



**BRINKMAN PROPERTIES LLC  
HAWAII**

*Oahu*

- Condos
- Houses
- Multifamily
- Vacant Land

**FOR SALE**

43,573 SQ FT OF FEE SIMPLE LAND IN KULIOUOU

**\$1,388,000**

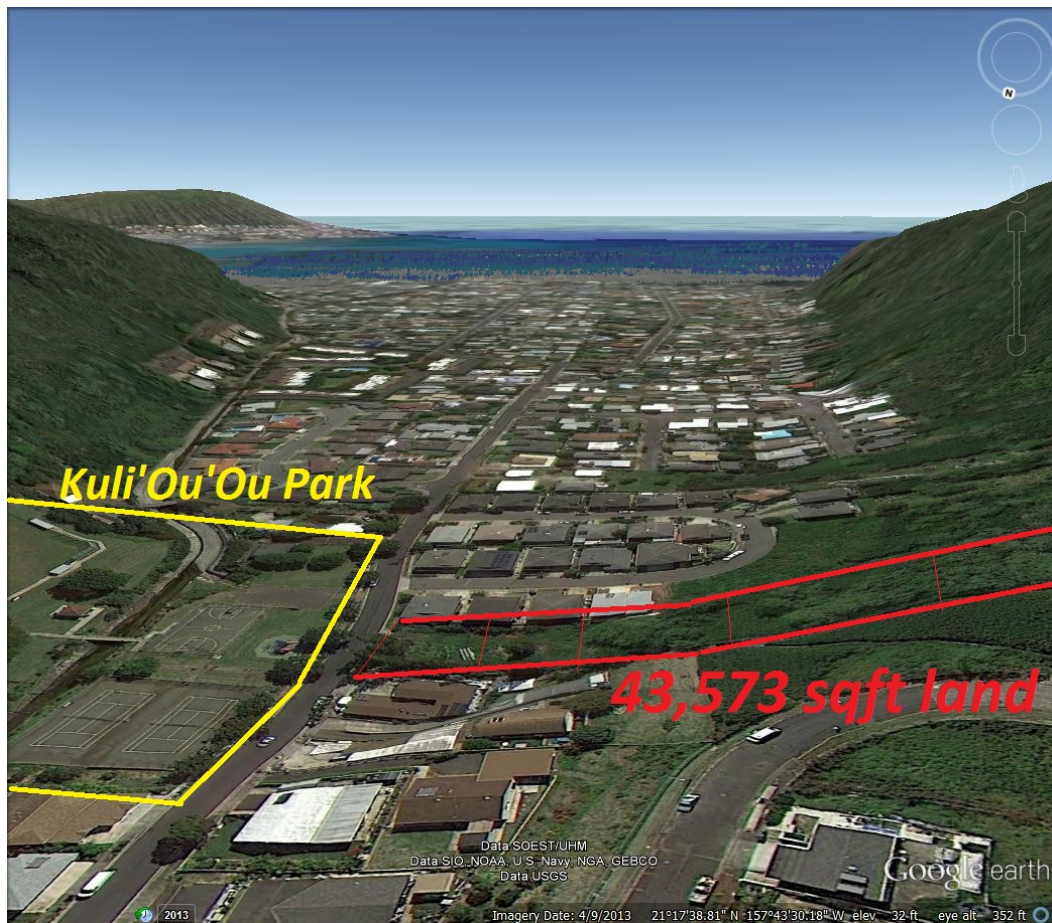
43, 573 sqft of Vacant fee-simple land in Premium East Honolulu location .

Walk to Kuli'Ou'Ou Park with 2 tennis courts, 3 miles to Costco, movie theaters, Koko Marina Shopping Center.

Plans currently in front of DCCA for 5 CPR lots.

Water, electrical and sewer all there. 5 sewer entitlements done.

Soils report, slope hazard report, site utilities plan... all available.



