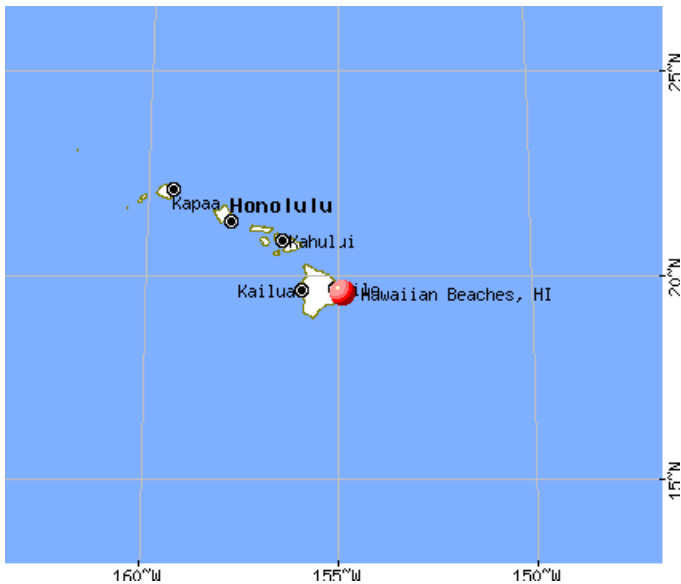
Races in Hawaiian Beaches:

- Two or more races (37.7%)
- White Non-Hispanic (25.4%)
- Hispanic (15.6%)
- Native Hawaiian and Other Pacific Islander (15.4%)
- Filipino (8.9%)
- American Indian (5.5%)
- Japanese (4.0%)

- Other Asian (2.5%)
- Other race (1.1%)
- Chinese (1.0%)
- Black (0.6%)

(Total can be greater than 100% because Hispanics could be counted in other races)

Ancestries: Portuguese (10.9%), English (6.3%), German (6.1%), Irish (5.1%), Scotch-Irish (2.6%), French (2.0%).



For population 25 years and over in Hawaiian Beaches

- High school or higher: 82.4%
- Bachelor's degree or higher: 8.1%
- Graduate or professional degree: 3.6%
- Unemployed: 20.7%
- Mean travel time to work: 32.4 minutes

