



BIG ISLAND COUNTRY CLUB GOLF COURSE

AERIAL VIEW





PROPERTY DESCRIPTION

INTRODUCTION

The Big Island Country Club is a master-planned development situated on approximately 403 acres that includes an 18-hole championship golf course all situated at the base of the Hualalai Mountain, high above the Kohala coast on the island of Hawai'i. The property is located within close proximity of the Kona International Airport, Kailua-Kona and the world

famous resorts of the Kohala coast. The property sits at an average elevation of 2,100 feet, offering unparalleled, sweeping southwest to northwest views of the Pacific Ocean, Kohala Mountains and the island of Maui. Looking inland, you have the majestic Pu'u Wa'awa'a cinder cone (many furrowed Hill), Hualalai, Mauna Kea and Mauna Loa volcanoes clearly visible towering above the course. No other property on the island offers these views and vistas.

Big Island Country Club is one of the very few resort destinations on the Big Island that functions 365 days a year. In addition, Hawaii is the only place where mainland visitors can enjoy a truly, tropical paradise while still being within the United States borders. Known around the world as a quality golf and resort destination, the Kohala coast offers visitors an impressive natural environment with a host of outdoor activities.



The 403-acre development is a multiple phase master-planned golf community that is located within the Pu'uanahulu Homesteads, on the northern border of the district of Kona and the southern border of the district of Kohala. Situated just off of the Mamalahoa Highway, Big Island Country Club is perched on a bluff overlooking the Pacific Ocean facing the island of Maui, flanked by the majestic mountains of Mauna Kea and Hualalai. This area is known as Na Pu'u, "The Hills" that watch over and are visible from most areas along the Kohala Coast. Access to the Property is off of the Mamalahoa Highway, also known as the Hawaii Belt Road.

Located minutes from the bountiful waters and beautiful beaches of the Kohala Coast and Kailua-Kona, the productive coffee plantations of up country Holualoa and Kealahou, the cowboy town of Waimea and the dense rain forest of Waipio, Big Island Country Club offers a few fortunate owners the opportunity to purchase in the future, building lots. It's fully developed 18 hole golf course and it's unique location, nestled in this cool, arid elevation will attract residents who can live and relax while being only minutes away from work and play.



GOLF COURSE & TEMPORARY CLUB HOUSE

Situated on approximately 178 acres of the 403 acre site, the championship golf course includes 18 existing holes, with an approval for a total of 27 holes. The golf course, which opened in 1997 was designed by Perry Dye and averages more than 40,000 rounds annually. The club is operated on a semi-private basis having both Members and public play.

TEE	COURSE YARDAGE		COURSE RATING	SLOPE RATING
	YARDAGE	PAR		
BLACK	7,075	72	76.3	140
BLUE	6,578	72	73.9	135
WHITE	6,041	72	69.0/73.8	126/127
GREEN	5,287	72	66.1/70.3	121/120
RED	4,837	72	67.5	114

BICC's signature hole, the par-3 17th features the only island green in Hawaii.

In addition to the championship golf course, existing improvements include an attractive temporary clubhouse and cart barn ("Sprung" structure) and maintenance facility. A separate, 25-foot driveway from the Mamalahoa Highway guarantees perpetual access to the maintenance facility via an easement between the two locations.

BICC OPERATIONS & EQUIPMENT

TEMPORARY CLUBHOUSE, COMFORT STATIONS & MAINTENANCE FACILITY

Golf sales and operations are located in a Sprung Structure and temporary office buildings located on what are 4 developable lots. This site also includes a putting and chipping area, comfort station and large, paved parking lot. The current driving range will be reversed in the future where the current tee off zone will be reversed in the future where the current tee off zone

current Members practice area will become the tee off zone which is currently adjacent to the future clubhouse foundation. A large shaded wood deck area adjacent to the pro shop services tournament participants and players seeking shade and a great view of the Kohala Mountains, Maui and beyond.



In 2013 a new, comfort station and maintenance facility was built. The comfort station features a slate roof and covered tournament starter area near the hole 9/10 "turn" and practice putting green. The architecture is a model for the future clubhouse as far as design and modernity.

