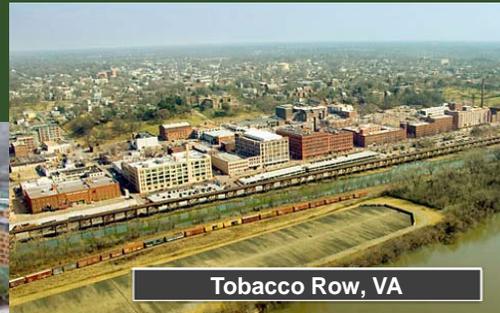
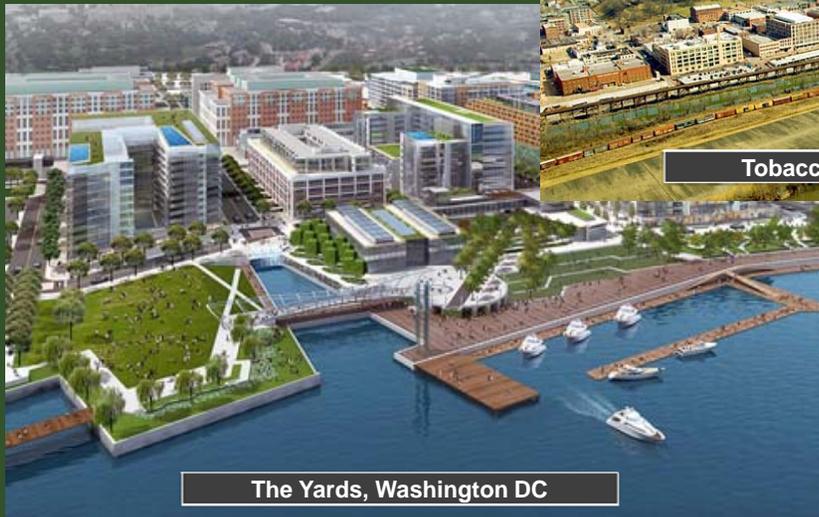
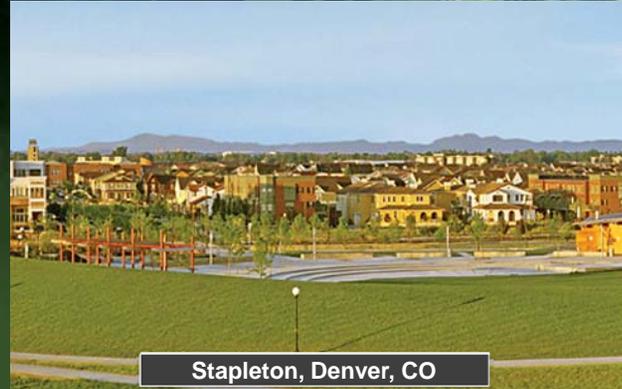