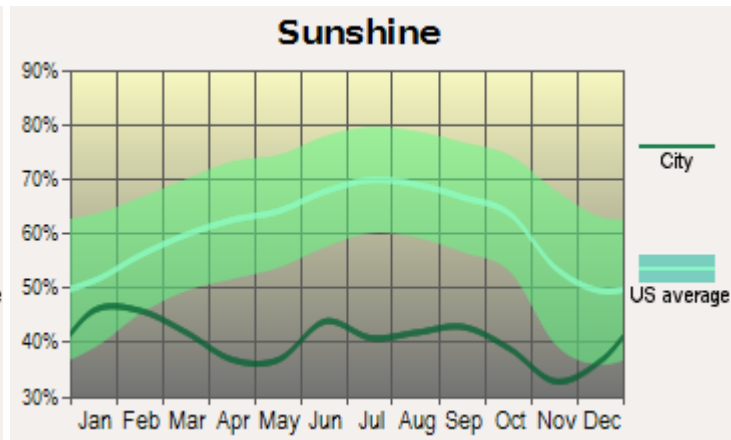
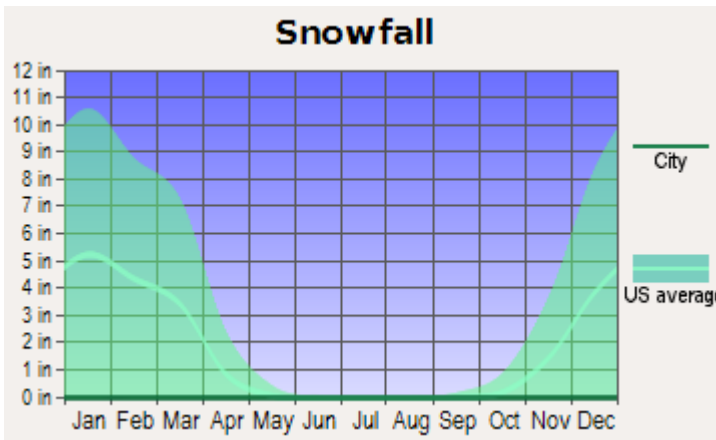
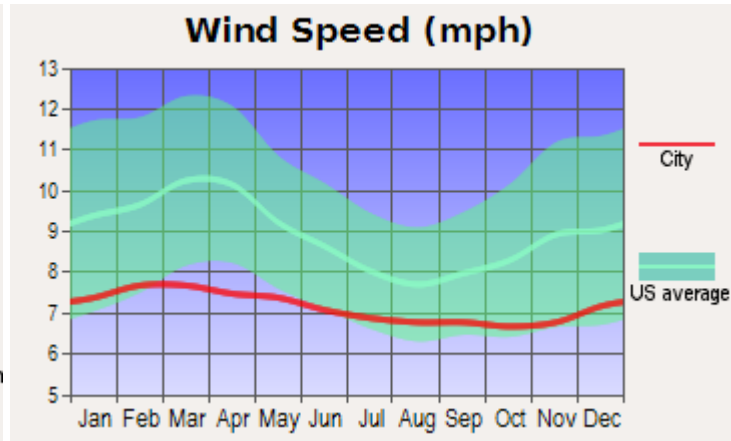
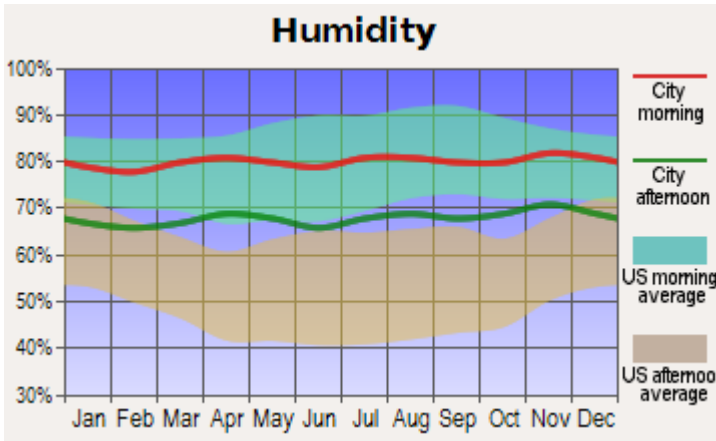
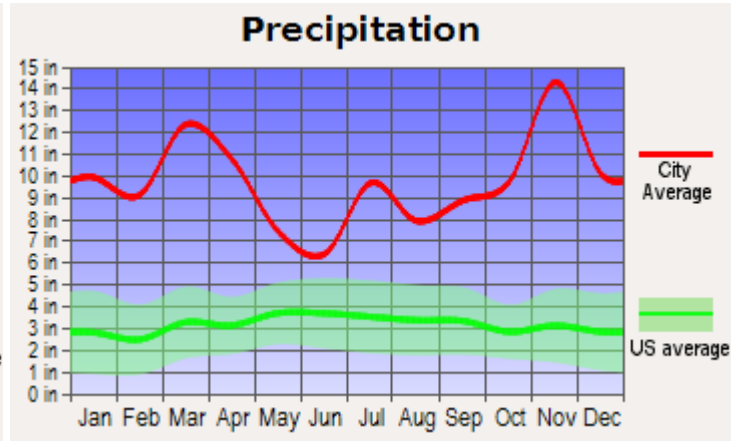
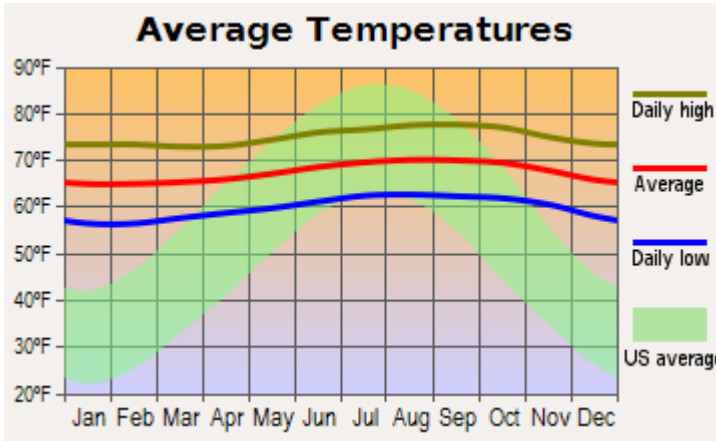
For population 15 years and over in Hawaiian Beaches CDP

