

January 17, 2013



MAYA
island resort
BY ONYX

(PRELIMINARY DRAFT)

LIGHTHOUSE REEF ATOLL
BELIZE - CENTRAL AMERICA

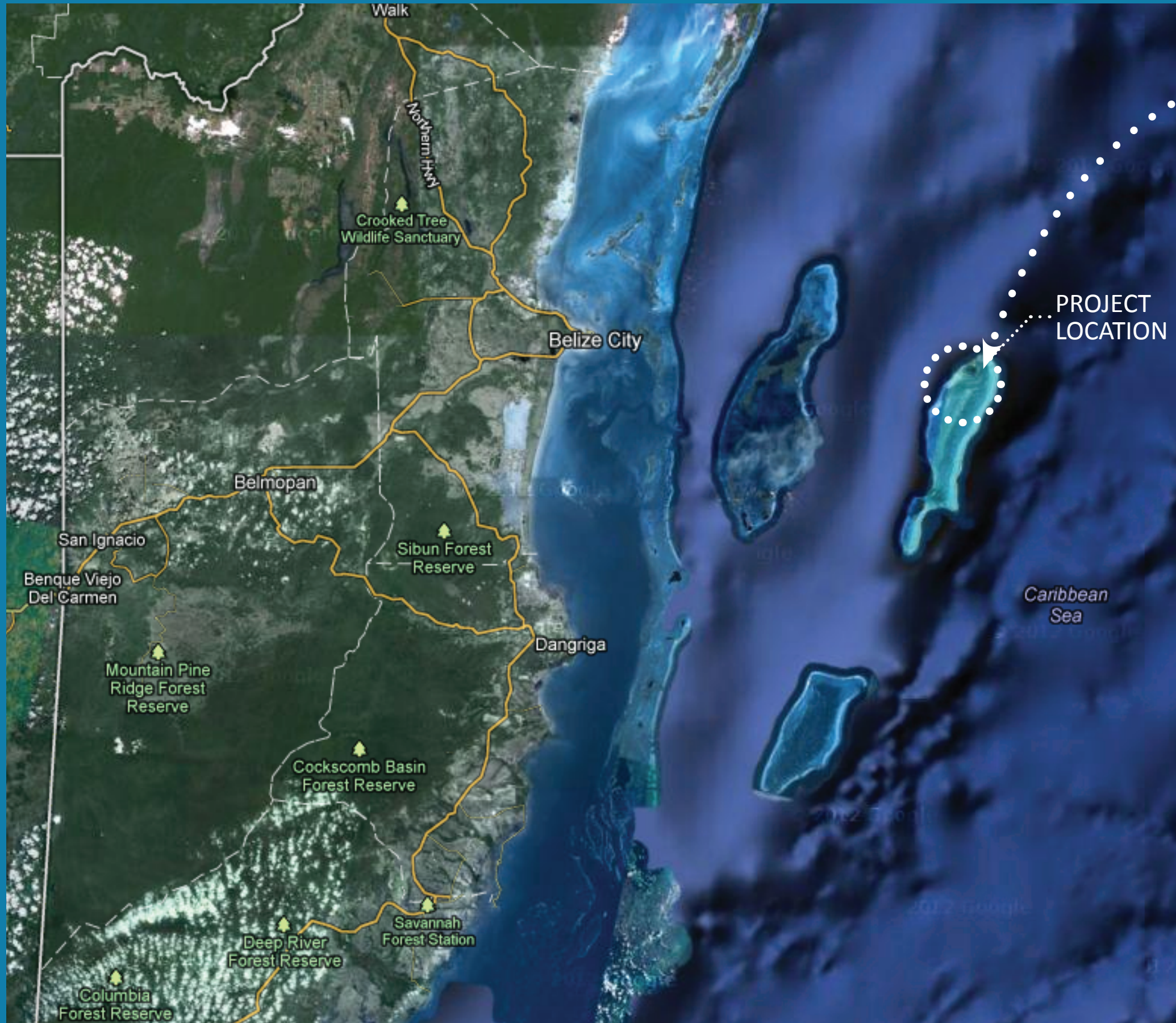


CONCEPTUAL DESIGN PACKAGE:

