



# WAILUA, KAUA'I

## UNDIVIDED INTEREST

The Wailua property is located south of the Wailua River near the populated areas of Wailua and Kapa'a and is the halfway point of the Island for residents from the north shore and the west side. Wailua is ideal for a new residential community as homesteaders would be able to work in Wailua, Kapa'a, and Lihu'e without a long commute. Services and recreational amenities are also nearby. The lands are bordered by Kālepa Ridge, Wailua River channels, the County Correctional Facility, and Grove Farm agricultural lands and are approximately 324 acres in size.

---

### CLIMATE

Temperatures range from the 60s during the winter to the 80s during the summer

---

### PHYSICAL CHARACTERISTICS

#### SOIL:

Lihu'e Silty Clay

#### WATER:

County Water System

#### RAINFALL:

Approximately 40 inches per year

#### ELEVATION:

Near sea level to 200 feet above sea level  
Gentle slope from west to east

#### DRAINAGE:

There are several drainage ditches crossing the site

#### FLOOD ZONE:

The project site does not lie within the 100-year/500-year flood zone

#### ROADS:

County Standard

#### WASTEWATER DISPOSAL:

County sewer system or septic tanks are being considered

---

### COMMUNITY

#### NOISE:

Ambient noise generated by vehicle traffic along Kūhiō Highway

#### POLICE:

Lihu'e Police Station (4.4 miles)

#### FIRE:

Kapa'a Fire Station (2 miles)

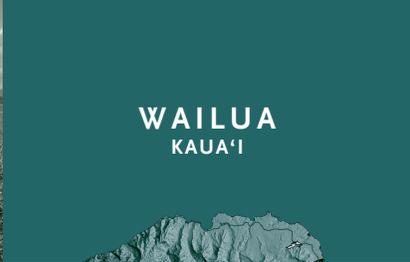
#### EMERGENCY SERVICES:

Samuel Mahelona Memorial Hospital, Kapa'a (3.8 miles)  
Wilcox Memorial Hospital, Lihu'e (3.9 miles)

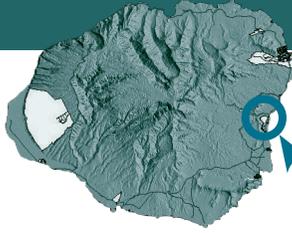
#### SCHOOLS:

Kapa'a Elementary School (3.8 miles)  
Kapa'a Middle School (3.5 miles)  
Kapa'a High School (4 miles)  
King Kaumuali'i Elementary (3.25 miles)

Distances are approximate.



# WAILUA KAUAI



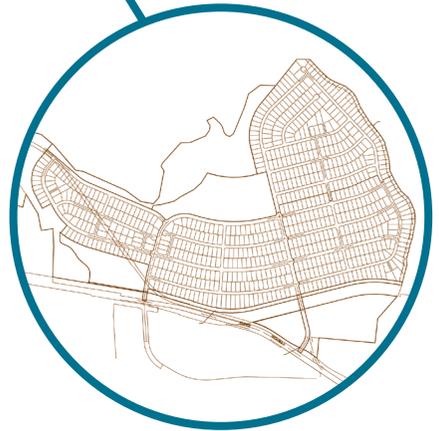
This lot layout plan is intended for general reference only.

## UNDIVIDED INTEREST AWARDS AVAILABLE\*:

Proposed number of units: 735  
Proposed lot size: minimum of 10,000 SQ FT

The department is proposing the project be developed in four (4) phases as follows:

- 200 lots in Phase I (estimated)
- 200 lots in Phase II (estimated)
- 200 lots in Phase III (estimated)
- 100+ lots in Phase IV (estimated)



### OFFERING SCHEDULE

Orientation Meeting  
December 11, 2007  
December 13, 2007

Selection Meeting  
TBD

Lease Signing  
TBD

### CONSTRUCTION SCHEDULE

Site Construction  
TBD

Project Development  
TBD

Dates and numbers are subject to change.