- Never married: 30.0%
- Now married: 51.9%
- Separated: 2.6%
- Widowed: 6.6%
- Divorced: 8.9%

5.2% Foreign born (4.8% Asia).

Average climate in Hawaiian Beaches, Hawaii

Based on data reported by over 4,000 weather stations



Hospitals/medical centers near Hawaiian Beaches:

- HILO MEDICAL CENTER (about 18 miles; HILO, HI)
- KAU HOSPITAL (about 47 miles; PAHALA, HI)
- HALE HO'OLA HAMAKUA (about 57 miles; HONOKAA, HI)

Airports certified for carrier operations nearest to Hawaiian Beaches:

- HILO INTERNATIONAL (about 15 miles; HILO, HI; ID: ITO)
- KONA INTL AT KEAHOLE (about 79 miles; KAILUA/KONA, HI; ID: KOA)
- KAHULUI (about 139 miles; KAHULUI, HI; ID: OGG)

Other public-use airports nearest to Hawaiian Beaches:

- WAIMEA-KOHALA (about 61 miles; KAMUELA, HI; ID: MUE)
- UPOLU (about 82 miles; HAWI, HI; ID: UPP)
- HANA (about 114 miles; HANA, HI; ID: HNM)

Colleges/universities with over 2000 students nearest to Hawaiian Beaches:

- UNIVERSITY OF HAWAII AT HILO (about 18 miles; HILO, HI; Full-time enrollment: 2,434)
- KAPIOLANI COMMUNITY COLLEGE (about 233 miles; HONOLULU, HI; FT enrollment: 4,131)
- UNIVERSITY OF HAWAII AT MANOA (about 236 miles; HONOLULU, HI; FT enrollment: 14,113)
- HAWAII PACIFIC UNIVERSITY (about 238 miles; HONOLULU, HI; FT enrollment: 6,186)
- HONOLULU COMMUNITY COLLEGE (about 239 miles; HONOLULU, HI; FT enrollment: 2,787)
- LEEWARD COMMUNITY COLLEGE (about 248 miles; PEARL CITY, HI; FT enrollment: 3,511)
- BRIGHAM YOUNG UNIVERSITY-HAWAII CAMPUS (about 254 miles; LAIE, HI; FT enrollment: 2,273)

Hawaiian Beaches compared to Hawaii state average:

- Unemployed percentage **significantly above** state average.
- Black race population percentage **significantly below** state average.
- Hispanic race population percentage **significantly above** state average.
- House age **significantly below** state average.
- Percentage of population with a bachelor's degree or higher **significantly below** state average.
- Population density **significantly below** state average for cities.

Strongest AM radio stations in Hawaiian Beaches:

- KPUA (670 AM; 10 kW; HILO, HI; Owner: NEW WEST BROADCASTING CORP.)
- KHLO (850 AM; 5 kW; HILO, HI; Owner: MAVERICK MEDIA OF HAWAII LICENSE, LLC)
- KIPA (620 AM; 10 kW; NAALEHU, HI; Owner: BIG ISLAND RADIO)
- KHBC (1060 AM; 5 kW; HILO, HI; Owner: HILO BROADCASTING, L.L.C.)
- KUAU (1570 AM; 50 kW; HAIKU, HI; Owner: FIRST ASSEMBLY OF GOD-KAHULUI, MAUI)
- KAIM (870 AM; 50 kW; HONOLULU, HI; Owner: SALEM MEDIA OF HAWAII, INC.)
- KKON (790 AM; 5 kW; KEALAKEKUA, HI; Owner: BIG ISLAND RADIO (HAWAII LIMITED PA)
- KMVI (550 AM; 5 kW; WAILUKU, HI; Owner: PACIFIC RADIO GROUP,INC.)
- KNUI (900 AM; 5 kW; KAHULUI, HI; Owner: PACIFIC RADIO GROUP, INC.)
- KORL (690 AM; 10 kW; HONOLULU, HI; Owner: NEW WAVE BROADCASTING, L.P.)
- KAOI (1110 AM; 5 kW; KIHEI, HI; Owner: VISIONARY RELATED ENTERTAINMENT, INC)
- KGU (760 AM; 10 kW; HONOLULU, HI; Owner: SALEM MEDIA OF HAWAII, INC.)
- KHNR (650 AM; 10 kW; HONOLULU, HI; Owner: SALEM MEDIA OF HAWAII, INC.)

