

EXHIBIT "31"

## Maui Research & Technology Park

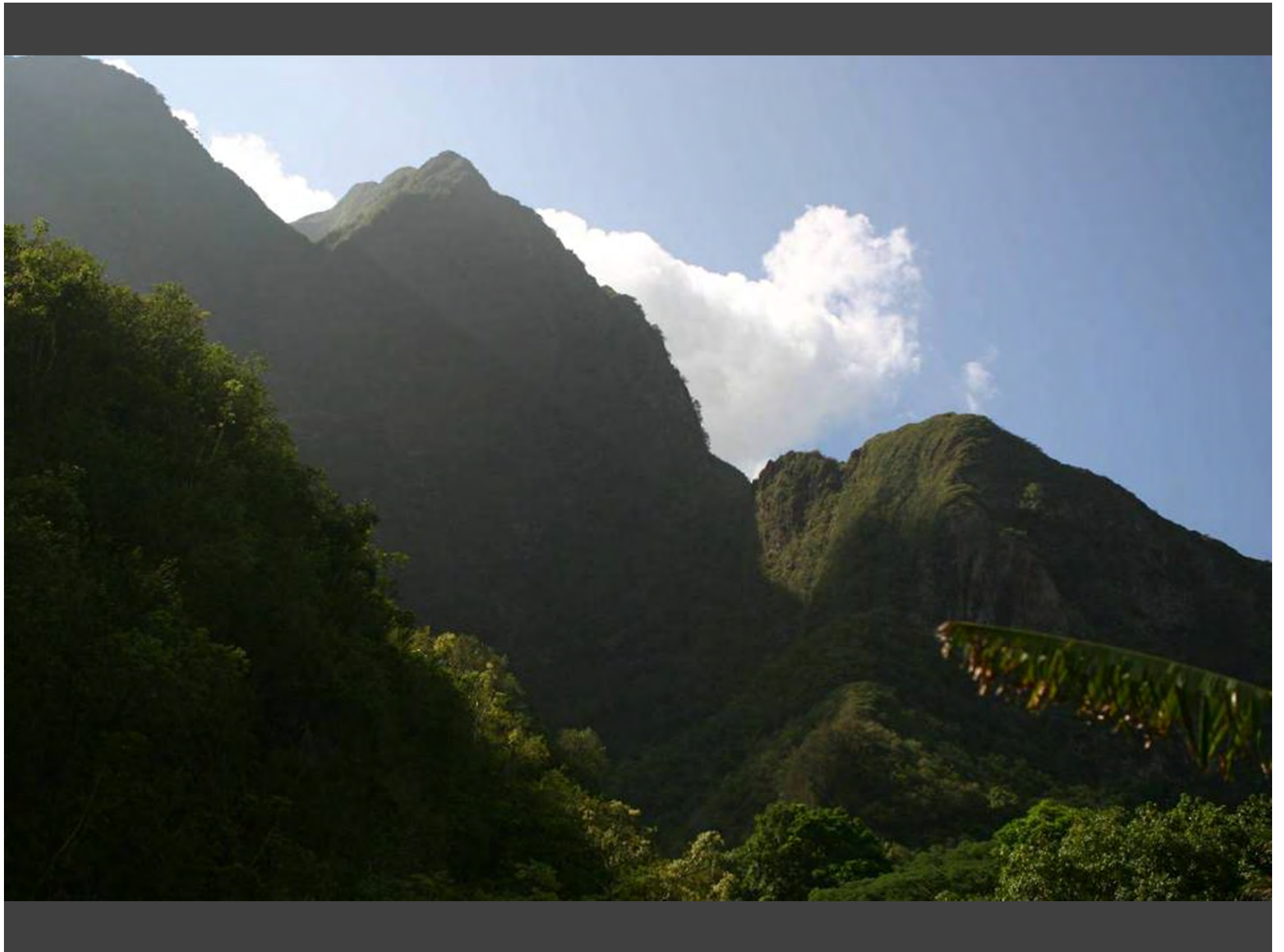


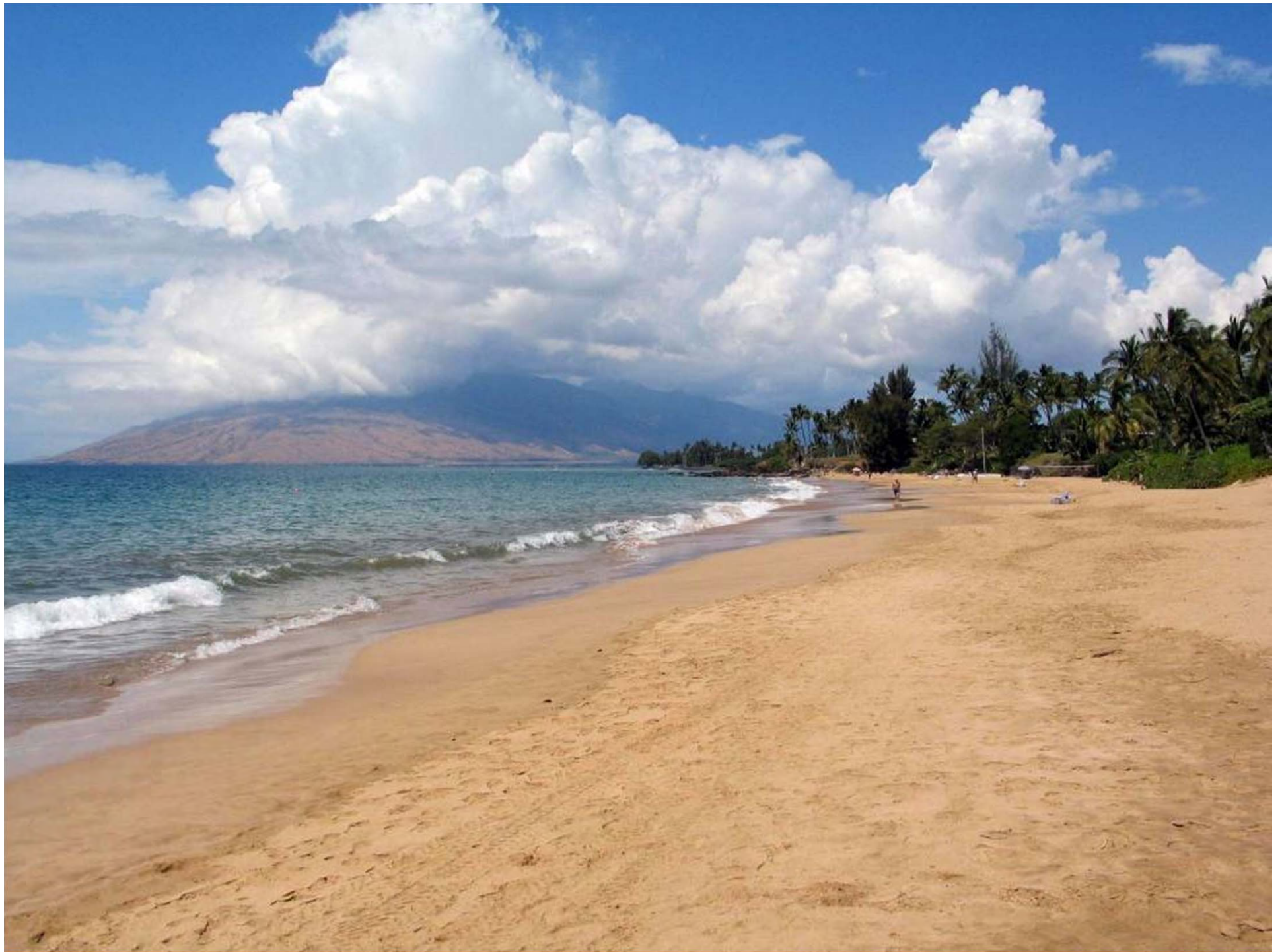


