

# Hawaii State DOT Makaha Bridges Replacement Project

**?** The simple replacement of wooden bridges currently located in the wrong place (ancient beach area)? **?**

**OR**

**How to turn in worthless Flood Plain into multi-million dollar development properties?**

**NOTE: The current valuation of private properties (132 acres) immediately Mauka of HDOT project = \$1.3 Million**

**Current value is only \$10,000 per acre**

**If these properties become rezoned due to flood plain changes, values could easily soar to \$500,000 per acre.**

**A potential \$66 Million dollar gain in developer value.**

**\$**

**\$**

# HRT West – 110 Acres

Tax Valuation - \$913,500

HRT = Hawaii Realty Trust  
TMK 84002058

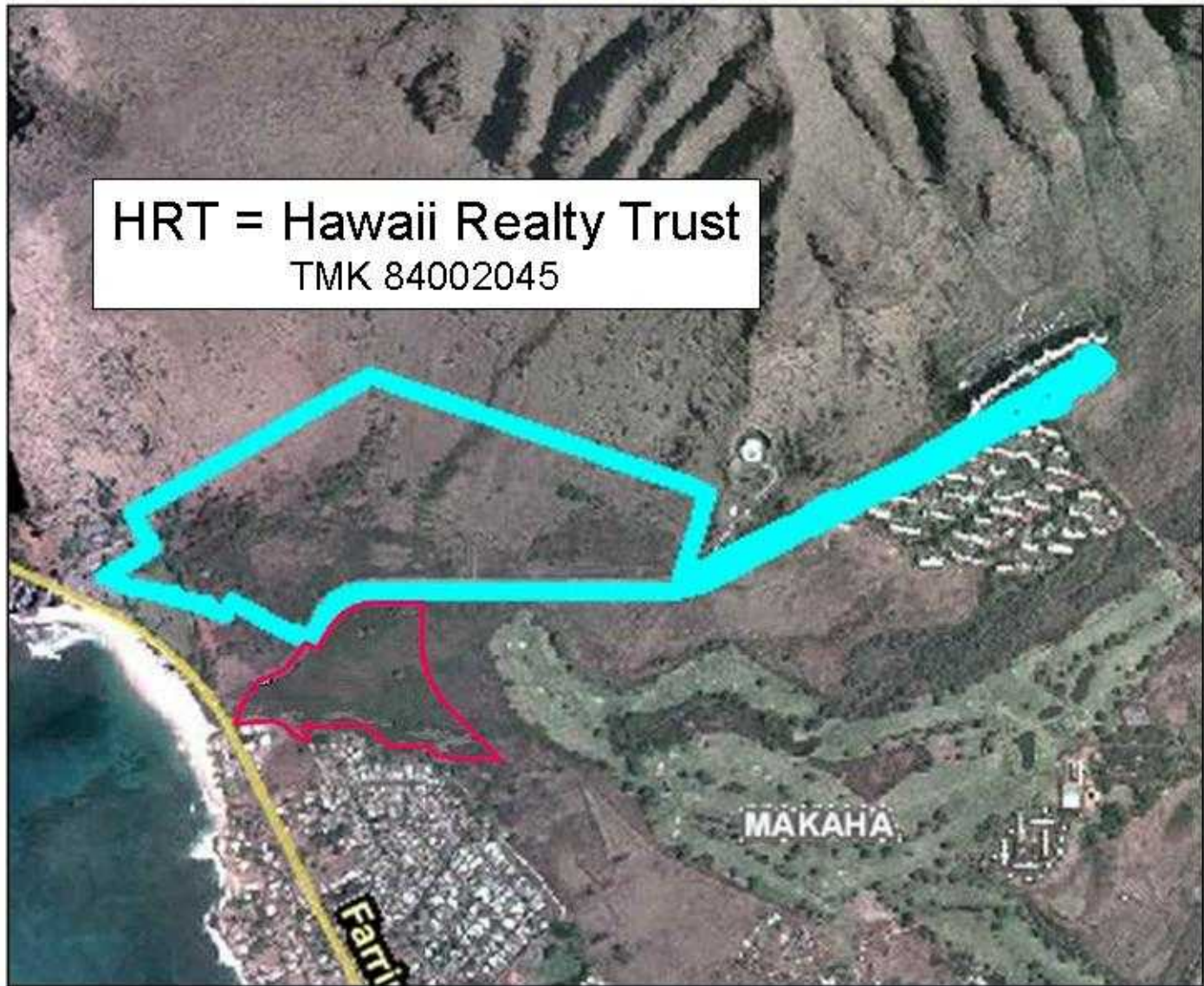




# HRT EAST – 22 Acres

Tax Valuation - \$445,100

HRT = Hawaii Realty Trust  
TMK 84002045





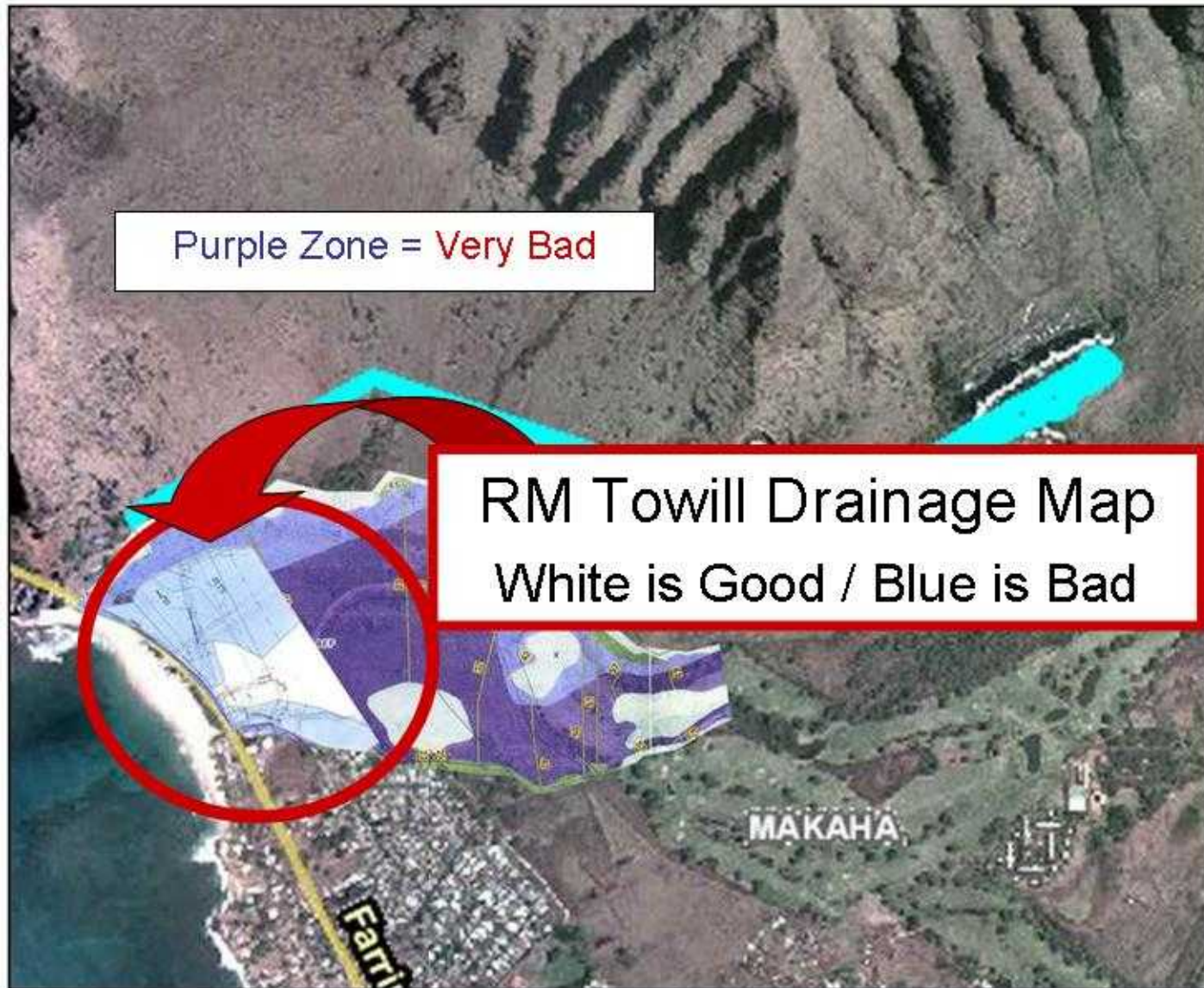
# Current FEMA Flood Map





# RM Towill Bridge Project Flood Zone

## Future FEMA Map Input

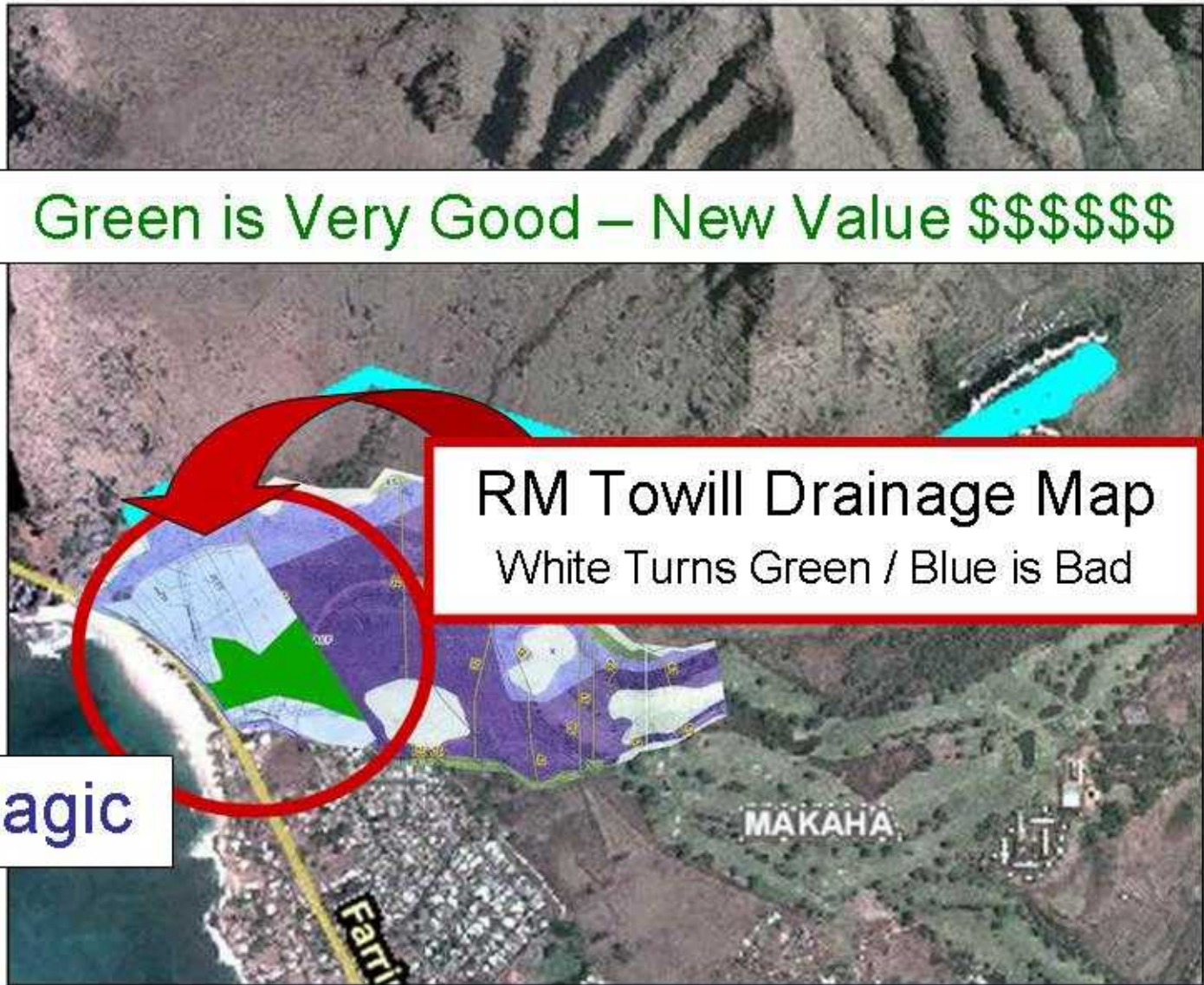