Strongest FM radio stations in Hawaiian Beaches:

- KNUQ (103.7 FM; PAAUILO, HI; Owner: VISIONARY RELATED ENTERTAINMENT II,)
- KAGB (99.1 FM; WAIMEA, HI; Owner: BIG ISLAND RADIO)
- KLEO (106.1 FM; KAHALUU, HI; Owner: MAVERICK MEDIA OF HAWAII LICENSE, LLC)
- KLUA (93.9 FM; KAILUA KONA, HI; Owner: BIG ISLAND RADIO)
- KAOY (101.5 FM; KEALAKEKUA, HI; Owner: BIG ISLAND RADIO (HAWAII LIMITED PA)
- KKOA (107.7 FM; VOLCANO, HI; Owner: MAVERICK MEDIA OF HAWAII LICENSE, LLC)
- KANO (91.1 FM; HILO, HI; Owner: HAWAII PUBLIC RADIO)
- KCIF (90.3 FM; HILO, HI; Owner: HILO CHRISTIAN BROADCASTING CORP.)

TV broadcast stations around Hawaiian Beaches:

- KGMD-TV (Channel 9; HILO, HI; Owner: EMMIS TELEVISION LICENSE CORPORATION)
- KOIW-LP (Channel 16; MT. VIEW, HI; Owner: esi BROADCASTING CORPORATION)
- KWHH (Channel 14; HILO, HI; Owner: LESEA BROADCASTING CORPORATION)
- KHAW-TV (Channel 11; HILO, HI; Owner: EMMIS TELEVISION LICENSE CORPORATION)
- KHBC-TV (Channel 2; HILO, HI; Owner: RAYCOM NATIONAL, INC.)
- KHVO (Channel 13; HILO, HI; Owner: KITV HEARST-ARGYLE TV, INC. (CA CORP.))

Information provided by <http://www.city-data.com/city/Hawaiian-Beaches-Hawaii.html>

City-data.com does not guarantee the accuracy or timeliness of any information on this site. Use at your own risk. This data has been compiled from multiple government and commercial sources. Additional information about hotels, doctors, dentists, jobs, apartments, real estate, travel attractions, weather, and many interactive features are coming soon. Please stay tuned.

Soils Types of Areas

According to the USDA-NRCS there are three prevalent soil types in the area of the inspection. These three soil types are rLw, rLv, rMAD, rOPE. This information was provided through <http://www.ctahr.hawaii.edu/soilsurvey/Hawaii/hawaii.htm>. By Harry H. Sato, Warren Ikeda, Robert Paeth, Richard Smythe, and Minoru Takehiro, Jr., Soil Conservation Service. United States Department of Agriculture, Soil Conservation Service, in Cooperation with the University of Hawaii Agricultural Experiment Station

Pahoehoe Lava.