# Maui Research & Technology Park













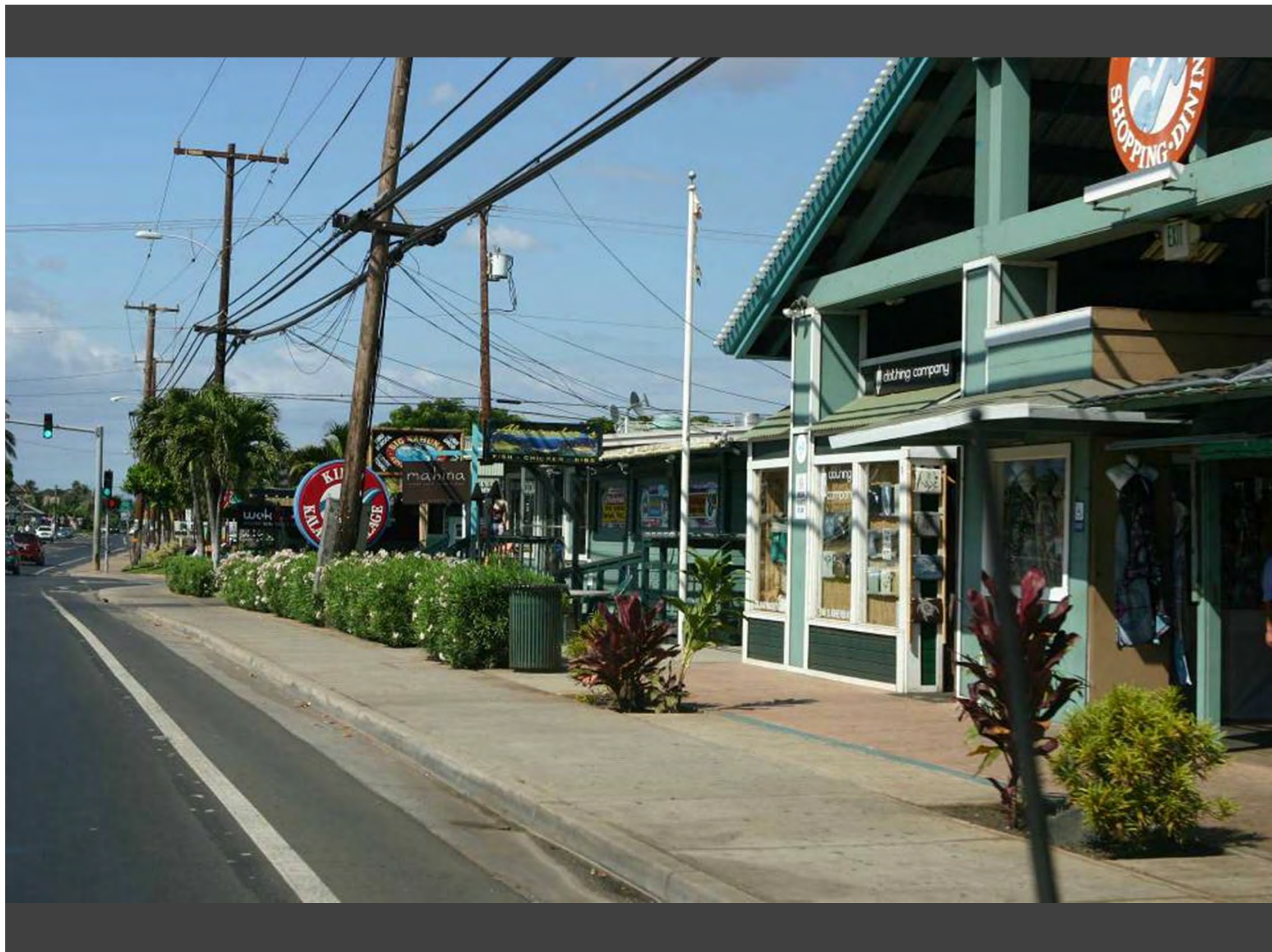


















## Piilani Highway Commercial



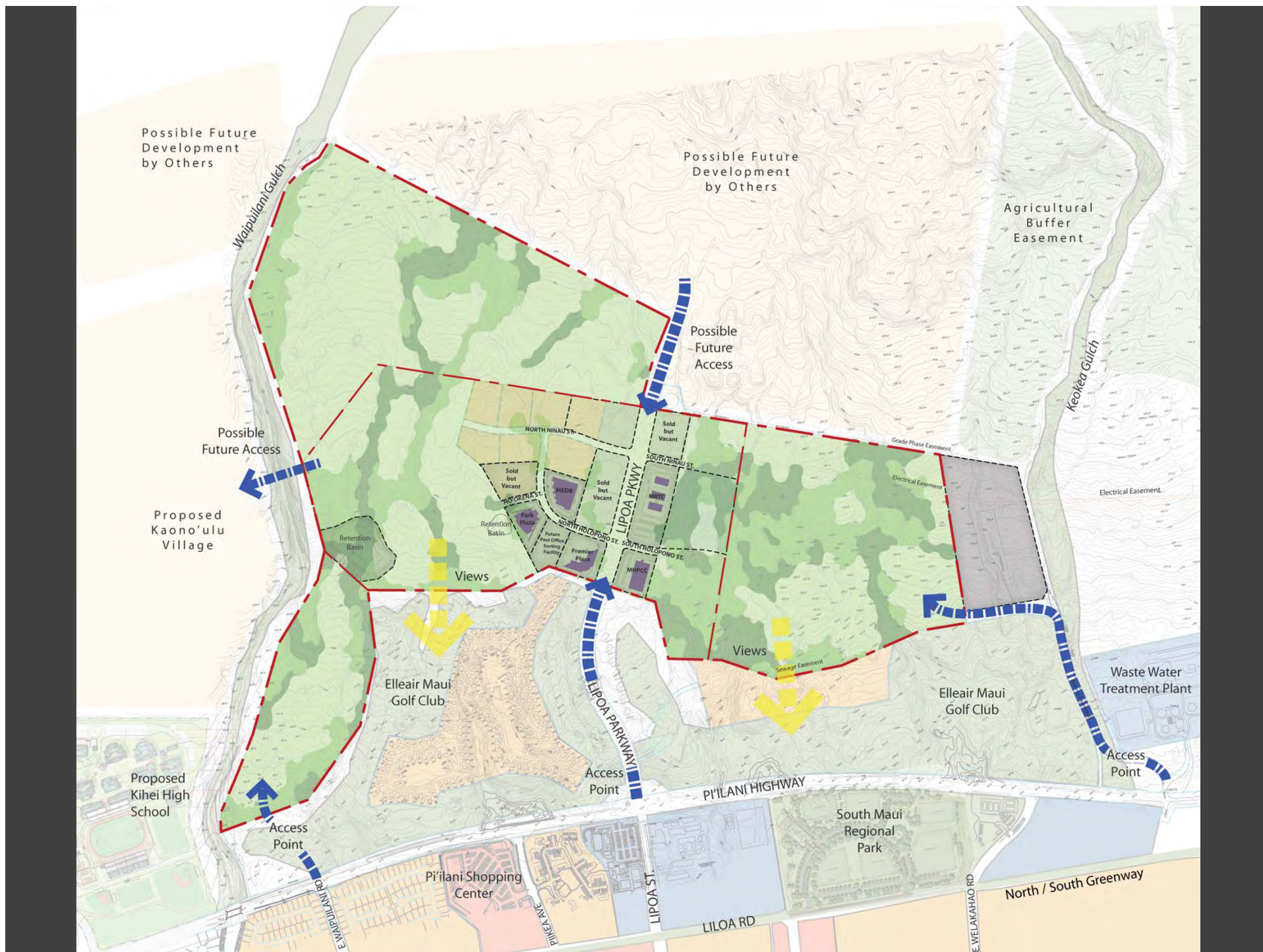
