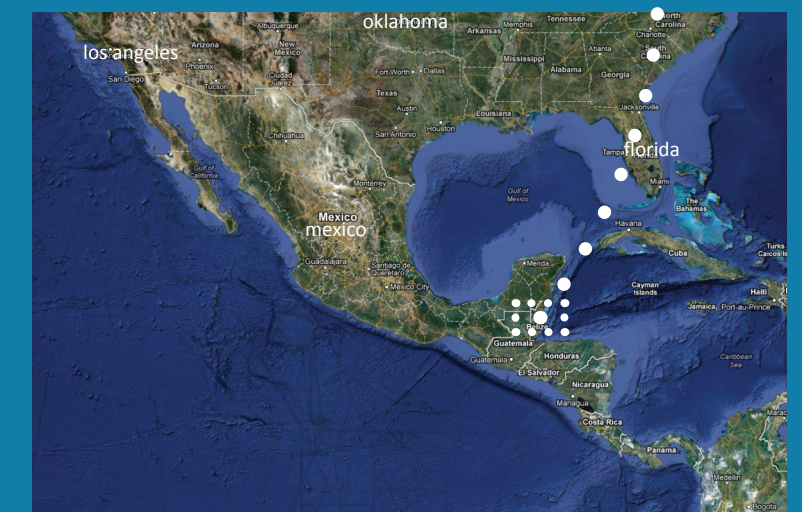
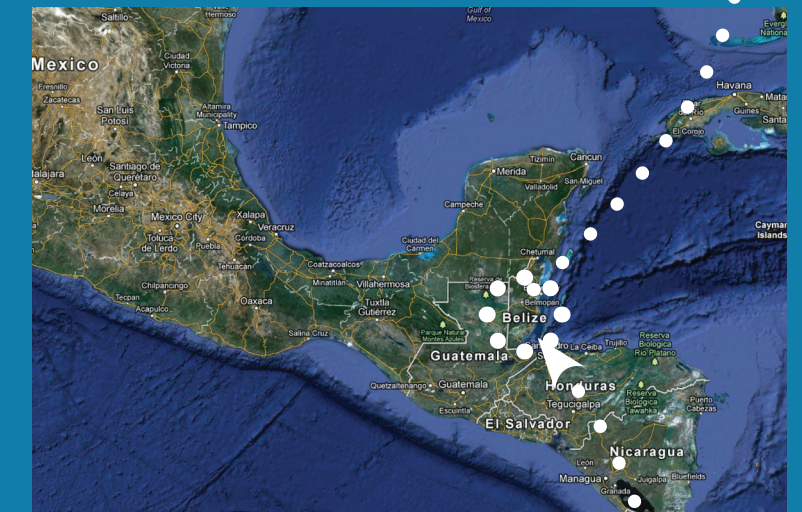
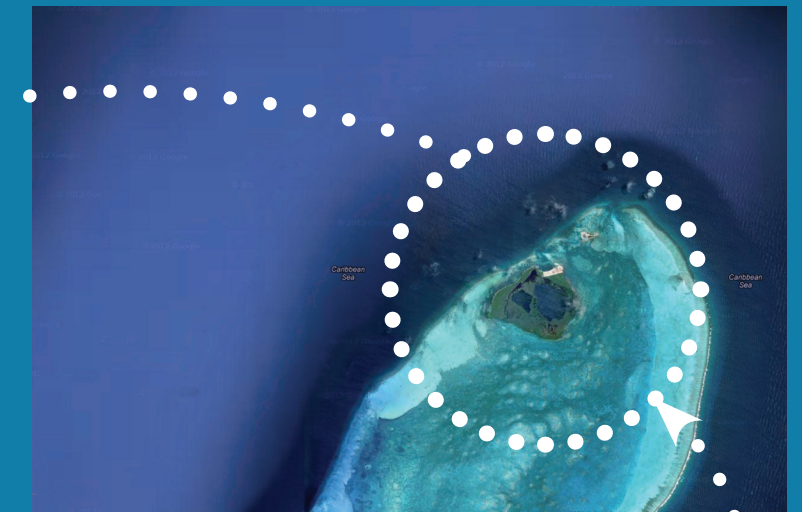
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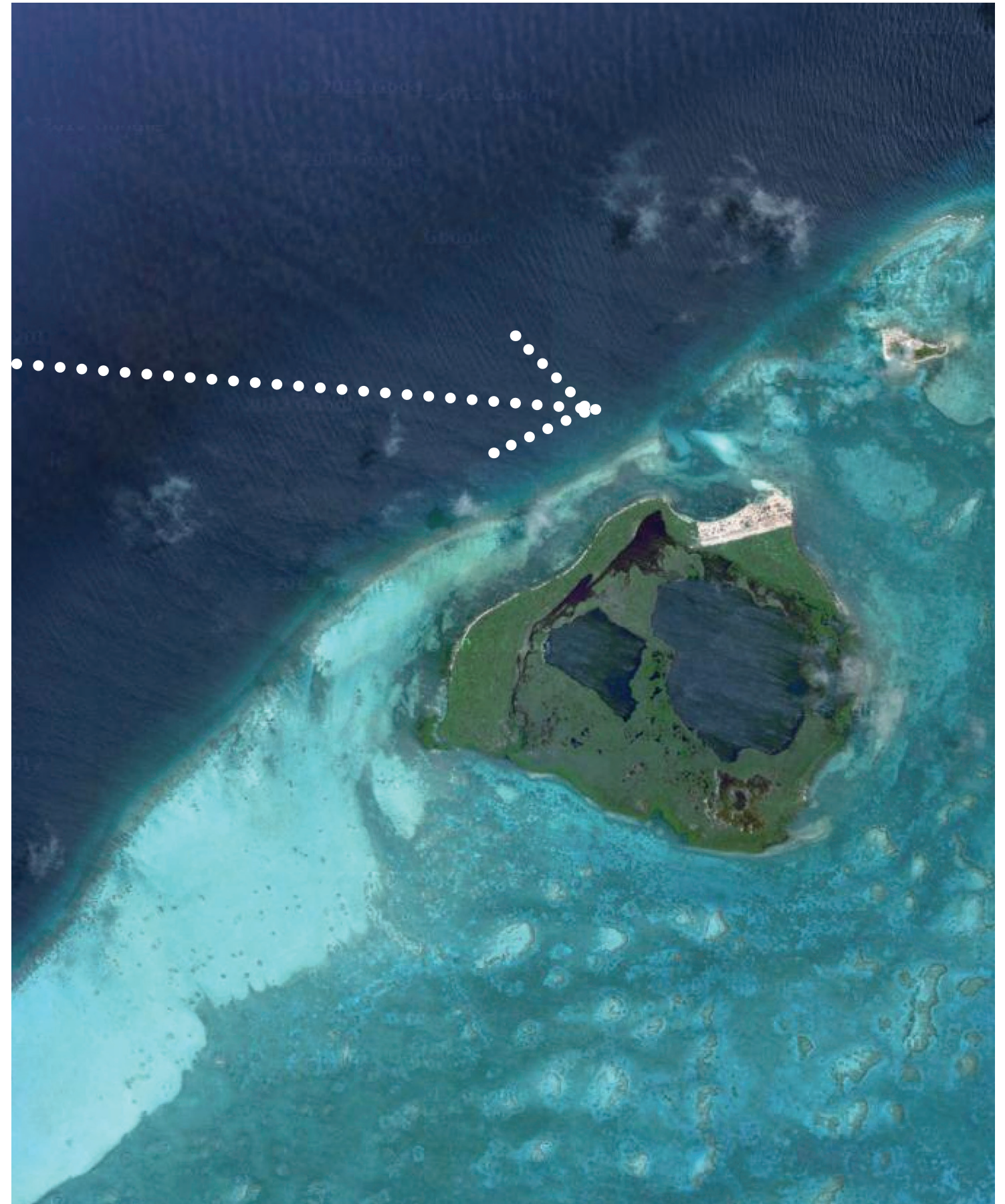


BELIZE





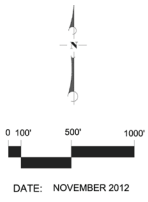
LIGHTHOUSE REEF ATOLL



NORTHERN TWO CAYES: MAYA ISLAND AND SANBORE CAYE



THE LIGHTHOUSE REEF ATOLL
 NORTHERN TWO CAYE AND SANBORE CAYE



Prepared for:
 BOLADARK + CATALDO ARCHITECTS, INC
 835 MISSION STREET
 SOUTH PASADENA, CA 91030

RMA INTERNATIONAL
 LANDSCAPE ARCHITECTURE
 & PLANNING
 315 3rd Street Suite N
 Huntington Beach, CA 92648
 Phone: (714) 988-4432
 robert@rma-design.net