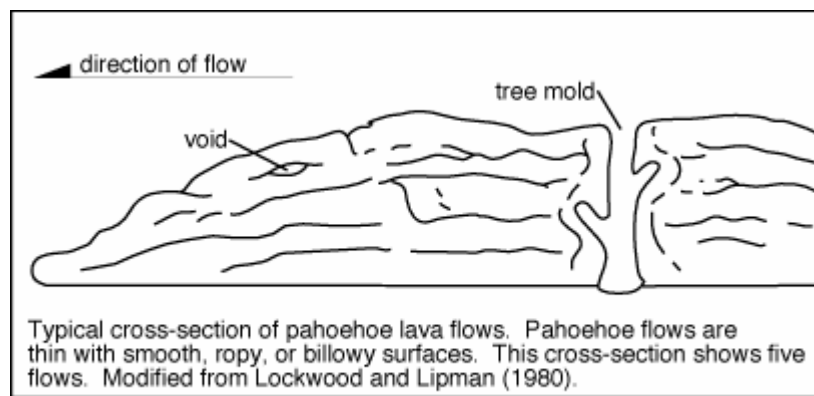
Lava flows, pahoehoe (rLW), has been mapped as a miscellaneous land type. This lava has a billowy, glassy surface that is relatively smooth (fig. 8). In some areas, however, the surface is rough and broken, and there are hummocks and pressure domes.

Pahoehoe lava has no soil covering and is typically bare of vegetation except for mosses and lichens. In the areas of higher rainfall, however, scattered ohia trees, ohelo berry, and aalii have gained a foothold in cracks and crevices.

This miscellaneous land type is at an elevation from sea level to 13,000 feet. The annual rainfall ranges from 10 inches to more than 140 inches.

Some flat slabs of pahoehoe lava are used as facings on buildings and fireplaces. In areas of higher rainfall, this lava contributes to the ground-water supply. (Capability subclass VIIIs, nonirrigated)

Pahoehoe lava is characterized by a smooth, billowy, or ropy surface. A ropy surface develops when a thin skin of cooler lava at the surface of the flow is pushed into folds by the faster moving, fluid lava just below the surface. Pahoehoe flows can evolve into lava tubes. One way that tubes form is by the crusting over of channelized lava flows. As the crust on a flow becomes thicker, it insulates the lava in the interior of the flow. The lava drains down slope and feeds the advancing front or flows into the ocean. When the eruption stops or the vent is abandoned, the lava drains from the tube. The rock surrounding a lava tube serves as an insulator to keep the lava hot and fluid.



Lava Flows, Aa

Lava flows, Aa (rLV), has been mapped as a miscellaneous land type. This lava has practically no soil covering and is bare of vegetation, except for mosses, lichens, ferns, and a few small ohia trees. It is at an elevation ranging from near sea level to 13,000 feet and receives from 10 to 250 inches of rainfall annually. It is associated with pahoehoe lava flows and many soils.

This lava is rough and broken (fig. 7). It is a mass of clinkery, hard, glassy, sharp pieces piled in tumbled heaps. In areas of high rainfall, it contributes substantially to the underground water supply and is used for watershed. (Capability subclass VIIIs, nonirrigated)

Malama Series

The Malama series consists of well-drained, thin, extremely stony organic soils over Aa lava. These soils are undulating to rolling. They are on mountains at an elevation ranging from near sea level to 1,000 feet, and receive from 60 to 90 inches of rainfall annually. Their mean annual soil temperature is between 72° and 74° F. The natural vegetation

consists of guava, waive, mango, hala, noni apple, and ohia. These soils and Keei, Opihikao, Puna, and Punaluu soils are in the same general area.

Malama soils are used for woodland, pasture, and orchards.

Malama extremely stony muck, 3 to 15 percent slopes (rMAD).

This soil overlies relatively young Aa lava flows on the windward side of Kilauea Crater.

In a representative profile the surface layer is very dark brown extremely stony muck about 3 inches thick. It is underlain by fragmental Aa lava. This soil is strongly acid.

Representative profile, Palapana Quadrangle, lat. 19°28'05" N. and long. 154°51'15" W.:

O2-3 inches to 0, very dark brown (7.5YR 2/2) extremely stony muck; moderate, medium and fine, subangular blocky structure; friable, slightly sticky, slightly plastic, and weakly smeary; many roots; many fine pores; Aa lava fragments the size of cobbles and stones make up 40 to 80 percent of the soil mass: strongly acid; abrupt, smooth boundary. (2 to 6 inches thick)

IIC-0 to 10 inches, fragmented Aa lava; little soil material in voids.

The depth to fragmental Aa lava ranges from 2 to 8 inches. The hue of the O2 horizon ranges from 7.5YR to 10YR. Included in mapping are small areas of Opihikao soils.