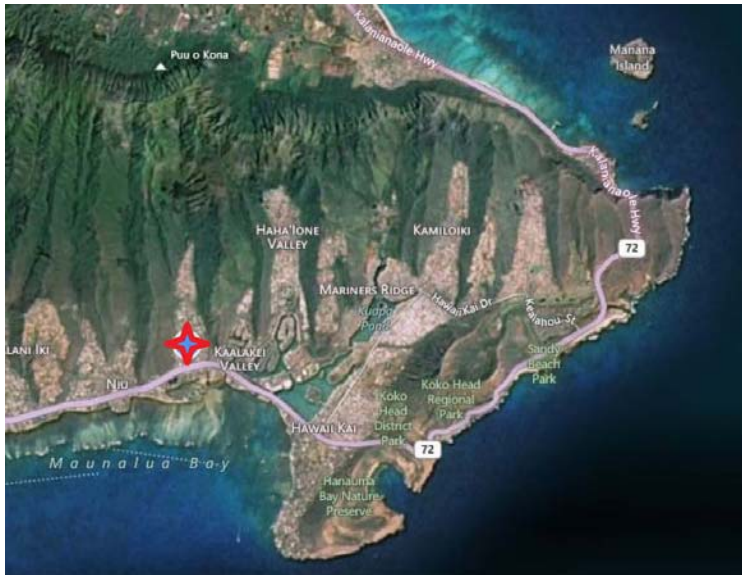
**EDWARD W. BRINKMAN**  
 REAL ESTATE BROKER  
 HONOLULU, OAHU, HAWAII  
 CELL: 808.728.0269  
 EMAIL: EDWARD@OAHUEXPERT.COM

**BRINKMAN PROPERTIES LLC**  
 2460 KOA AVE SUITE M-8  
 HONOLULU, HI 96815  
 OFFICE: 808.955.1175  
 FAX: 808.732.6016  
 WWW.OAHUEXPERT.COM



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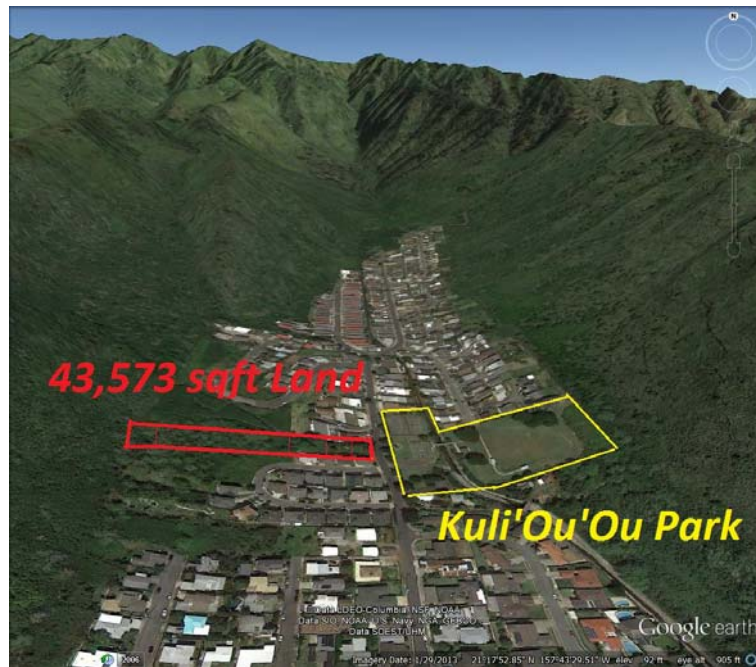
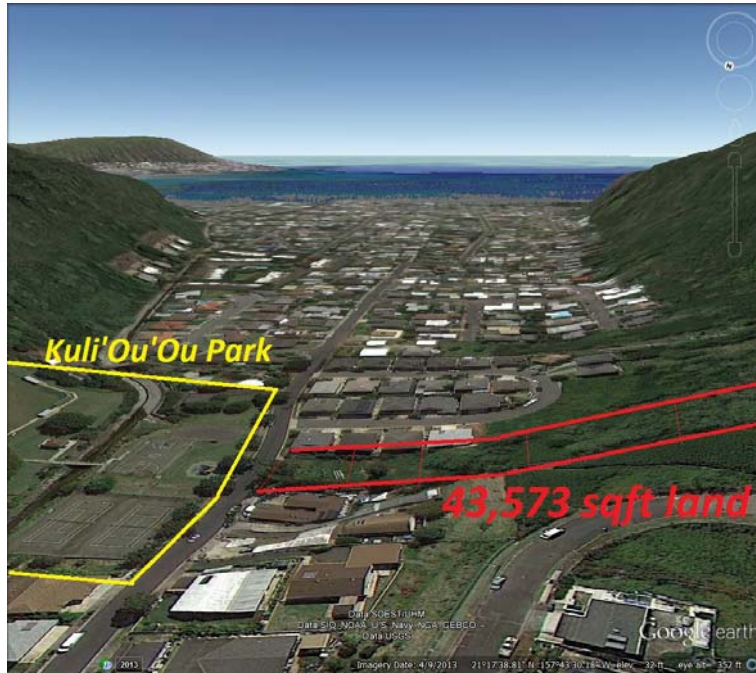
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## Disclosure