# FORESTCITY BROWNFIELD & URBAN REDEVELOPMENT



# FORESTCITY

# HAWAII REDEVELOPMENT



McGrew Point



Catlin Park



Battleship Cove



Halsey Terrace



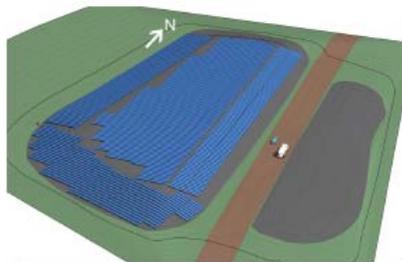
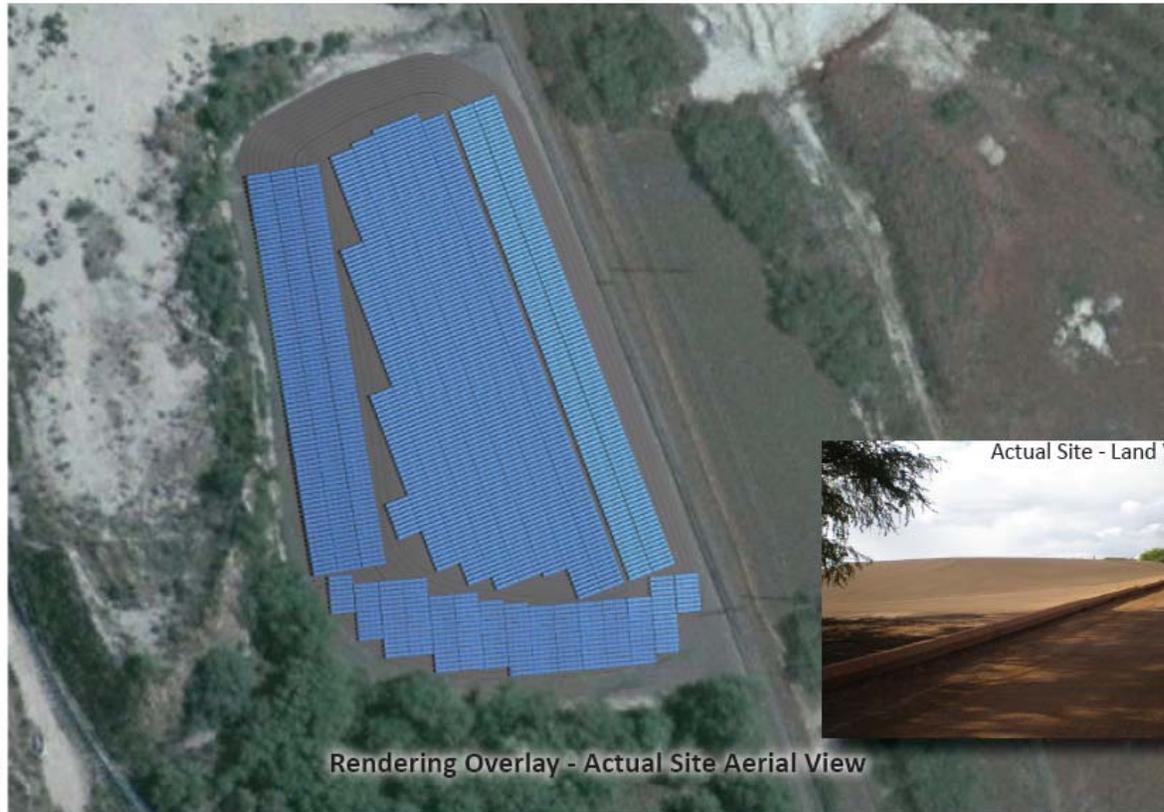
Radford Terrace



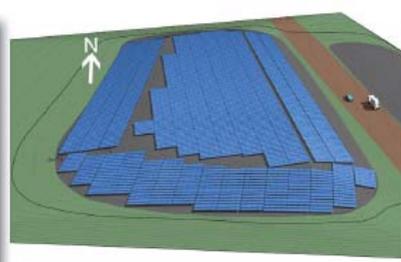
Manana



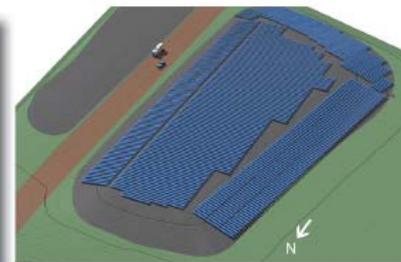
Waikulu



Aerial Rendering - Southeast View



Aerial Rendering - South View



Aerial Rendering - Northwest View

# FORESTCITY

# PV FARM LOCATION



# FORESTCITY

## BROWNFIELD TO GREEN USE



- Former Hawaiian Western Steel Waste Pile
  - HWS converted scrap steel to rebar
  - 100,000 CY of waste material
- 1992 – CERCLA
  - Waste Consolidated and Capped
  - Groundwater monitored
- 2006 – DOH Post-Closure Permit Issued
  - Use is restricted to non-intrusive activities
- 2011 – DOH Approves Permit Modification
  - Allows PV farm to be constructed on top of cap



# FORESTCITY

# REDEVELOPMENT CONCERNS



- Liability

- Existing Liability – responsible landowner
- New Liability – responsible developer “*you break it you fix it*”
- Ongoing Liability and Maintenance

- Insurance

- Large amounts needed to satisfy lenders and equity

- Coordination

- Landowner needs access to perform inspections/maintenance