Permeability is rapid, runoff is very slow, and the erosion hazard is slight. Roots can extend to a depth of 24 inches into cracks of the lava.

This soil is used for woodland, pasture, and orchards. (Capability subclass VII_s, nonirrigated; pasture group 7; woodland group 13)

Opihikao Series

The Opihikao series consists of well-drained, thin organic soils over pahoehoe lava bedrock. These soils are gently sloping to moderately steep. They are on uplands at an elevation ranging from near sea level to 1,000 feet and receive from 60 to 90 inches of rainfall annually. Their mean annual soil temperature is between 72° and 73° F. The natural vegetation consists of guava, waive, and ohia. These soils and Keei, Kona, Malama, Papai, and Puna soils are in the same general area.

Opihikao soils are in native forest or are used for pasture.

Opihikao extremely rocky muck, 3 to 25 percent slopes (rOPE).

This soil is in the Puna district. Rock outcrops occupy 30 to 50 percent of the area.

In a representative profile the surface layer is very dark brown muck about 3 inches thick. It is underlain by pahoehoe lava bedrock. The muck is strongly acid.

Representative profile, Kalapana Quadrangle, lit. 19°28'08" N. and long. 154°50'20" W.:

O2-3 inches to 0, very dark brown (7.5YR 2/2) muck; moderate, medium and fine, subangular blocky structure; friable, slightly sticky, slightly plastic, and weakly smeary; roots matted; many fine pores; 40 to 60 percent pahoehoe outcrop; strongly acid; abrupt, smooth boundary. (2 to 4 inches thick)

IIR-0 to 10 inches, pahoehoe lava.

The depth to pahoehoe lava bedrock is 2 to 5 inches. The hue of the O2 horizon ranges from 7.5YR to 10YR.

The muck is rapidly permeable. The lava is very slowly permeable, but water moves rapidly through the cracks. Runoff is slow, and the erosion hazard is slight. Roots are matted over the pahoehoe lava, but they can penetrate the cracks to a depth of 2 feet.

This soil is in native forest or is used for pasture. (Capability subclass VII_s, nonirrigated; pasture group 7).

Vegetations

There are predominantly two types of vegetation on the properties with many less prevalent ferns, grasses, weeds, and flowering plants. Ohia'lehua (Ohia) trees and Pacific False Stage horn Ferns or commonly known in Hawaii as 'Uluhe ferns. The Ohia tree is an endemic (native) species to Hawaii and can be found at both high and low elevations. There are many forms of Ohia and can grow as a small brush or tall straight tree. It is well known for its pioneering capability on new lava flows, and strength as usable lumber. It is most often recognized by its large red flowered canopy. The Ohia Trees on the property were at juvenile to semi-mature stages and the parcel does not appear to have any harvestable lumber at this time. 'Uluhe ferns are usually the first invaders of newly cleared roads and lot lines and then quickly spread. They branch and zigzag at each joint allowing 'Uluhe ferns to tie themselves in knots and enter twine like vines. It can often grow so thick that it is impenetrable without a clearing device. Another fern of the same family is the 'Uluhe Lau Nui which grows individually and has much larger blades. There was two other species found inconsistently throughout the property. These species are the common flowering orchid species and a tree that is commonly referred to in Hawaii as a Yellow Bell Tree that has a yellow, bell shaped flower.

Animals

The animals found throughout this inspection were a Mongoose and a Hawaiian Hawk.

Mongoose

PHYSICAL CHARACTERISTICS:

The small Indian mongoose, *Herpestes auropunctatus*, was first introduced into the West Indies in the 1870s and to the Hawaiian Islands in the 1880s. It was brought to Hawaii in an attempt to control rats in the sugarcane plantations.

Mongoose have long bodies, short legs and small rounded ears placed on the side of the head. Their tails average half to three-quarters their body length. Males are slightly larger than females.

Mongoose have a large anal sac containing at least two glandular openings. Scent marking with anal and sometimes cheek glands can communicate the sex, sexual receptivity, and individual and pack identity of the marker.

The structure of the teeth and feet reflect the diet. The small Indian mongoose has well-developed carnassial teeth used to shear flesh. Their feet have four or five digits each tipped by long, non-retractile claws adapted for digging.