## Current Development in the Park

*180,000 Square Feet of Buildings*

*400 Employees*







## Lipoa Parkway Intersection in MRTP









## Lipoa Parkway





























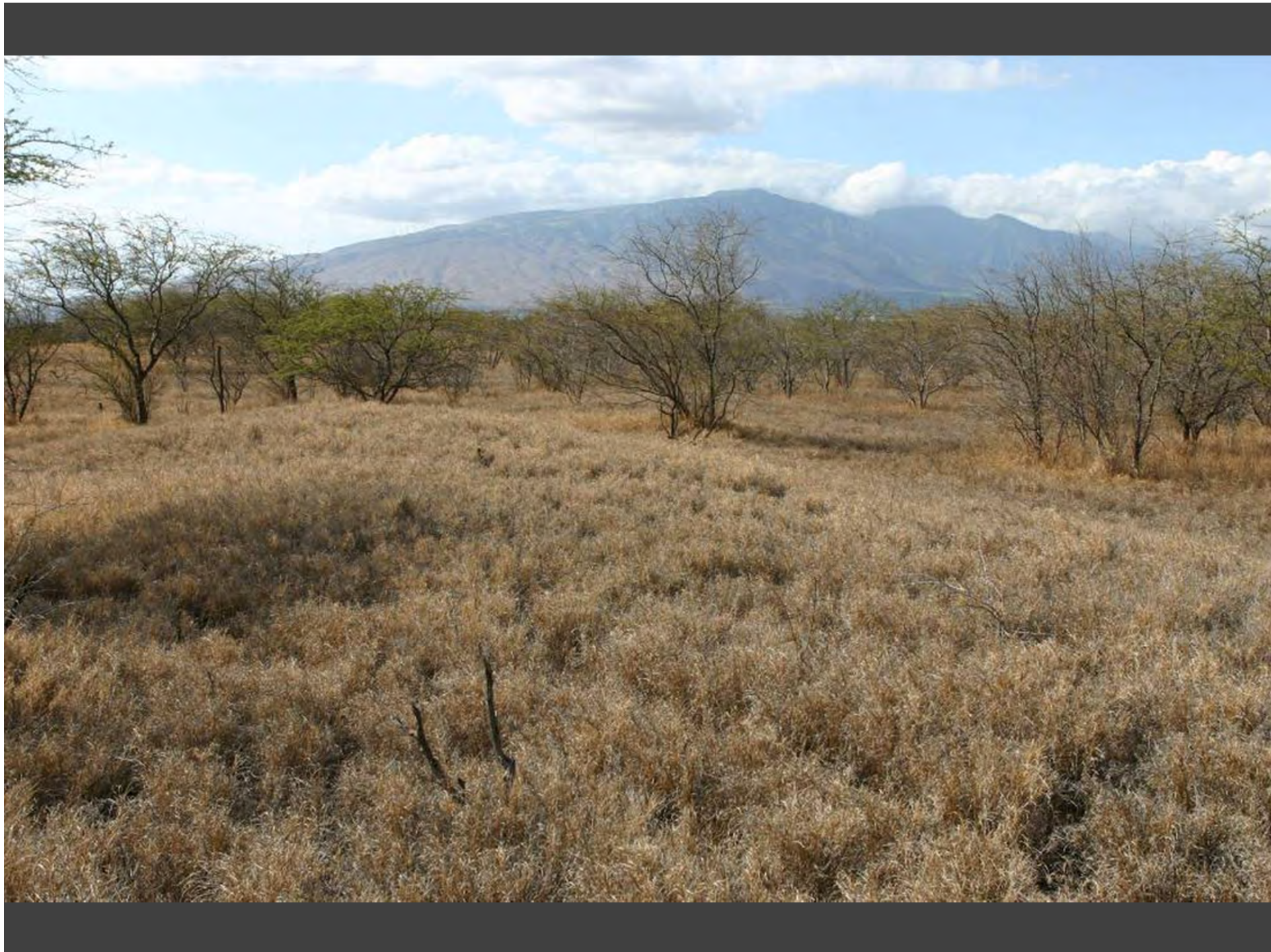




## Golf Club and West Maui from MRTP







