

GENERAL PROPERTY INFORMATION
FOR LIMITED INDUSTRIAL USE DEVELOPMENT
WAIĀKEA, SOUTH HILO, ISLAND OF HAWAI‘I

The parcels of lands (the “properties”) being offered for separate general lease dispositions are located in the Kaei Hana I Industrial Subdivision, Waiākea, South Hilo, Island of Hawai‘i. The properties are currently identified on the tax maps of the State of Hawaii as Division 3, Zone 2, Section 2, Plat 060, Parcel 019 and Parcel 045. The Department of Hawaiian Home Lands (DHHL) has selected and designated the properties for Limited Industrial Use development that is compatible with the character of the immediate surrounding area where industrial/commercial sites are high in demand.

PROPERTY DESCRIPTION & CONDITION

1. 190 Makaala Street, Hilo, Hawaii 96720

TMK No.: (3) 2-2-060:019

Land Area – 24,896 square feet (0.57 acre)

County Zoning – The subject site is zoned ML-20 (20,000 sf minimum lot size) Limited Industrial

Size and Shape – The site is trapezoid in shape and has approximately 90 feet of frontage along Makaala Street.

Ingress/Egress and Utilities – Access is via Maka‘ala Street, which is an interior public driveway servicing the immediate area. The Maka‘ala Street frontage is improved with overhead light standards and conduits. All public utilities are available to the property.

Topography and Soil Condition – The property features a relatively level topography at road grade. A detailed geotechnical study of soil or sub-soil located on the property has not been done.

Hazardous Material/Contaminants – An assessment or investigation for possible hazardous material or contamination has not been conducted for the Property.

FEMA Flood Hazard Designation – Based on the Federal Insurance Rate Maps, the property is located within Map Number 1551660904F dated September 29, 2017 and is located in Zone X. Zone X indicates areas to be outside the 0.2 percent annual chance floodplain.

Improvements – The property is vacant.

Easements and Restrictions – There are no readily apparent adverse conditions, easements or encumbrances affecting the property.

2. 202 Holomua Street, Hilo, Hawaii 96720

TMK No.: (3) 2-2-060:045 (See Exhibit 2-A)

Land Area – 14,059 square feet (0.32 acre)

County Zoning – The subject site is zoned ML-20 (20,000 sf minimum lot size) Limited Industrial

Size and Shape – The site is trapezoid in shape and has approximately 90 feet of frontage along Holomua Street.

Ingress/Egress and Utilities – Access is via Holomua Street, which is an interior public driveway servicing the immediate area. The Holomua Street frontage is improved with overhead light standards and conduits. All public utilities are available to the property.

Topography and Soil Condition – The property features a relatively level topography at road grade. A detailed geotechnical study of soil or sub-soil located on the property has not been done.

Hazardous Material/Contaminants – An assessment or investigation for possible hazardous material or contamination has not been conducted for the Property.

FEMA Flood Hazard Designation – Based on the Federal Insurance Rate Maps, the property is located within Map Number 1551660904F dated September 29, 2017 and is located in Zone X. Zone X indicates areas to be outside the 0.2 percent annual chance floodplain.

Improvements – The property is improved with a Butler-type warehouse building and asphalt paving. Condition is unknown and deemed to have no value. Successful bidder can renovate or remove at its cost and expense.

Easements and Restrictions – There are no readily apparent adverse conditions, easements or encumbrances affecting the property.