THE LIGHTHOUSE REEF ATOLL

MAIN SERVICE AREA

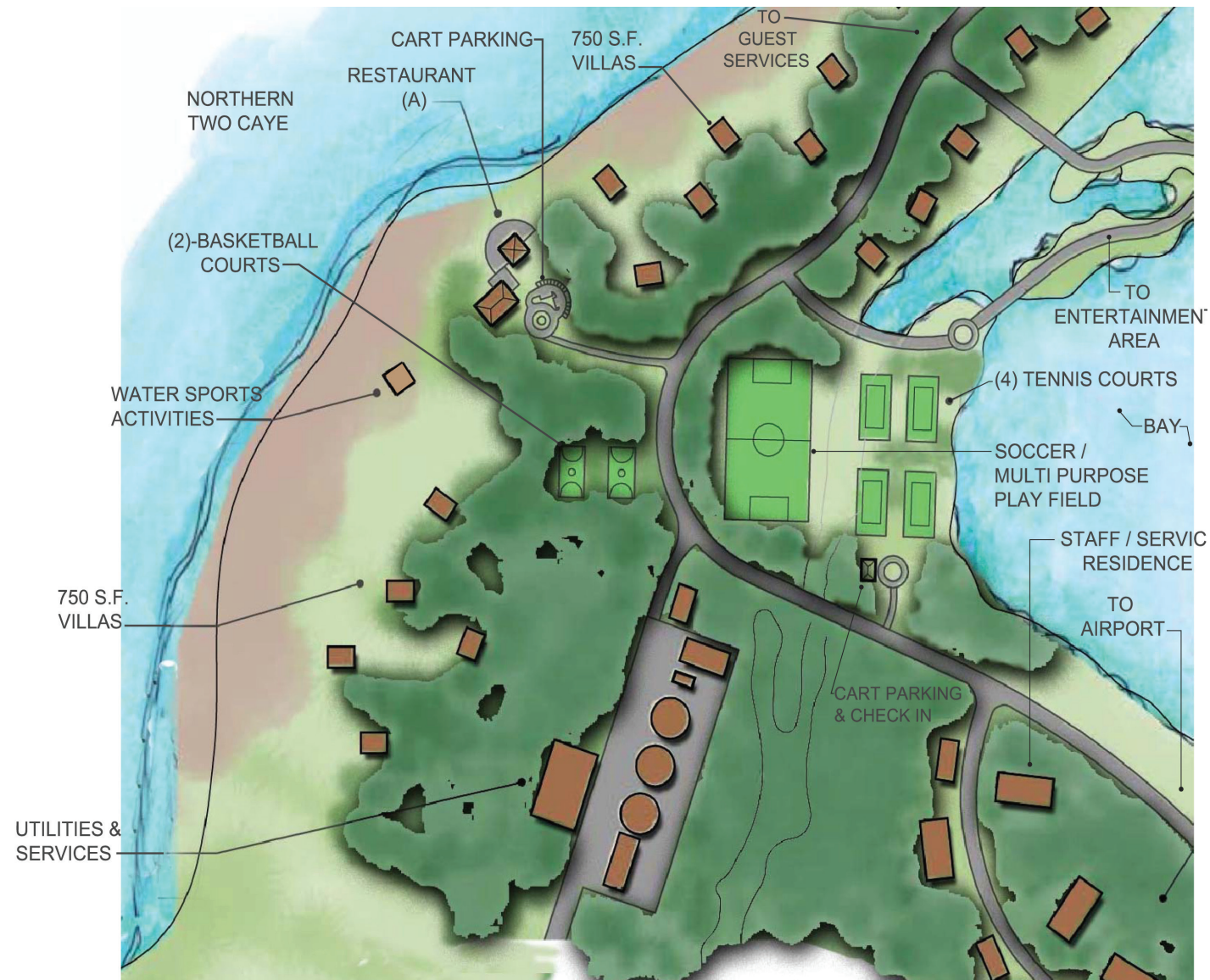


ENTERTAINMENT AREA



NORTHERN TWO CAYES: MAYA ISLAND

ATHLETIC/SPORTS FACILITIES AREA

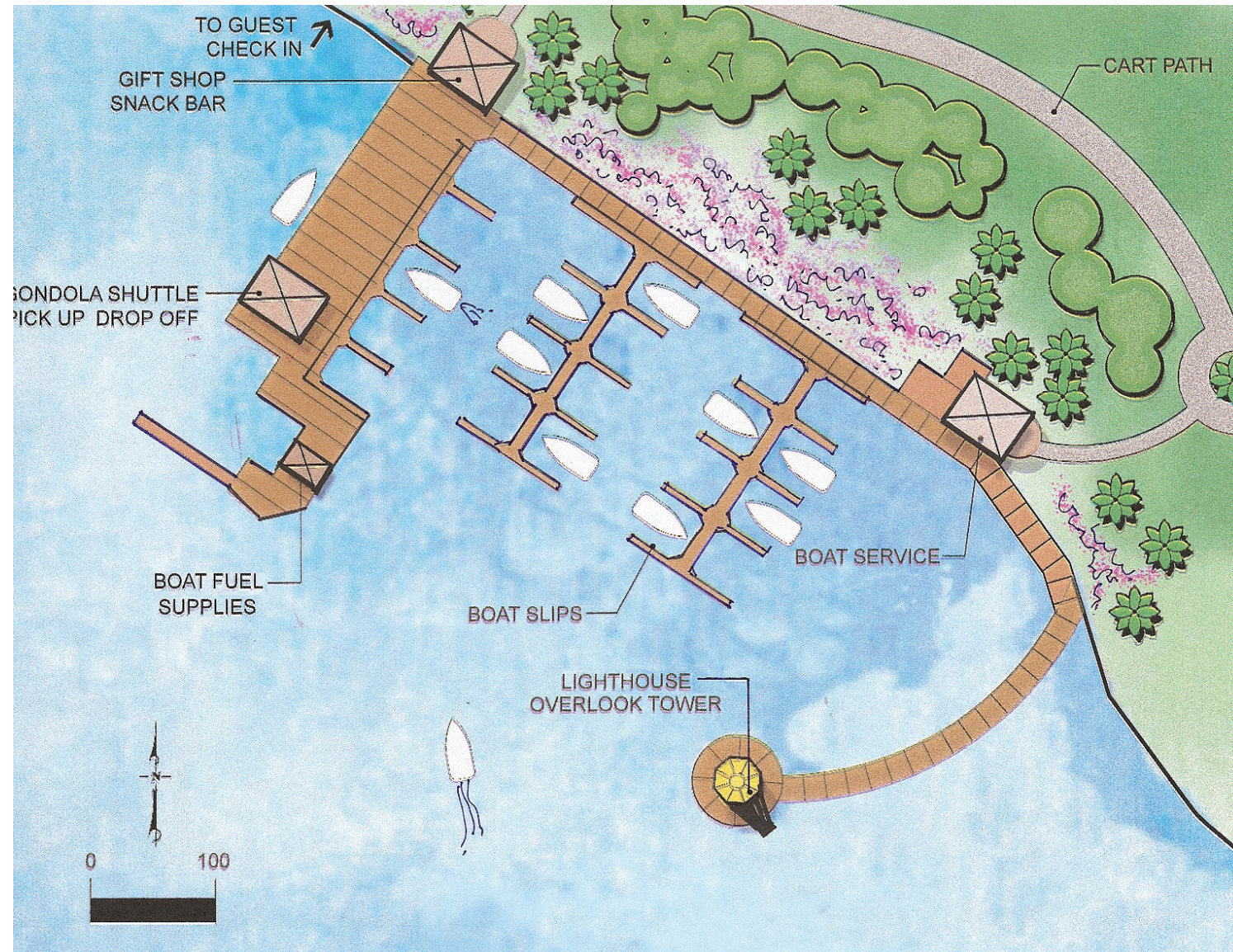


AIRPORT

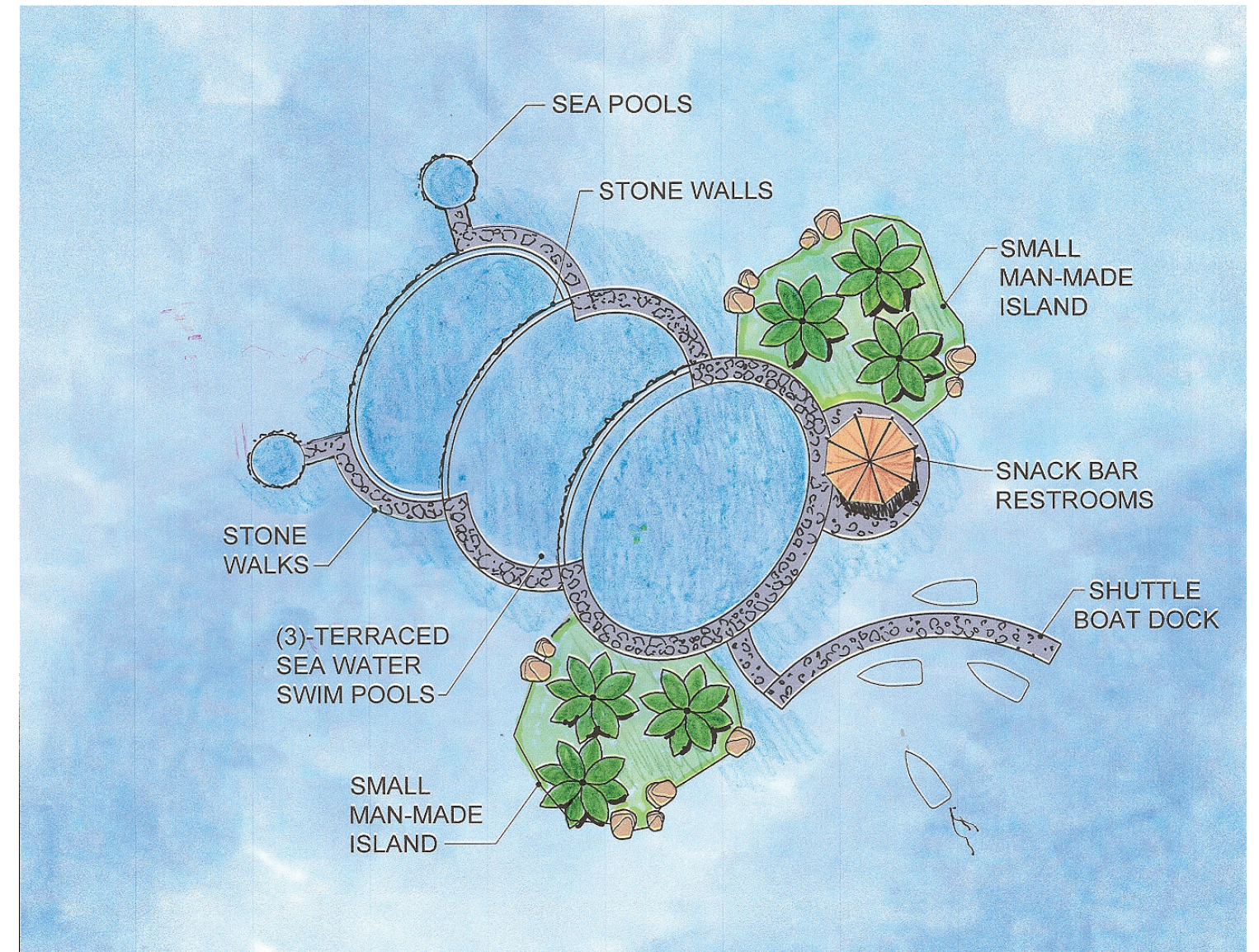


NORTHERN TWO CAYES: MAYA ISLAND

MARINA

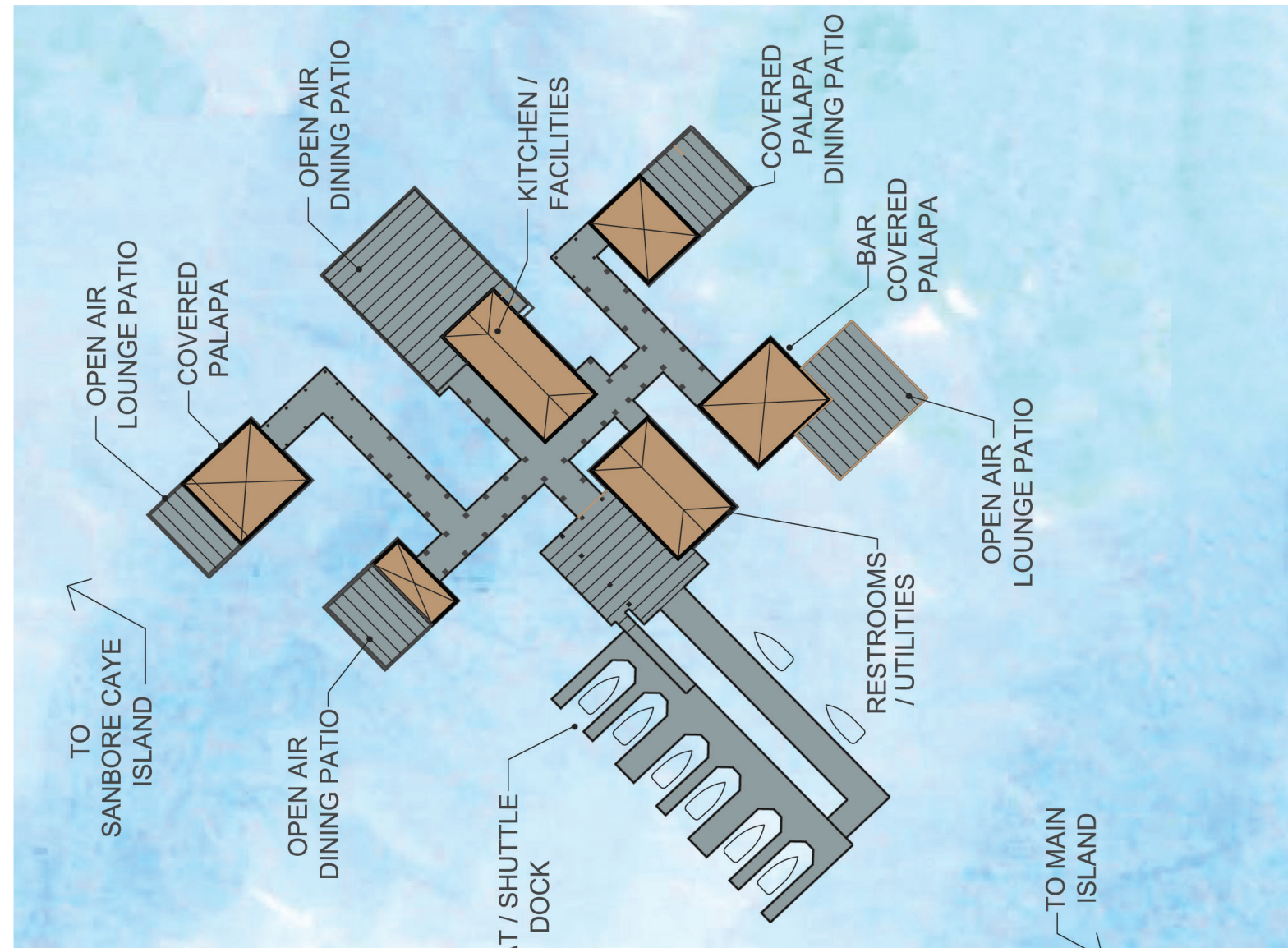


OCEAN SWIMMING POOLS



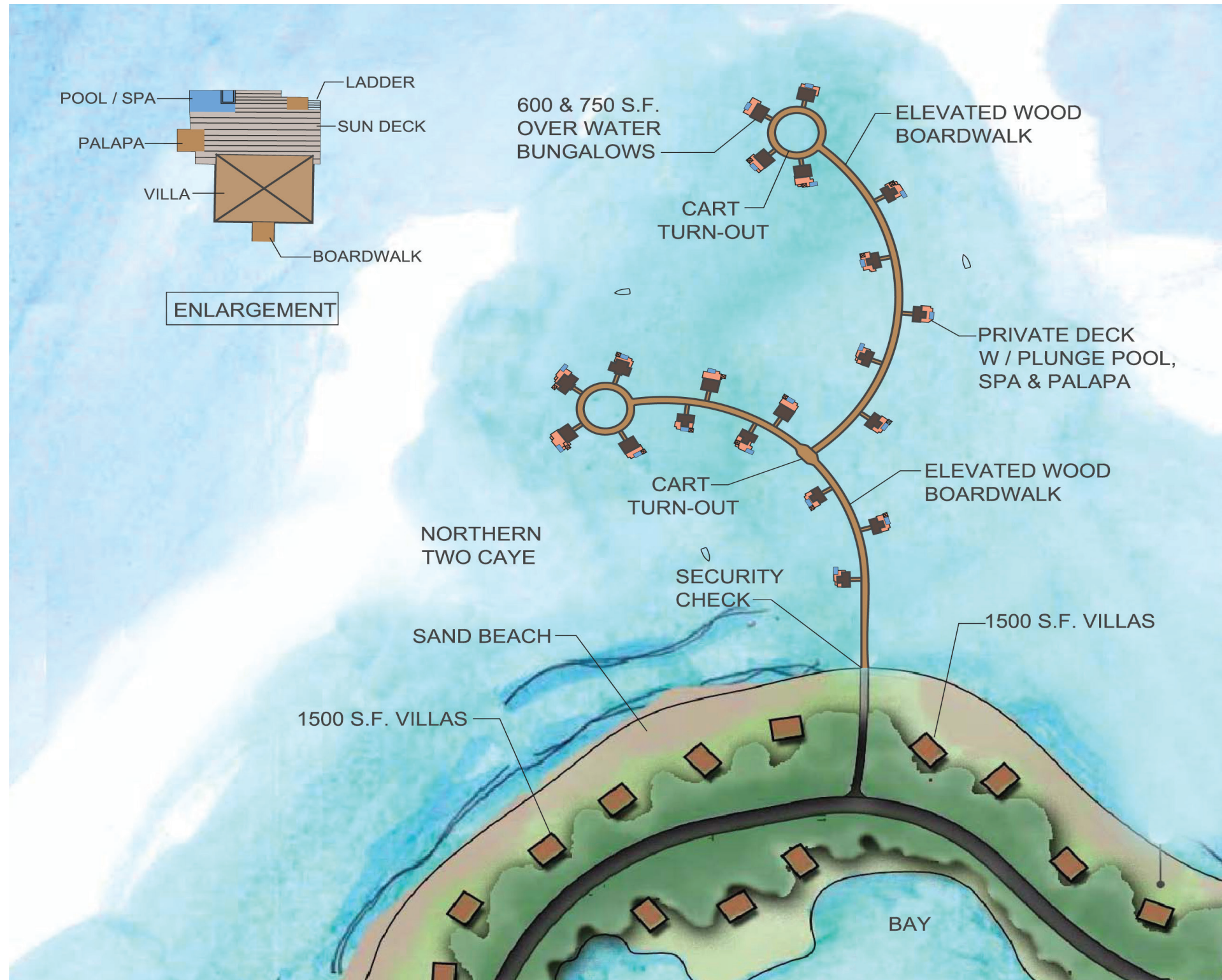
NORTHERN TWO CAYES: MAYA ISLAND

OVERWATER RESTAURANT



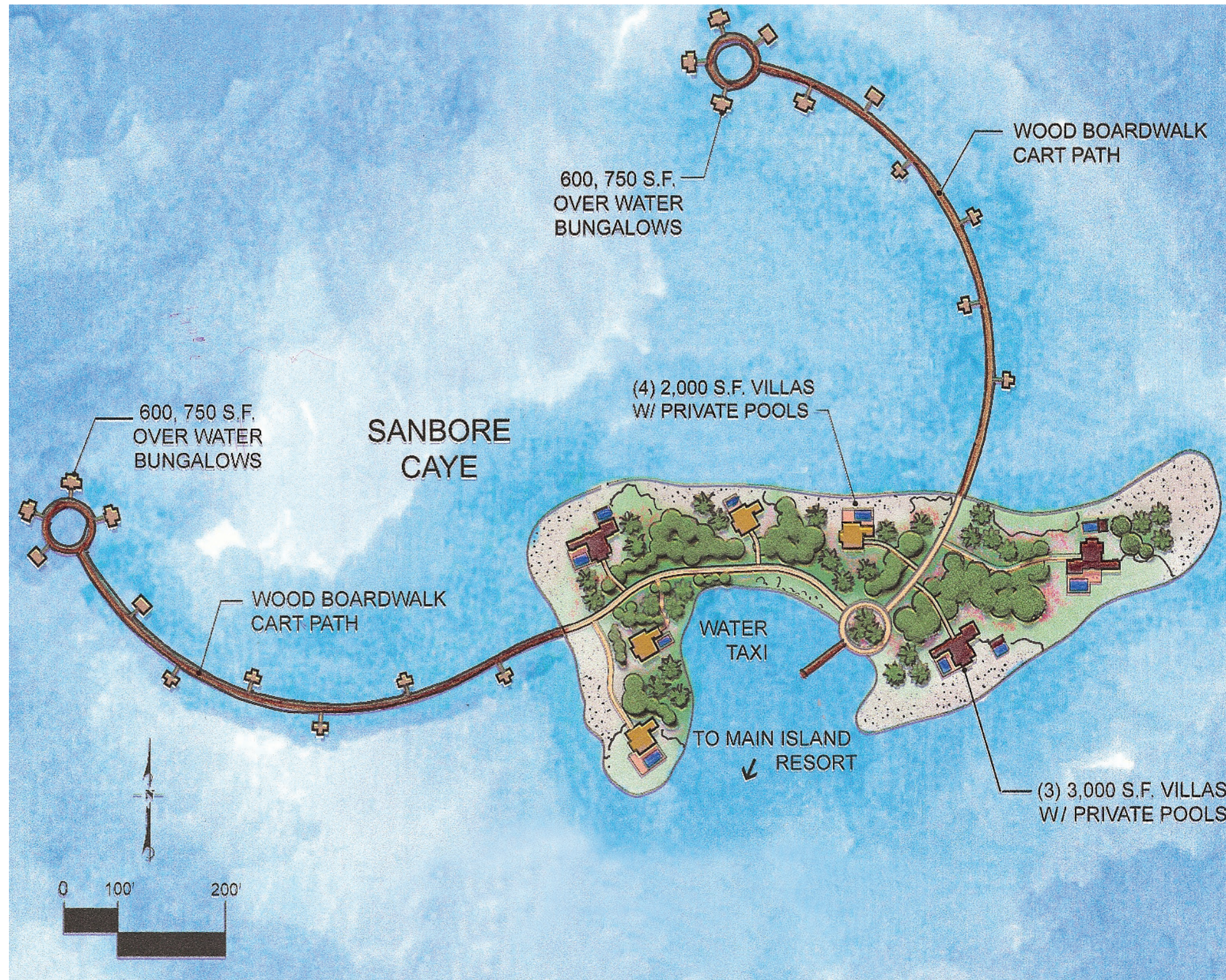
NORTHERN TWO CAYES: MAYA ISLAND

OVERWATER BUNGALOWS



NORTHERN TWO CAYES: MAYA ISLAND

PRESIDENTIAL RETREAT - THE SMALLER ISLAND



NORTHERN TWO CAYES: SANBORE CAYE

PROGRAM & NARRATIVE

NORTHERN TWO CAYES: MAYA ISLAND AND SANBORE CAYE 240 TOTAL "KEYS"

Maya, a 5-star "one island resort" situated in the famous Lighthouse Reef Atoll, provides elegant overwater and overland villa accommodations spread out over 1200 acres. With miles of sandy beach and lush landscaped