Green = HRT Property No Longer in Flood Zone

Green is Very Good – New Value \$\$\$\$\$\$

RM Towill Drainage Map  
White Turns Green / Blue is Bad

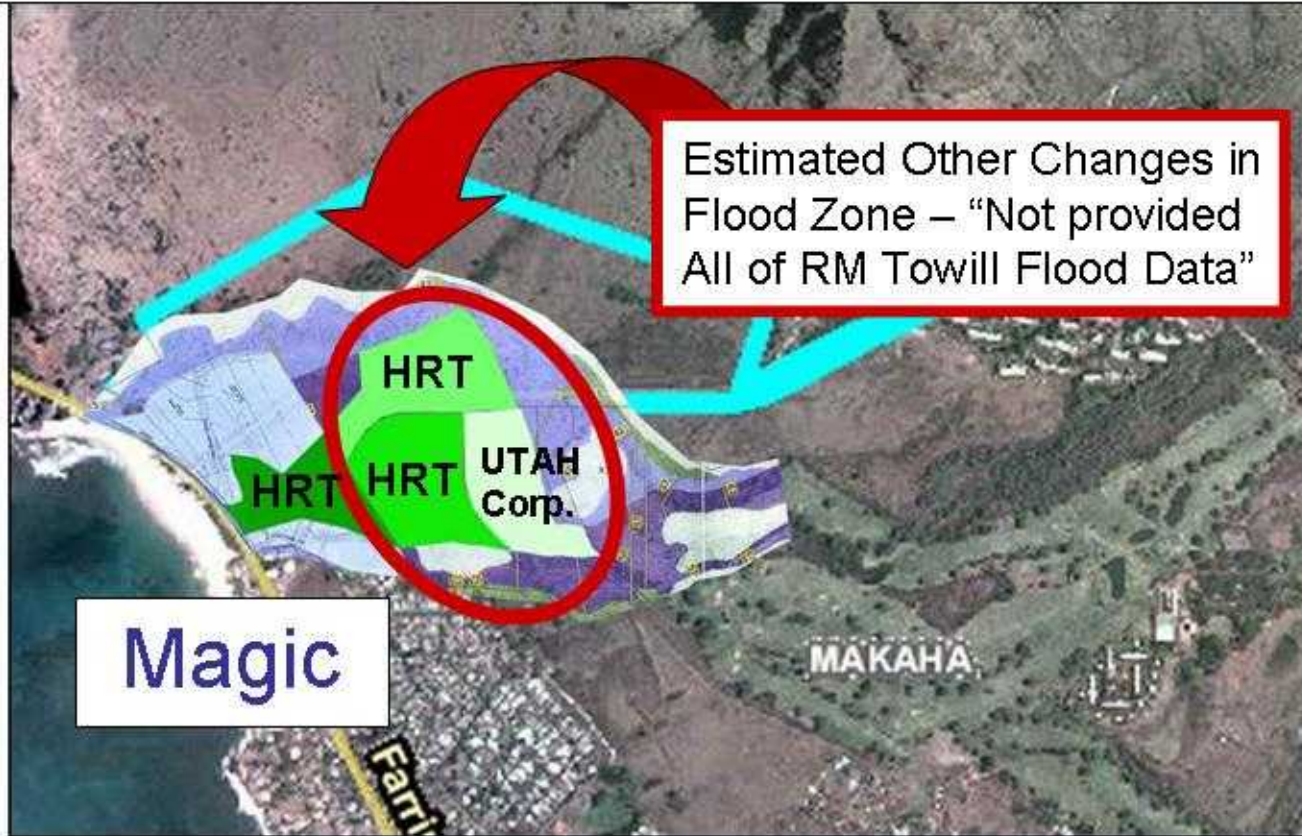
Magic



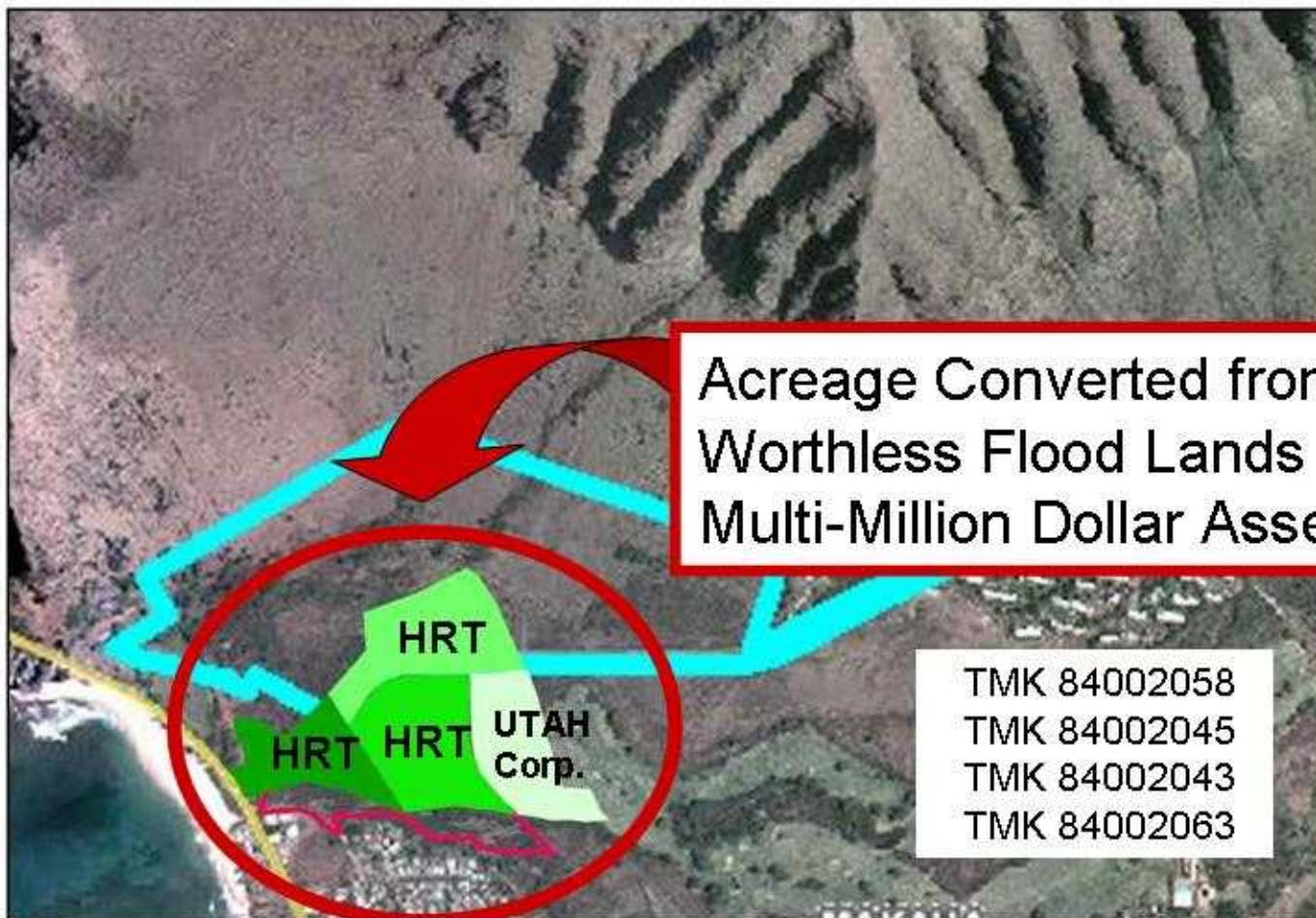


MORE Green = EVEN More HRT Property and other Owners No Longer in Flood Zone

Green is Very Good – New Value \$\$\$\$\$\$



# Net Results of Makaha Bridge Project Flood Zone Changes



Magic = Flood plain turns to **GOLD**



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**YOU DECIDE – What reasons would motivate the few, but very important people who refuse to let common sense prevail??**

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