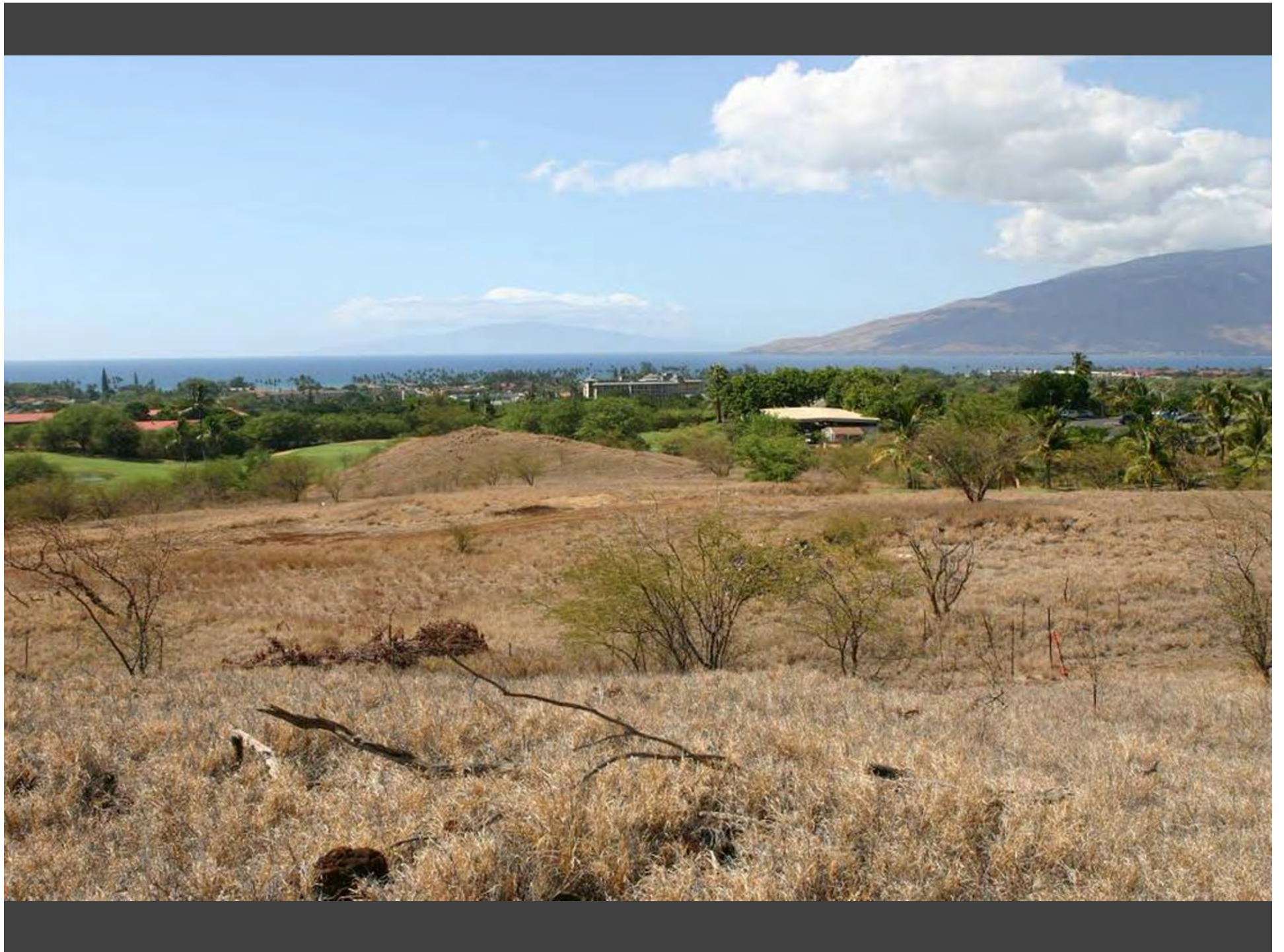














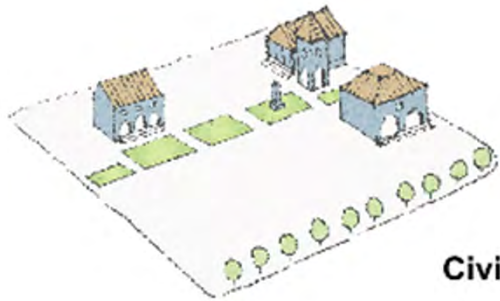








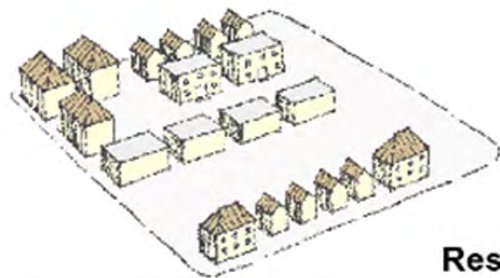
