

Exhibit "8"

Master Plan Update Concept Land Use Diagram

Maui Research and Technology Park: OVERALL CONCEPT DIAGRAM

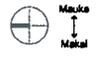


- LEGEND**
- Project Boundary
 - Mixed-Use
 - Knowledge Industry
 - Knowledge Industry Expansion
 - Residential & Expansion
 - Open Space / Parks

THESE DRAWINGS ARE CONCEPTUAL AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. ALL DESIGN ELEMENTS ARE SUBJECT TO CHANGE, INCLUDING PROGRAM COMPONENTS AND ARRANGEMENTS ON THE SITE.

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Figure 9 - Master Plan Update Concept Land Use Diagram

Exhibit 8