paths, Maya offers complete and peaceful privacy, but the resort also features a variety of on island activities and entertainment: a large interior marina with water sports, sporting and fitness center, spa, village shopping center, theatre, casino, and more.

Sanbore Caye, Maya's sister smaller island, serves as the presidential retreat, with about ½ of its 10 acres dedicated to beach cabanas, and ½ dedicated to remote private villas and overwater extravagance.

Maya Island : Exclusive 1200 acres "one island resort"

110 Overwater Villas; all master suites with ocean view terraces and private spa dipping pools

- 40 @ 450 SF
- 40 @ 750 SF
- 28 @ 1,100 SF; includes kitchen and salon
- 2 @ 1,500 SF

110 Overland Bungalows; all master suites with ocean or marina view terraces and private spa dipping pools

- 33 @ 450 SF
- 33 @ 750 SF
- 34 @ 1,100 SF; includes kitchen and salon
- 4 @ 1,500 SF
- 3 @ 2,000 SF
- 3 @ 3,000 SF

Sanbore Caye: Elegant 10 acre presidential retreat

10 Overwater Villas; all master suits with ocean view terraces and private spa dipping pools, salon, dining, and maid's"

- 3 @ 450 SF
- 3 @ 750 SF
- 2 @ 1100 SF; 2 master suites
- 2 @ 1500 SF; 3 master suites

10 Overland Villas; all master suits with ocean view terraces and private spa dipping pools, salon, dining, kitchen, and maid's

- 4 @ 1500 SF
- 3 @ 2,000 SF; 3 master suites; salon
- 3 @ 3000 SF; 4 master suites

RECEPTION LODGE

Reception; concierge; greeting lounge; lounge restrooms; elite business and state of the art communications center; management and administrative offices

RESTAURANTS/BARS:

RESTAURANTS

- Main “3-meal” restaurant located in front of main reception lodge, proximate to pools. Sunset and Sanbore Caye views. Its bar serves the restaurant, lobby lounge, and the pools
- Specialty overwater restaurant with direct sunset views, views of both Cayes
- Specialty overland restaurant including Belizean cuisine.
- Spa café/juice bar: light, organic and healthy fare; (also kid-friendly items as it services children’s snack bar)
- Sanbore Caye specialty restaurant, also available for all 3 meals depending on occupancy. Reflecting pool; romantic atmosphere: view framing ocean and Maya Island: bar serves restaurant and Sanbore beach areas. Private dining in an overwater section pavilion. Display cooking area. Highly visible from Maya Island

BARS

- Lobby Lounge
- Pool side
- Beach side
- Spa Café and Bar
- Tennis, Sports, and Function Centers Bar
- Casino Sports Bar

RESORT VILLAGE CENTER

Fashioned after a Caribbean-style fishing village, the village activates the entry on the inland side of the reception lodge. The pedestrian-oriented village will use indigenous thatch architecture and tropical landscaping, vibrant colors, and local art. It will include a retail component with gourmet grocery, deli, wine shop, book store, opportunities for live musicians on the “Village Walk,” crafts and local art, and boardwalk for sitting and people-watching.