# Diversity



**Civic**



**Commercial**

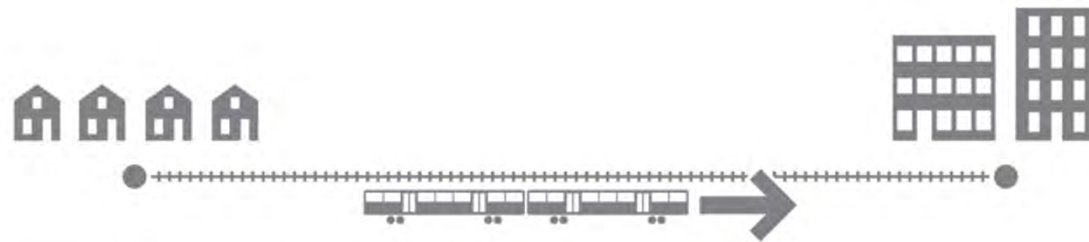


**Residential**

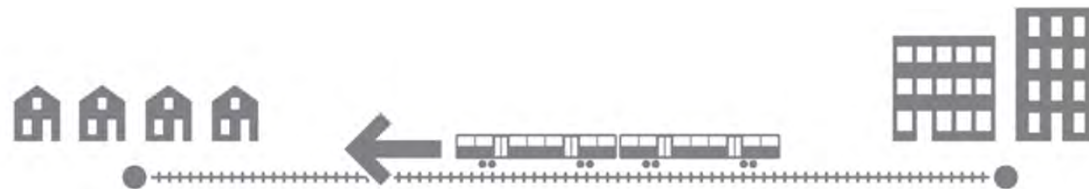