The maintenance facility features 2, 4000 SF metal buildings with high ceiling heights and multiple roll up doors for easy equipment access. The buildings also feature a crew office and gathering area and full mechanical workshop with equipment lift. The site also features a modern fuel distribution tank and equipment, wash rack.



REGIONAL DESCRIPTION

INTRODUCTION

Hawaii is considered one of the most attractive regions in the country from a quality of life perspective. Not only does it boast world-famous beaches and a temperate year-round climate, but it also benefits from a vibrant and diversified economy, making it an extremely attractive place to live. It is ideally positioned to benefit from international trade between the Pacific Rim countries and the United States, often referred to as the “Crossroads of the Pacific”. Direct flights from Hawaii to major U.S. cities and Pacific Rim countries make travel to and from the islands extremely convenient. The shipping industry between East and West also benefits from an excellent harbor at Honolulu.

Hawaii is an archipelago consisting of eight major islands. Honolulu, the capital of the State of Hawaii, is located on the island of Oahu. With more than 1,000,000 residents, Honolulu is one of the ten largest cities in the United States, and it hosts the majority of jobs in the State of Hawaii. Much of its attractiveness stems from its outstanding climate and spectacular natural beauty as well as the numerous employment opportunities and infrastructure provided by a world-class city. The average temperature is a mild 78 degrees Fahrenheit, and a steady trade wind ensures that the climate is temperate.

The State of Hawaii is one of the few resort destinations in the world that functions as a 365-day a year vacation destination. Hawaii is the only place where mainland visitors can enjoy a tropical paradise while still having the comfort and security of being within United States borders. Hawaii is known around the world as a quality golf and resort destination. Hawaii offers visitors a relatively undisturbed natural environment with a host of activities including horseback riding, hiking, biking, kayaking, fishing, swimming and sailing.

NATURAL SURROUNDINGS

CLUB FAUNA

Hawaii Island including Big Island Country Club is fortunate to have many of the native and non native (introduced) bird species as frequent visitors including the list below. We also enjoy the migratory presence of the Pacific golden plover (*Pluvialis fulva*) in the fall and winter.



HAWAIIAN GOOSE

or Nēnē, (*Branta sandvicensis*)



HAWAIIAN STILT

Ae'ō, (*Himantopus mexicanus knudseni*)



HAWAIIAN HAWK

'Io, (*Buteo solitarius*)



HAWAIIAN COOT

'Alae ke'oke'o, (*Fulica alai*)



HAWAIIAN OWL

Pueo, (*Asio flammeus sandwichensis*)

Dating back over 100 years, the island of Hawaii including the Puuanahulu area was purposely populated with various game birds by local ranchers and property owners. Populations of these non-native game bird species include:

- Ring-necked Pheasant (*Phasianus colchicus*)
- Kalij Pheasant (*Lophura leucomelana*)
- California Quail (*Callipepla californicus*)
- Gambel's Quail (*Callipepla gambelii*)
- Japanese Quail (*Coturnix coturnix japonica*)
- Spotted Dove (*Streptopelia chinensis*)
- Barred Dove (*Geopelia striata*)
- Mourning Dove (*Zenaida macroura*)
- Chestnut-Bellied Sandgrouse (*Pterocles exustus*)
- Chukar (*Alectoris chukar*)
- Gray Francolin (*Francolinus pondicerianus*)
- Black Francolin (*Francolinus francolinus*)
- Erckel's Francolin (*Francolinus erckelii*)
- Wild Turkey (*Meleagris gallopavo*)



SIGNATURE HOLE #17

CLUB FLORA

From the entrance off of the Mamalahoa Highway to the clubhouse you will notice two very different looking trees along it. The most noticeable are the large canopied trees with very small leaves, called **Monkey Pod**. Also known also as **raintrees, saman, mimosa or cow tamarind**, these trees are native to tropical regions closer to the equator. Their symmetrical crown is their trademark. **Monkey Pods** have been introduced across the Pacific, including Hawaii, primarily as a source of shade for cattle. In Hawaii, although they flourish, they are considered an invasive species.