This sale offering is for a single piece of land of approximately 43,573 square feet known as Tax Map Key (1) 3 - 8 - 10 - 4. Tax records indicate that the property has been CPR'd (divided via Condominium Property Regime) into two lots; 1-3-8-10-4-1 and 1-3-8-10-4-2. We have reason to believe that this was improperly done. As of mid November, 2013 there is currently a new plan in front of the DCCA (Department of Commerce and Consumer Affairs) to have the property redrawn into 5 lots. **THE PROPERTY CURRENTLY CAN NOT BE SOLD AS 5 LOTS AND AS SUCH THE PROPERTY IS ONLY BEING OFFERED AS THE ONE PARCEL OF 43,573 SQFT.**

Approximately 60 days from now, with the DCCA approval, the Seller will be able to start taking reservations for the individual lots. It is the Seller's intent to initially offer buyers the opportunity to put reservations on the first 3 lots closest to Kuliouou Road and then later offer the top two lots for sale. **THE PROPERTY CURRENTLY CAN NOT BE SOLD AS 5 LOTS AND AS SUCH THE PROPERTY IS ONLY BEING OFFERED AS THE ONE PARCEL OF 43,573 SQFT.**

On December 31, 1987 there were severe rains, known as a "100 year rain" on Oahu - see Executive Summary by The National Academies Press. Many structures on Oahu were damaged and condemned. This included homes in Kuliouou Valley. Because the subject lot is so large, a portion of it is designated as a slide area. The proposed 5 unit cpr takes this into consideration. Lots 3 and 4 are much larger but only have the approximate same buildable size as lots 1, 2 and 5. We have a 30 page soils report - Geotechnical Site Investigation by a Licensed Professional Engineer dated 2012 and a 30 page Slope Hazards Investigation report by a Licensed Professional Engineer dated 2012 that indicates the status, safety and usability of the land. **THE PROPERTY CURRENTLY CAN NOT BE SOLD AS 5 LOTS AND AS SUCH THE PROPERTY IS ONLY BEING OFFERED AS THE ONE PARCEL OF 43,573 SQFT.**

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## Executive Summary

At 8:00 p.m. on December 31, 1987, when the National Weather Service (NWS) issued a flood warning for the eastern part of Oahu, Hawaii, few New Year's Eve revelers in the area imagined that nearly \$34 million in flood damages would occur before torrential rains subsided the next morning. Although no lives were lost and the amount of damages might not be considered severe by some standards, the flooding proved significant because it occurred without warning and affected densely populated urban watershed areas.

The severe weather that caused the New Year's Eve flooding culminated an unusually wet December that had already seen more than five times the average rainfall expected for the month. Minor damage and disruption to telephone and power services had already occurred as a result of the earlier rains.

The drenching rains responsible for the New Year's Eve flood commenced about 3:00 p.m. on Thursday, New Year's Eve, but rain had fallen throughout the day. The forecast called for continued thundershower activity, with heavy downpours expected; however, the torrential rainfall and resulting floods were not anticipated even as late as 4:40 p.m., when NWS forecasters told officials of the Oahu Civil Defense Agency that there were no data to indicate an imminent threat of flooding.

