

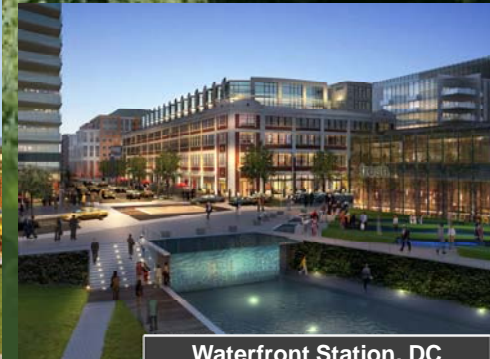
FORESTCITY BROWNFIELD & URBAN REDEVELOPMENT



Uptown Oakland, CA



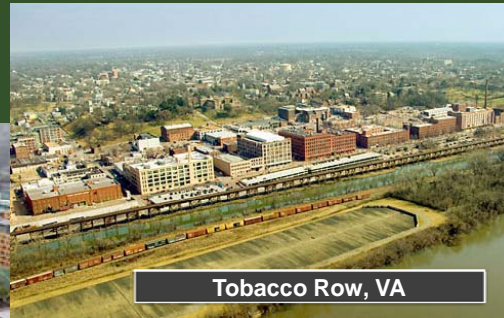
Stapleton, Denver, CO



Waterfront Station, DC



The Yards, Washington DC



Tobacco Row, VA



White Oak Village, VA



Central Station, Chicago

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HAWAII REDEVELOPMENT



McGrew Point



Catlin Park



Battleship Cove



Halsey Terrace



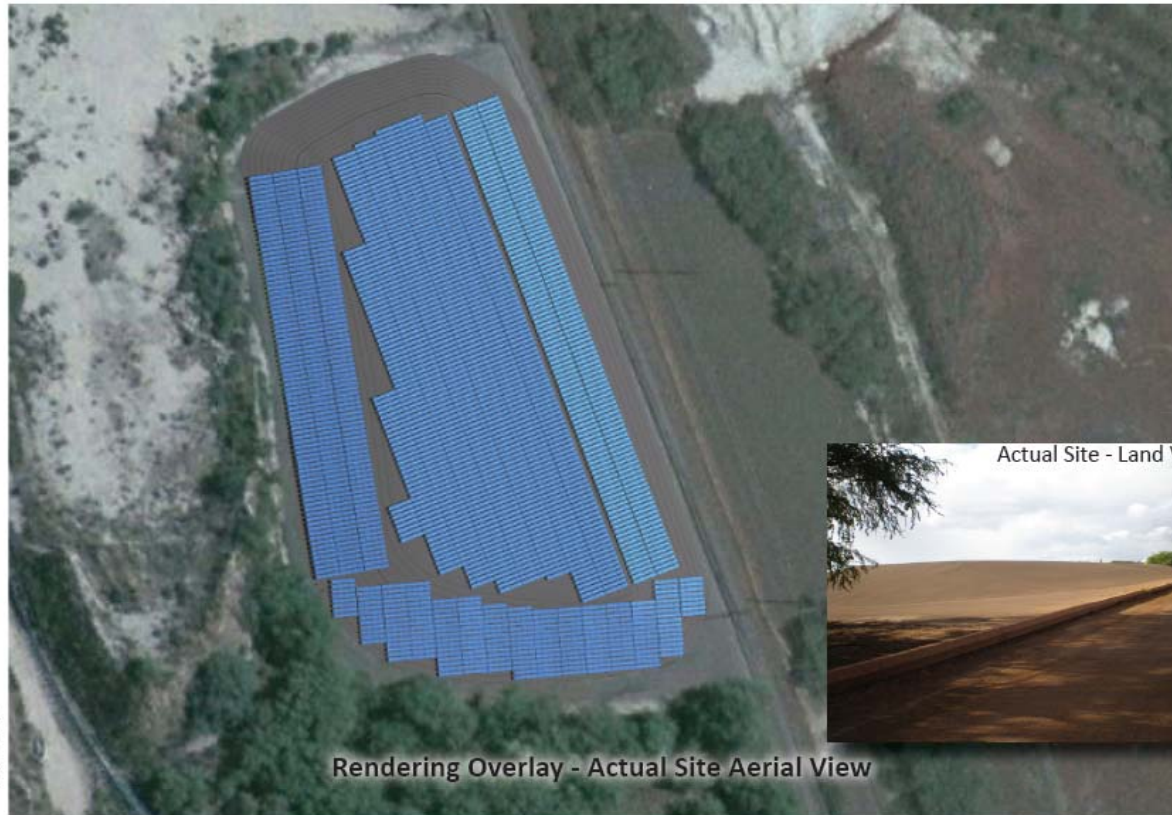
Radford Terrace



Manana



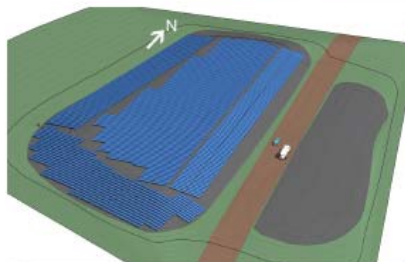
Waikulu



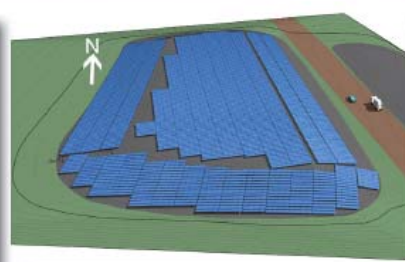
Rendering Overlay - Actual Site Aerial View



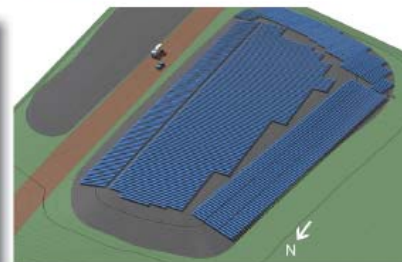
Actual Site - Land View



Aerial Rendering - Southeast View



Aerial Rendering - South View



Aerial Rendering - Northwest View

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PV FARM LOCATION





- 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



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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