The other tree that you'll see along the clubhouse road is the **Royal Palm**. This palm is probably the most recognizable of the palm family. Tall and distinguished, it can grow a foot a year, reaching heights between fifty and one hundred feet. For you scientific types out there, the **Royal Palm** is in the genus **Roystonea**, named for General Roy Stone, who served in the US Army during the Civil War. **Royal palms (Roystonea Regia)** have been designated as the national tree of Cuba. Across the Caribbean, **Royal Palms** are not only decorative, but are also used in construction, thatched roofs, medicine and livestock feed, making them not only beautiful but very versatile trees.

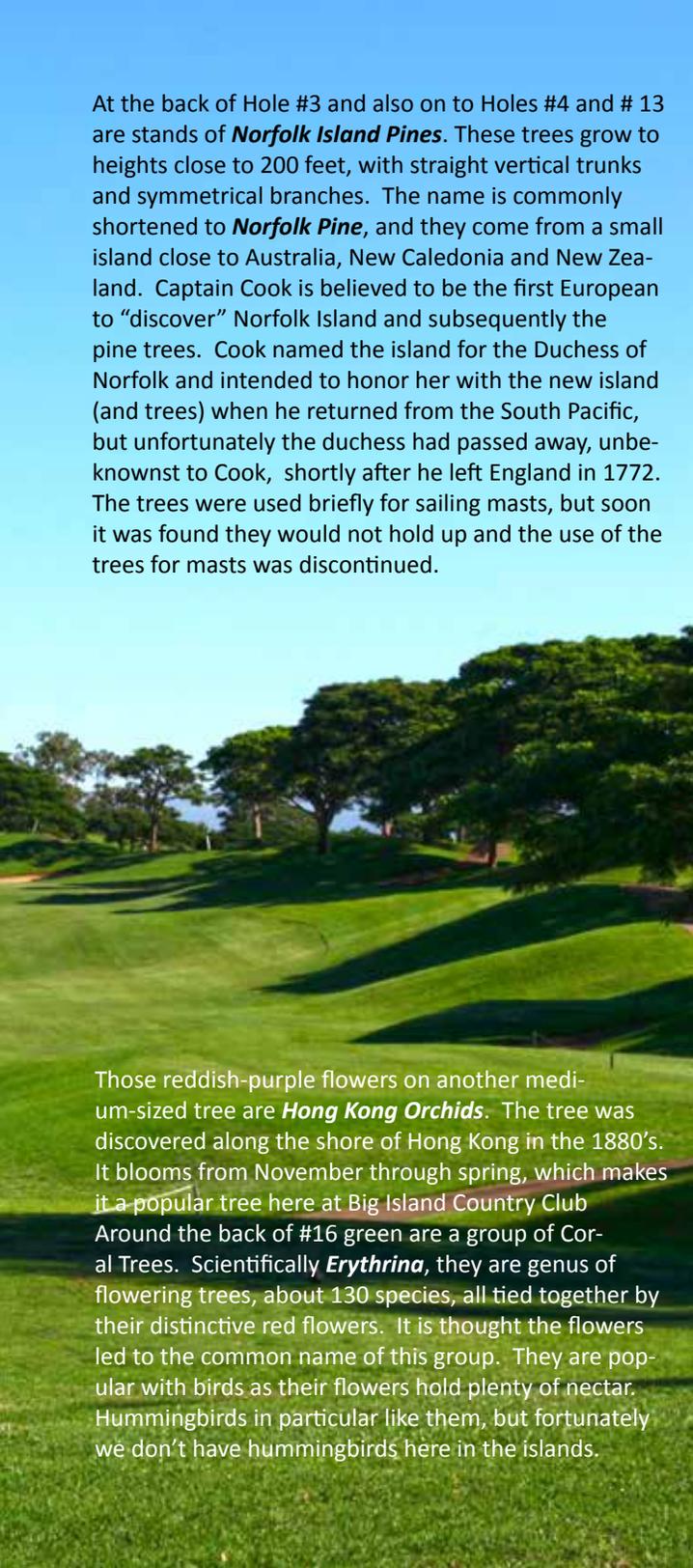


HOLE #1 & #2

Moving out on the course, **Royal Poinciana trees** show up on Hole #1. If you visit in the winter, these trees appear small and dormant. But come back in June and you'll see them in full bloom, small green leaves and bright red flowers forming a canopy similar to the Monkey Pod. These trees are native to Madagascar and are also known as flamboyant or flame trees due to their brilliant summer flowers.