**Neighborhood**





*Unbalanced Morning Commute - going to work*



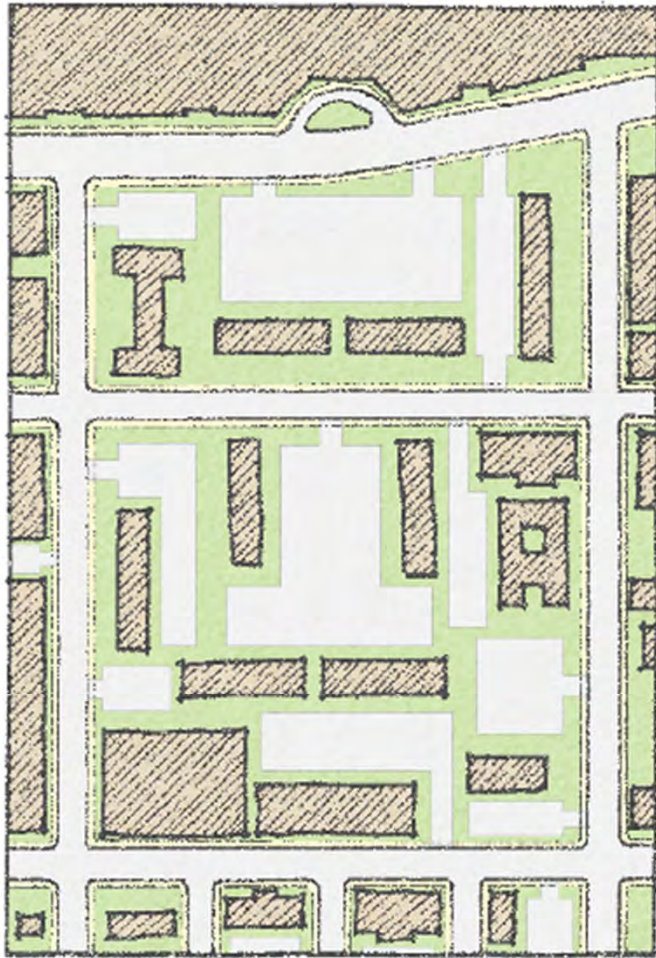
*Unbalanced Evening Commute - returning home*