The flood rains were produced by a cold front that had weakened into a shear line, a significant cloud and rain producer that acted as a center of strong low-level convergence between weak east-southeasterly winds to the south of the flood zone and fresh north or northeast winds to the north. When lifted along the southern rampart of the Koolau Mountains, this shear line produced steady rains of 2 to 4 inches per hour over the already saturated watersheds of southeastern Oahu.

Forecasting of the torrential rains was made difficult by the unavailability of adequate weather radar in the region. In addition, high clouds masked the actual rain clouds, limiting the effectiveness of satellite imagery in depicting local weather. For this reason, a flood warning was not issued until flooding had already commenced in some regions.

Rainfall totals were impressive. In the region immediately windward of the Koolau Mountains, the precipitation was in excess of that expected for a 100-year storm (a storm of an intensity expected to recur only once every 100 years) and was probably as much as would occur in a 200-year storm. Rainfall measured more than 20 inches in many mountain locations over a 24-hour period. In many cases, accurate totals were not available, since some raingauges malfunctioned or their capacity was overwhelmed.

Two types of flooding resulted from these rains. Flash flooding occurred in the Hawaii Kai area and in Waimanalo, a relatively low-lying region. Farther north in the Kailua region, overtopping of a flood control levee produced comparatively slower but more pervasive flooding.

Reports of property damage, household evacuations, and transportation disruptions were already being fielded by police in the Hawaii Kai and Waimanalo areas by 8:00 p.m., when the NWS issued its first flash flood warning. Because of the holiday, locating emergency response personnel was difficult, but by 9:00 p.m. authorities of the Oahu Civil Defense Agency had activated their emergency operations center, had begun to respond to distress calls, and had authorized the opening of the first emergency shelter in Hawaii Kai.

Major flooding and accompanying debris flows in Hawaii Kai commenced by 9:00 p.m. Blockage of drainage systems by rocks and debris caused unanticipated diversions of floodwaters, resulting in extensive damage to many upland neighborhoods not accustomed to flooding. Meanwhile, in Waimanalo, a low-lying region, floodwaters inundated homes with up to 5 feet of swirling water at the peak of the runoff.

Flooding in Kailua began around midnight, as the levee protecting the region from the Kawainui Marsh was overtopped and canals draining the area were overwhelmed. Residents had no warning that flooding was imminent, since flash flood warnings extended only to Waimanalo, not farther up the coast, and media attention and emergency response efforts up to that time were focused on the Hawaii Kai area.

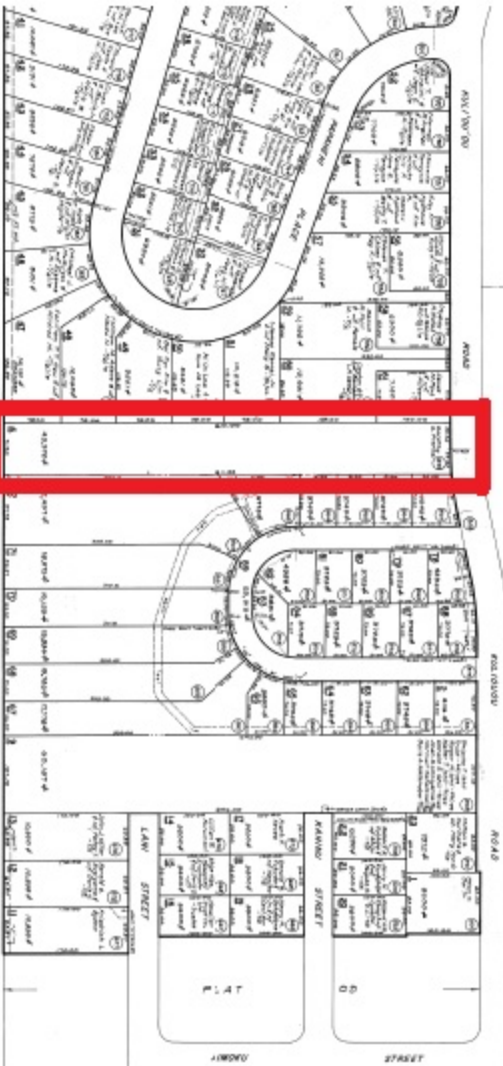
As the evening proceeded and the flooding began to displace some residents and cut transportation routes, preventing others from returning home after the evening's festivities, the Red Cross opened several shelters, eventually serving almost 1,100 people on New Year's Eve and New Year's Day.