On the left side of Hole #2, and throughout the course, giant **Banyan** trees dot the edges of the rough. **Banyan** trees are in the species *Ficus benghalensis*, so if you think that's a ficus tree, you're right!

Banyan trees got their name from "banians," or Hindu traders. Banians used the large dense tree as their "stores," setting up underneath the tree and conducting business. In Hawaii, they were and still are commonly used as a central meeting place. One of the many smaller trees on the course and showing up on the second half of Hole #2 are **Scrambled Egg trees**. Their scientific name is *Senna Surattensis*. But since the cluster of yellow flowers look like scrambled eggs and that name is easier to remember (and more colorful) than *Senna Surattensis*, they grow about fifteen to twenty feet tall, have light gray bark and flower from spring into fall.



At the back of Hole #3 and also on to Holes #4 and # 13 are stands of **Norfolk Island Pines**. These trees grow to heights close to 200 feet, with straight vertical trunks and symmetrical branches. The name is commonly shortened to **Norfolk Pine**, and they come from a small island close to Australia, New Caledonia and New Zealand. Captain Cook is believed to be the first European to “discover” Norfolk Island and subsequently the pine trees. Cook named the island for the Duchess of Norfolk and intended to honor her with the new island (and trees) when he returned from the South Pacific, but unfortunately the duchess had passed away, unbeknownst to Cook, shortly after he left England in 1772. The trees were used briefly for sailing masts, but soon it was found they would not hold up and the use of the trees for masts was discontinued.



Those reddish-purple flowers on another medium-sized tree are **Hong Kong Orchids**. The tree was discovered along the shore of Hong Kong in the 1880's. It blooms from November through spring, which makes it a popular tree here at Big Island Country Club. Around the back of #16 green are a group of Coral Trees. Scientifically **Erythrina**, they are genus of flowering trees, about 130 species, all tied together by their distinctive red flowers. It is thought the flowers led to the common name of this group. They are popular with birds as their flowers hold plenty of nectar. Hummingbirds in particular like them, but fortunately we don't have hummingbirds here in the islands.

HOLE #4

Along the cart path back to the clubhouse are several **Koa Trees**. These trees were donated to Big Island by the Department of Land and Natural Resources. They are considered to be the most ancient tree on the islands and the wood has been regarded as outstanding for strength, hardness and tight grain. **Koa** wood was used from the beginning for canoe building, because even after years in salt water, the wood will not warp. Initially, **Koa** wood was restricted to royalty, with priests overseeing the canoe building. Over the years, the wood found its way into the mainstream and now is used for bowls, plates, tables, chairs and all kinds of furniture. Duke Kahanamoku, father of Hawaiian surfing, used koa surfboards.