DISTRIBUTION:

Small Indian mongooses are native to Southeast Asia, Cashmere to Iraq and Thailand. Introduced to the West Indies and Hawaiian Islands.

BEHAVIOR:

Mongoose are highly agile animals. With their slender bodies they can run up to a wall or corner at full speed and turn without slowing down. They can stand on their hind legs, make small leaps into the air, and roll into a ball. Although they are ground dwellers, mongooses can climb about with skill on cage gratings, trellises, or trusted people. They usually move backward when climbing down.

Small Indian mongooses are diurnal, active in daylight, and at night they withdraw into dens. They are usually solitary, the only stable social unit consisting of a mother and her offspring. Mongooses often stay around human habitations, and frequently are kept as pets.

DIET:

Most mongooses feed on small vertebrates, insects and other invertebrates, and occasionally fruits. In the Zoo they are fed dead chicks and dog chow.

The mongoose sniffs along the surface of the ground and when it finds an insect it either snaps it up from the surface or digs it from its underground home.

REPRODUCTION and GROWTH:

The small Indian mongoose seldom lives past the age of four years.

Females may become pregnant at nine months. Breeding seasons vary depending on environmental conditions.

Although the small Indian mongoose has been persecuted by many, it is still widespread and abundant. It is considered a pest because of its attacks on chickens and native fauna.

This information was provided by <http://www.honolulu zoo.org/mongoose.htm>

Hawaiian Hawk

The **Hawaiian Hawk** or '**Io**, *Buteo solitarius*, is a buzzard native to Hawai'i. It is the only hawk that occurs in Hawai'i, where they are only known to breed on the Big Island. The species is protected as endangered in the United States, however the IUCN classifies the species as near threatened.

The Hawaiian Hawk measures 16 to 18 inches in length, the female being larger than the male. Two color phases exist: a dark phase (dark brown head, breast, and underwings), and a light color phase (dark head, light breast and light underwings). Feet and legs are yellowish in adults and greenish in immatures.

This mostly solitary hawk remains in and defends its territories year round. They nest from March through September, and usually lay only one egg. The female does the majority of sitting during the 38 days of incubation, while the male does the majority of the hunting. After the egg is hatched, the female only allows the male to visit when delivering food to the nest. The chick fledges at seven or eight weeks. Fifty to seventy percent of the nests successfully fledge young.

The `Io usually hunts from a stationary position, but can also dive on prey from the air. It feeds on rodents, insects, small birds, and some game birds. They are opportunistic predators and are versatile in their feeding habits. They have a shrill and high-pitched call much like their Hawaiian name: "eeeh-oh." They are known to be very noisy during the breeding season. `Io are strong fliers.

This information was provided by http://en.wikipedia.org/wiki/Hawaiian_Hawk

Various other song birds and insects were noted throughout the inspection although the species of these animals and insects were not identified.

Coqui Frogs

The coqui frog, *Eleutherodactylus coqui* Thomas (Anura: *Leptodactylidae*), was accidentally introduced into Hawai'i from Puerto Rico in about 1988. Aside from being a major noise nuisance, the frogs pose a threat to Hawai'i's island ecosystem. Coqui frogs

have a voracious appetite that puts Hawaii's unique insects and spiders at risk. They can also compete with endemic birds and other native fauna that rely on insects for food. The frogs are quite adaptable to the different ecological zones and elevations in the state and have been found from sea level to 4,000 feet elevation (at sites in Volcano on Hawai'i).

Scientists are also concerned that an established coqui frog population may serve as a readily available food source if (or when) brown tree snakes are accidentally introduced in Hawai'i. The coqui frog is sometimes confused with another invasive Caribbean species, the greenhouse frog, *Eleutherodactylus planirostris*. The greenhouse frog is a smaller, quieter cousin that lives in similar habitats. Neither species appears to be poisonous.