In all, more than 1,250 homes sustained some form of damage, with over 300 homes receiving major structural damage. Unfortunately, only about a tenth of these residences were covered by flood insurance through the National Flood Insurance Program. Only those homeowners whose mortgages are secured through a federal loan program (e.g., the Federal Housing Administration) or through a federally insured bank or savings and loan are required to purchase such insurance in specified flood zones; most other residents of Oahu chose not to buy flood insurance.

NEW MAP APPROVED BY THE BOARD OF SUPERVISORS  
PLAT OF

WILSON

ESTATES  
1908  
PLAT NO



PLAT 74

Approved by the Board of Supervisors

ADVIS: THIS MAP WAS PREPARED BY THE COUNTY CLERK'S OFFICE AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF SUPERVISORS.

FOR PROPERTY ASSESSING PURPOSES

SECTION	TOWNSHIP	RANGE
3	8	10
COUNTY OF SAN DIEGO, CALIFORNIA		
STATE OF CALIFORNIA		
COUNTY CLERK'S OFFICE		
TAX MAP		

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## Potential 5 unit CPR

This sale offering is for a single piece of land of approximately 43,573 square feet known as Tax Map Key (1) 3 - 8 - 10 - 4. Tax records indicate that the property has been CPR'd (divided via Condominium Property Regime) into two lots; 1-3-8-10-4-1 and 1-3-8-10-4-2. Currently in front of the DCCA is a plan to change the property into 5 lots as follows:

Lot 1 - 5,337 sqft, net buildable 3,991 sqft.

Lot 2 - 5,318 sqft, net buildable 3,972 sqft.

Lot 3 - 10,000 sqft, contains some slide area, net buildable is approximately the same as 1 and 2.

Lot 4 - 19,151 sqft, contains some slide area, net buildable 3,704 sqft.

Lot 5 - 3,766 sqft, all buildable with great views.