5-STAR BRANDED LUXURY RESORT & SPA





POOLS / WATER FEATURES

- Formal serene pool: rectilinear; lined with specimen trees and cabanas; serves as a nighttime water feature; visible upon entry to Reception Lodge. Open view to Sanbore Caye
- Active/organic pool: natural rock design provides privacy pockets and infinity edge; adjacent to bar/lounge and activity areas. Sunset views. Private Jacuzzis, one for adults only
- Spa and fitness center lap pool
- Watsu mineral treatment pool
- Sanbore Caye pool
- Beach plunge pool
- Restaurant reflecting pools
- Villa private pools

WATER ACTIVITIES

- To be controlled primarily from a dock/pier immediately in front of the resort, and on an axis with the Sanbore Caye dock
- The main dock includes an open air pavilion and a sheltered office reception area for guest activity reservations and check in
- Ocean activities include kayaking, scuba diving and snorkeling, fishing, sailing, parasailing, and boating

BEACH PAVILION

Water activity center including:

- Scuba-diving
- Snorkeling
- Sailing
- Kayaking
- Boating and fishing

ENTERTAINMENT CENTER

- 5,000 SF Casino
- 5,000 SF Film screening theatre
- Sports Bar

SPA AND WELLNESS CENTER

- 5,000 SF ocean view tranquility center
- 10 treatment and massage enclaves
- Lap pool
- Sunning terrace
- Juice and smoothie bar
- Full service salon

FITNESS CENTER

- 5,000 SF open-air covered workout center, yoga, and training area
- Huge outdoor fitness arena

SPORTS CENTER

- Tennis pavilion with 2 clay and 4 synthetic grass courts
- Refreshment center with full staging and support capability for Function Area

FUNCTION CENTER

- Large formal lawn suitable for special events and tent-ready capabilities adjacent to the Tennis Pavilion and Children's Center

CHILDREN'S ADVENTURE CENTER

- "Adventure Center" on the inland side of the resort; hidden by dense landscape, children can "discover" the kids-only hide away; fun environmental and educational theme. Adventure Center includes a Mayan village, ship wreck play area, sunset view tree house, children's pool, education center with computers and games, "sleep-over" center, "swim-in movie" area, and snack bar
- Supervised and unsupervised play arena and areas
- Scheduled events and free play, crafts classes; nature and marine exploration; video arcade; dress-up theatre center; girl's fancy dress up tea parties; batting cage; ballpark

AIRSTRIP; TRANSPORTATION

- 5,000' airstrip to facilitate landings by Gulfstream G550s and Cessna Caravan 308Bs
- Private jet availability with hangar rental
- Arrival pavillion and cargo building
- Special VIP arrival area proposed at Belize City International Airport
- Seaplanes can take off and land
- Yacht arrivals at main dock
- Water taxi
- Electric carts
- Bicycles; beach cruisers

MARINA AND MOORING/DOCKS AREA

- Accommodates up to thirty 100' long yachts
- Additional slips available for smaller boats at the lagoon at the north west part of the resort
- Serves as an inland waterway transport path, and will be a leg of the journey after air arrival
- Facilitates sea activities, charters, and dinner cruises
- Fuel dock
- Boat haul-out operation and storage for guest-owned vessels
- Deep water mooring basin

BACK HOUSE FACILITIES

- Back house administrative building
- Engineering and maintenance
- Housekeeping and laundry
- MEP and special systems
- Employee housing @ 110 units [quad layout; shared kitchens]
- 10 executive staff units
- Employee dining room
- Employee day care and learning center
- Medical facility for employees and guests
- Cart barn
- Central utility plant [see utility narrative]

REMOTE SERVICES FACILITIES

To mitigate operational issues, including but not limited to room service, housekeeping, utility distribution, maintenance, and waste management, several remote services buildings - each approximately 400 SF - will assist to operate the resort.

CONSTRUCTION

- Durable, cost-effective, lightweight, pre-fabricated concrete and wood systems
- Exposed exterior pressure-treated wood limited to non-structural members and finishes
- Grey slate tile/cement tile exterior roofs
- Belizean-style thatch roof for theme element on covered terraces and outdoor pavilions
- Beautiful, cost-effective interior indigenous wood finishes such as mahogany, ziricote, sapodilla, and teak

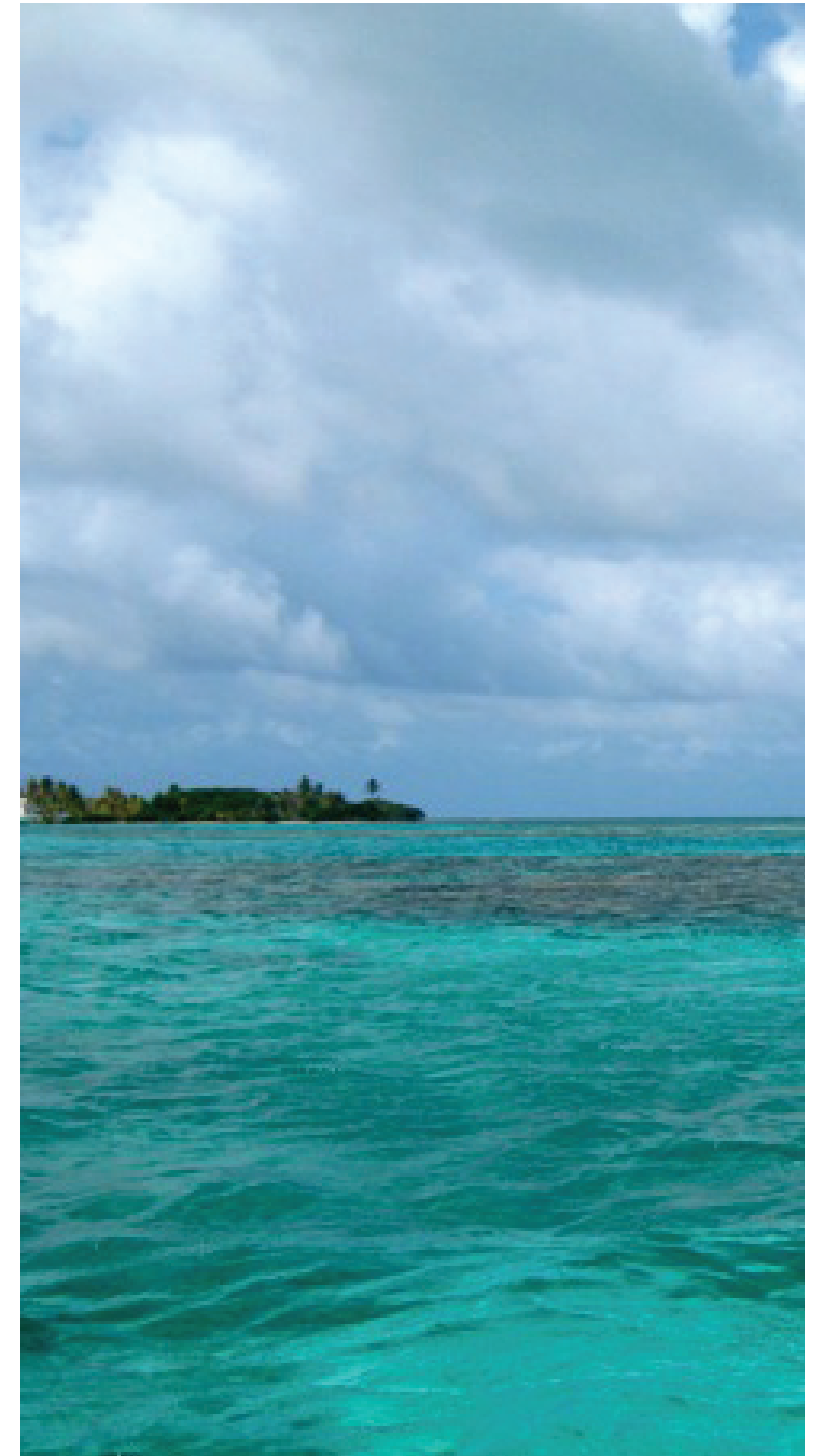
IN-HOUSE OPERATIONS

- Sand maintenance and treatment
- Landscape and vegetation maintenance
- Insect control and abatement; vacuum system for “mosquito magnet”
- Emitters
- Wind mitigation
- Cellular transmission signal with on-site tower
- Functioning lighthouse