Coqui and greenhouse frogs have other key characteristics used to tell them apart. The male coqui's loud "Ko-KEE" call is easily distinguished from the cricket-like chirping of the greenhouse frog. Both species are nocturnal, usually more vocal from sunset and during rainfall, and the females and juveniles make little, if any, sound. Please visit <http://www.ctahr.hawaii.edu/coqui/control.asp> for more information on the eradication program in Hawaii of the coqui frog.

Inspection Findings and Building Possibilities

This parcel is two lots in on the left on South Iao st. off of South Puni Mauka St. The inspected parcel was vacant and unimproved at the time of the inspection. The lot to the left, right, and directly across the street of the inspected parcel were unimproved and vacant at the time of the inspection. The first lot in on the right of South Iao St. is an improved lot that has a house built on it. There are additional improved lots on both the right and left side continuing down South Iao St. towards the dead end. South Iao St. is marked a private road. Hawaiian Shores security Agency (HSSA) was patrolling the area at the time of the inspections and one employee of HSSA did stop the inspector during the inspection process to find out the nature of the inspectors visit to the area.

There is 82 feet of road frontage along South Iao St. and the property extends back 186 feet. The right and middle portion of the road frontage is heavily foliated with predominately Ohia Trees and Yellow Bell Trees. The right portion of the road frontage is less foliated and consists of primarily Uluhe Ferns. The road frontage appears to be slightly higher in elevation than the rest of the inspected property. The foliage and higher elevation appear to offer adequate privacy from the road when at the rear of the parcel.

The parcel's topography is relatively consistent with the rest of the area and is relatively flat. The average change in elevation is approximately three to five feet due to the nature of lava flows. The maximum elevation change on the parcel is approximately 10 feet from the lowest point to the highest point.

There is minor lava rifts/crevices found throughout the property which is consistent with the nature of lava flows. There is one larger lava rift that starts approximately 30 feet into the property from South Iao St. towards the right side boundary of the property and

terminates approximately 60 feet from the rear property boundary. This larger lava rift appears to be servicing as the main water drainage system for the property parcel.

There was no visible lava tube openings found on the property during the course of the inspection. Due to the nature of the terrain and foliage visibility of the terrain is limited and Island Inspection Services recommend our clients seek further evaluation of the property by a licensed geologist if our clients are concerned with the possibility of a lava tubes.

The terrain of the property appears to be consistent throughout the parcel. There was bare lava with vegetation noted predominately towards the higher elevated portions of the property with various pockets and areas of loamy (stony) soil. The inspector noticed that the soil towards the lower elevated areas and drainage areas was much more rich and organic. The soil at these areas was much more silty (muddy organic soil) which would be consistent with drainage and erosion.

There was a semi-clear pathway that appears suitable for a driveway. The pathway begins at the right side of the road frontage and arches towards the middle of the property. It appears that minimal clearing would be needed at this area and limited Ohia trees would be cut in the process. Having the driveway begin at this area would maintain the elevation and foliage at the left and middle portions of the property that allows privacy. The only problematic issue with the driveway at this area is that it appears the driveway would have to traverse the larger lava rift acting as the drainage of the parcel at least once. Once the vegetation was cleared for the driveway a bull dozer would be needed to level and fill areas of the drive way. It appears that at least a D-9 dozer would be required. IIS recommends that our clients seek further evaluation by the proper municipalities (i.e. geologist, forester, land developer, contractor, etc...) before beginning any clearing or construction.

At the rear of the property there is a large opening formed by a large field of Uluhe Ferns. This area appears to be ideal for building a home that would maintain privacy from neighbors and the road. The left, front, and rear sides of the field are bordered by Ohia Trees that would offer privacy and protection. The right side of the property is open where the field continues into the adjacent lot. A vegetative barrier would need to be planted at this property boundary to maintain privacy. This area is quite rocky with smaller lava rifts and would need to be cleared and dozed before the construction of a post and pier or slab home could occur. It appears that a D-9 bull dozer would be needed for this area. Backfilling and compression would be needed if a slab home is desired. IIS recommends that our clients seek further information from the County Building Department and The Hawaiian Shores Community for codes, rules, and regulations that apply to this area. IIS recommends that our clients seek further evaluation by the proper municipalities (i.e. geologist, forester, land developer, contractor, etc...) before beginning any clearing or construction.

Rough Map of Property