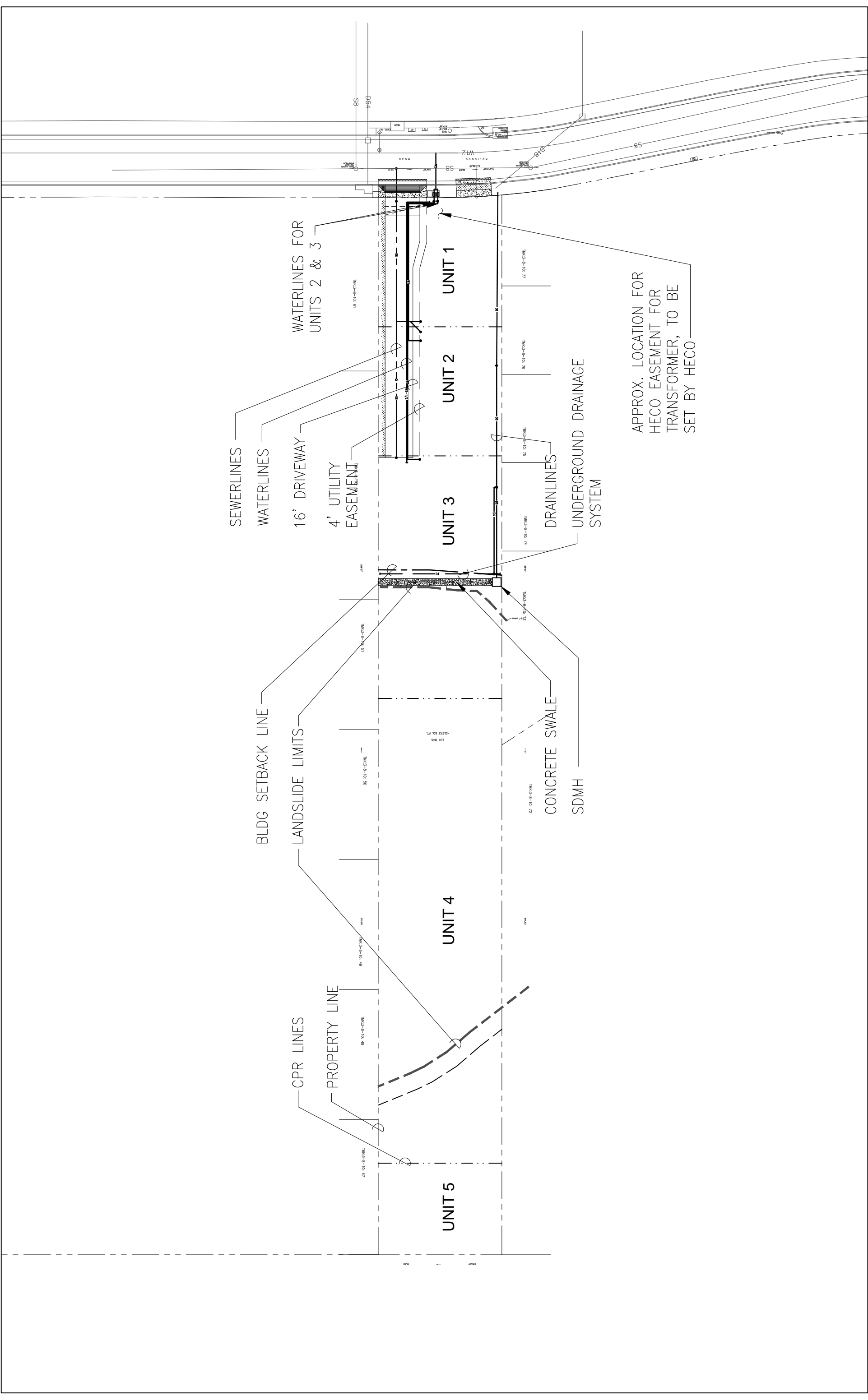
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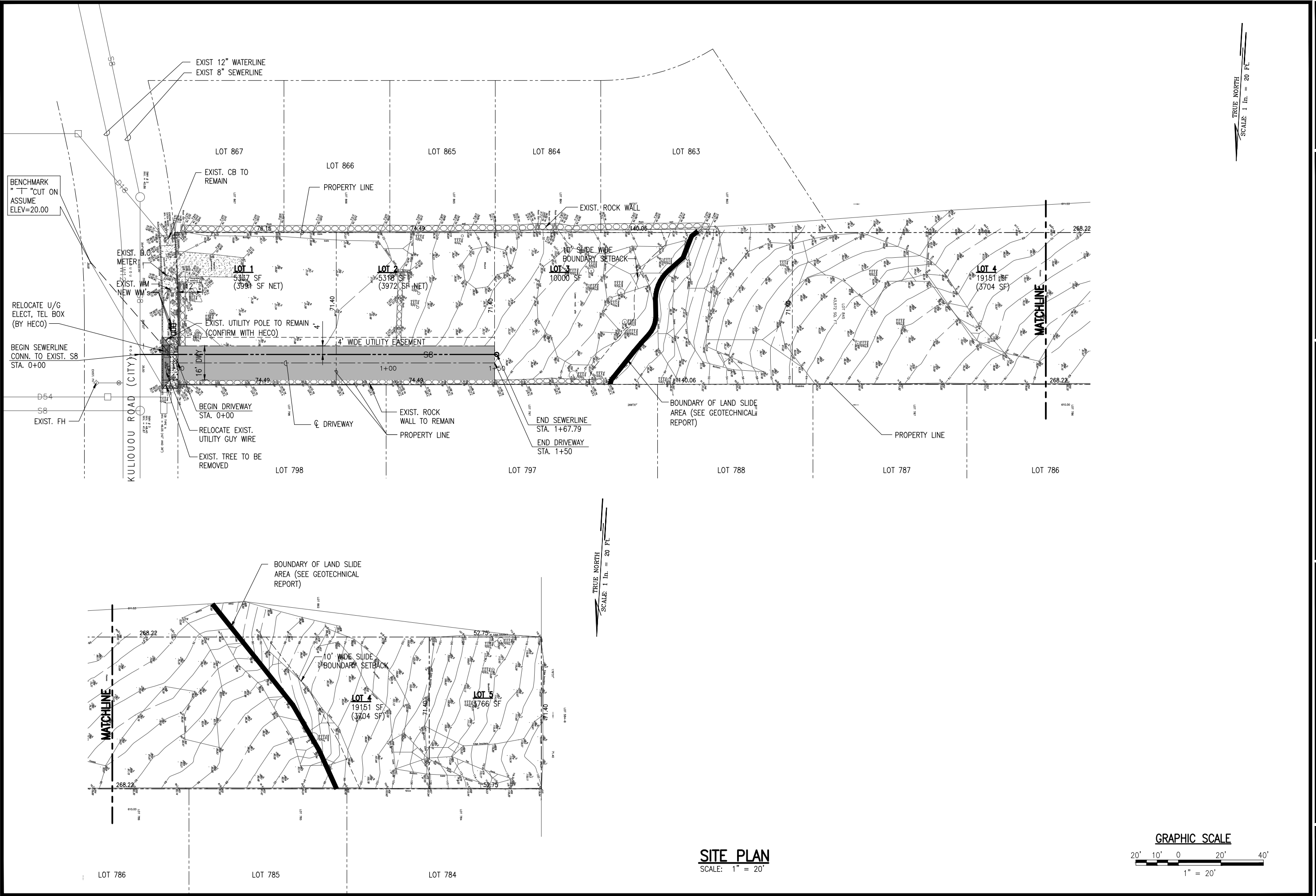
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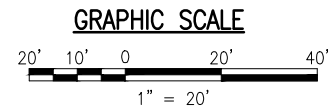