*Balanced Commute - moderate flows in both directions*



# Human Scale

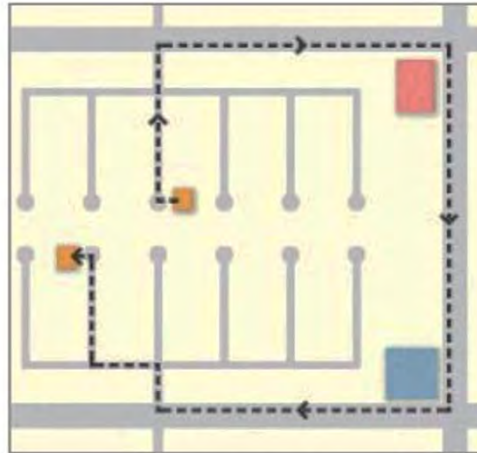


**Auto - Scale**

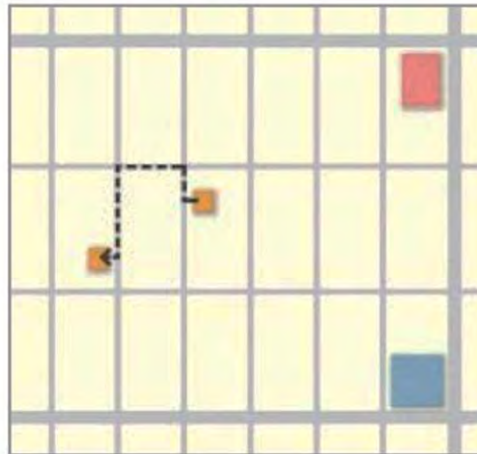


**Pedestrian - Scale**





*Heirarchical road networks require long trips on large roads.*



*Connected road networks allow direct routing and small-scale roadways.*





*Store fronts benefit from street parking as it activates the sidewalks*



*Effective streets prioritize spaces for pedestrian*



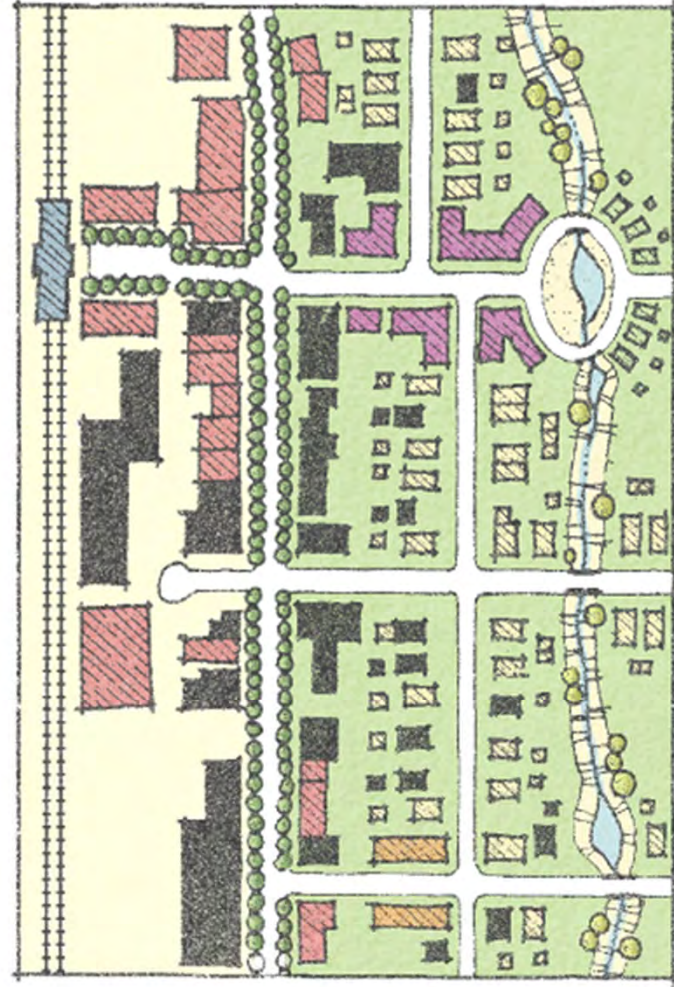
*Narrow streets slow down traffic enough to create safe environments for pedestrian circulation*



# Conservation & Restoration



Before



After



# Connectivity