HOLE #18

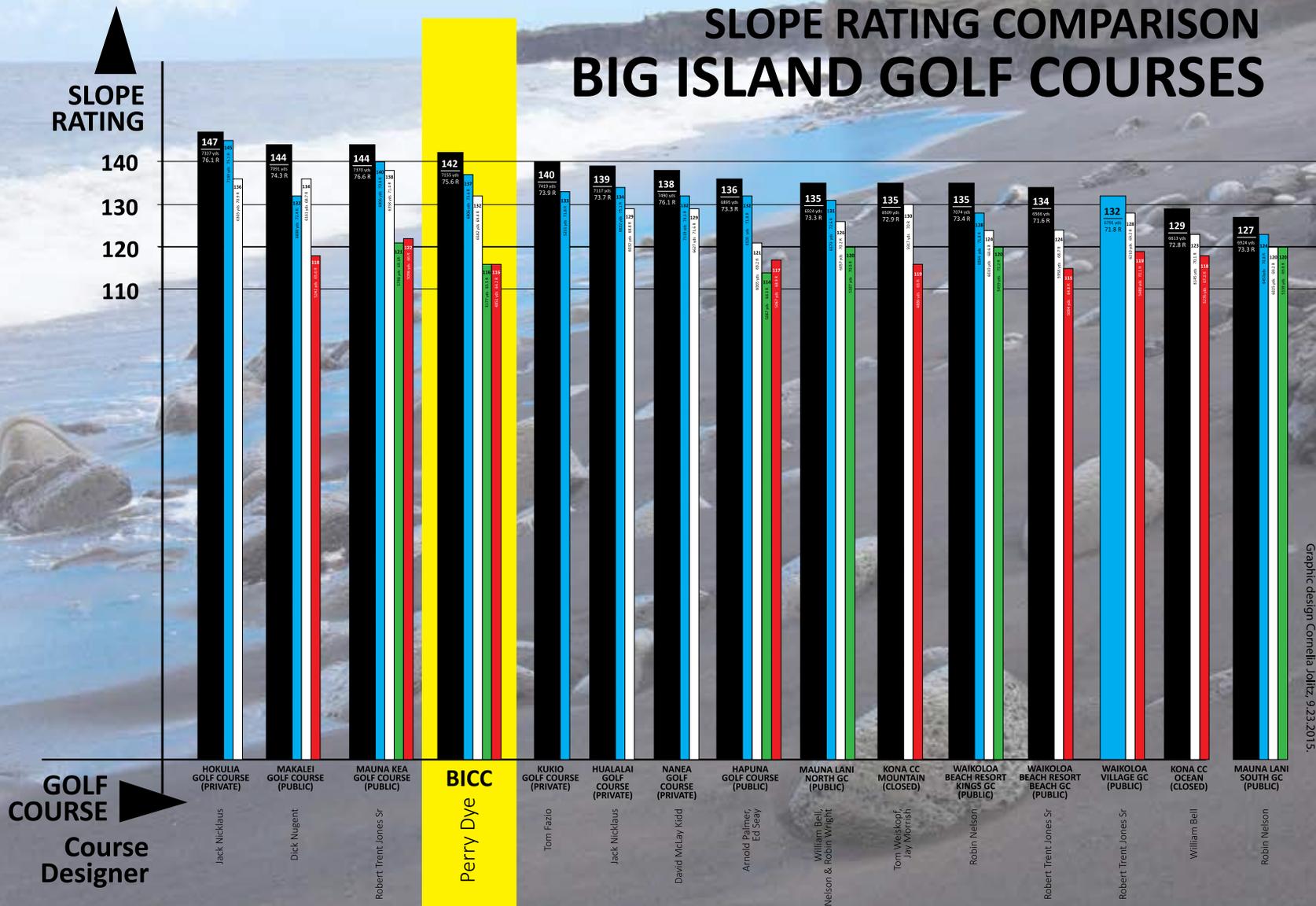


Did you miss the **Grapefruit tree** by #7 green? It's the only one on the course and holds fruit between December and April, mighty tasty if you let them ripen.

The one tree everyone asks to have removed is the **Kiawe Tree** in the middle of #16 fairway. **Kiawe** trees are a species of Mesquite trees, with sharp spikes that will flatten a golf cart tire. They survive in a variety of conditions, primarily because they send down a primary taproot to extract minute quantities of water from many feet below the tree. Surface roots are equally efficient in getting water and other nearby plants are often killed off due to this efficiency. Prized for its wood for cooking, the seed pods are used as cattle feed and the small yellow flowers are great attractors of bees. Despite the fact the trees grow quickly, when established they can survive for hundreds of years.

The other large tree on the course is the **Jacaranda**. **Jacarandas** have their roots (clever botanical pun) in the high plains of Brazil and Australia, as well as in South Africa. In fact, Pretoria, South Africa is known as Jacaranda City due to the huge number of trees planted citywide. The small bluish-purple flowers come out in the spring, followed by small green leaves that keep the trees green all summer.

SLOPE RATING COMPARISON BIG ISLAND GOLF COURSES



Graphic design Cornelia Joffe, 9/23/2015

TEE BOXES
SLOPE RATING
YARDS
COURSE RATING

BLACK CHAMPIONSHIP	BLUE	WHITE	GREEN	RED
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