**SITE PLAN**  
 SCALE: 1" = 20'



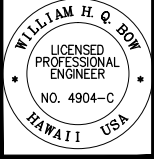
SYMBOL	DESCRIPTION	DATE

**Bow Engineering & Development, Inc.**  
 PLANNERS  
 CIVIL ENGINEERS  
 1933 S. BERETANIA ST., SUITE PH-A  
 HONOLULU, HI 96826  
 Telephone (808) 941-8833  
 Facsimile (808) 945-9259  
 Email: bow@bowengineering.com

**KULIOUOU RESIDENCES**  
**510 KULIOUOU ROAD**  
 TMK: 3-8-010-004  
**SITE PLAN**

Designed by: WB  
 Checked by: WB  
 Drawn by: DY  
 Approved by: WB  
 Date: MARCH 2011  
 Scale: AS NOTED  
 T.M.K. 3-8-010-004

THIS WORK WAS PREPARED BY ME  
 OR UNDER MY SUPERVISION AND  
 WILL BE UNDER MY OBSERVATION.  
 SIGNATURE: \_\_\_\_\_  
 EXPIRATION DATE OF THE LICENSE: 4/30/12



**C-1.0**  
 SHT. OF - SHTS.



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**GEOTECHNICAL SITE INVESTIGATION  
510 KULI'OU'OU ROAD  
TMK: 3-8-010:004**

**Project No. SRSS00112**

**March 20, 2012**

**Prepared by:  
Horst G. Brandes, Ph.D., P.E.**



*Horst Brandes*

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**APRIL 30, 2012  
EXPIRATION DATE OF THE LICENSE**

**THIS WORK WAS PREPARED BY ME  
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CONSTRUCTION OF THIS PROJECT  
WILL BE UNDER MY OBSERVATION**

**Prepared for:  
510 Kuliouou LLC**



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**SLOPE HAZARDS INVESTIGATION  
510 KULI'OU'OU ROAD  
TMK: 3-8-010:004**

**Project No. SRSS00110**

**March 19, 2012**

**Prepared by:  
Horst G. Brandes, Ph.D., P.E.**



*Horst Brandes*

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**Prepared for:  
510 Kuliouou, LLC**