PROGRAM COMPONENTS

The resort infrastructure program components consist of:

- 10 feet deep access channel and turning basin
- 4 acre cargo off-loading and storage area
- 6 feet deep marina channel and marina
- 5,000’ linear airstrip with access roads
- 30 feet wide “clear area” for 15 feet wide access roads; all paved or other surface treatment
- 2 acre utility yard for power generators, water and wastewater treatment plants, storage tanks, maintenance building
- Back of house area for offices, housekeeping, laundry, engineering, employee housing and facilities for 420 employees
- Golf cart barn
- All utility distribution and collection lines will be underground
- Utility distribution and collection systems serving Sanbore Caye from the main resort will be trenched and placed at least 6 feet under the bottom of the sand. Systems will be located to eliminate potential disruption of coral heads and interference with navigation.



DEVELOPMENT

The existing channel, approximately 10 feet deep, currently allows access to the main island from the north. The channel, created years ago to facilitate ship access to facilitate coconut exports, terminates approximately 600 feet from the entrance to the lagoon area. The optimal location for the project marina and for cargo access will be within the lagoon, which is protected by dense mangrove frontage along the island's eastern side.

The lagoon is approximately 10 feet deep and can easily be dredged to create additional depth for vessel access. The island's tidal range is 1 foot or less. Where the existing channel terminates, the channel will be dredged to ensure a 30 feet wide and 15 feet deep channel within the lagoon, with a 300 by 300 by 15 feet deep turning basin. This basin will be adjacent to a fill area of approximately 4 acres which will allow cargo loading and unloading, storage, and boat repair.

Additionally, from the turning basin, a channel 100 feet wide and 15 feet deep will be dredged to ensure access to the resort marina. A boat channel will also be dredged along the eastern side of the western portion of the island to ensure water frontage for the interior bungalows and to increase flushing action of the lagoon and marina areas.

The resort marina, approximately 3 acres in size, will accommodate approximately 30 slips for dive charter boats, sport fishing vessels, and other boats measuring up to 100 plus feet long. It will be located inside the lagoon at the northwest portion of the project. Additional slips for smaller boats will be available east of the main marina, and also at the southern end of the flushing channel. All slips within the resort development will enjoy power and water hookups. Sanbore Caye's existing docking facilities provide sufficient channel depth for direct access to the small island.



Relaxing spa facilities

Precedent architectural and landscape design images

PROJECT INFRASTRUCTURE

Airstrip and road access

Because a 5,000 linear feet runway is optimal, it will be located within what is currently a mangrove area on the southern portion of the island. Prevailing winds are from the east – southeast (110 degrees). The runway itself will be 60 feet wide. A clear runoff zone must be established for 150 feet on either side of the runway center line. Therefore, the area to be filled and stabilized for the project airstrip must be 360 feet in overall width for the entire 5,000 length of the runway.

Additional clear zones -- 360 feet long -- are required at each end of the runway. Because the south side of the island is predominantly mangrove, no current geotechnical data exists to help determine the extent of the earthwork required to construct a runway and railways at this location. We assume that two feet of material will need to be removed and replaced with suitable fill material. We also assume that existing elevations are at 0.0 on average, and that the runway and roadway surfaces will be built up to a 4 elevation, MSL.

Depending on the cost to dredge and place fill, and depending on existing soil conditions and depth, various runway alternatives could be considered. Should the northern alternative be selected some operational and infrastructure advantages should be noted:

- The cargo area can serve both boat and air access
- The runway can also be used as a roadway and utility corridor
- Access roads to the southern airstrip locations are no longer required

Water

Project demand for potable water is expected to reach 150,000 GPD at build-out approximately 6 years after the start of resort operations. It is expected that up to 50,000 GPD will be required during the construction phase. Most of this initial requirement will be for the construction workers living on the island.

At the time that the resort is opened, a production capacity of approximately 120,000 GPD should be available for potable demand with the remaining 30,000 GPD being paced in over the rest of the residential product build-out period. While a freshwater lens exists on the island, the proposed rate of demand could deplete the lens. Therefore a reverse osmosis system and/or desalination system (commonly and cost-effectively used in this area of the world) is planned for potable water production.

Banks of R/O skids can be paced in and added as demand increases over project build-out allowing the system to be constructed on an as-needed basis. Potable water produced on the main island will be pumped to Sanbore Caye through subaqueous lines buried in a trench with at least 6 feet of cover, or, in the alternative, a smaller desalination plant can be installed there.

Water storage tanks will be located on both Maya Island and on Sanbore Caye to buffer peaks and valleys in the demand cycle and to store emergency water. Additionally, freshwater catchments will be designed and constructed as part of the project where large impervious areas exist, including on the hotel and spa buildings, retail village, employee housing and offices, and at the runway. Catchment water may be processed or used for landscape irrigation, and wastewater effluent can also be treated to irrigation quality standards.

Wastewater

Effluent will be collected throughout the project using low pressure pump stations and force mains to transmit the effluent to a centralized treatment facility. A sequencing batch reactor process may be ideal for this project since it requires less tankage infrastructure and is capable of producing excellent quality effluent on a very consistent basis. The system also takes up less space than a conventional design. The 1Q rated effluent will be sent to a storage tank for buffering and used for landscape irrigation throughout the project.

Wastewater generated on Sanbore Caye will likely either be pumped via subaqueous pipes back to the wastewater treatment plant on the main island, or will be treated locally, perhaps using a newer reverse osmosis system that transforms the waste into fertilizer, grey water usable for landscape irrigation, and bio-gas suitable for cooking use.

Power

All power required to operate the project facilities must be generated on the island. Solar systems, wind systems, and diesel generators will provide such power. One megawatt of power should suffice during the construction phase period. Two .5 megawatt generators could supply this power and provide some redundancy.

At project build-out, a total of two megawatts of power should suffice, although an additional .5 megawatt generator could be installed as back-up. Power distribution to Sanbore Caye will also be via solar, wind, and generator, and potentially by subaqueous lines from the main island.

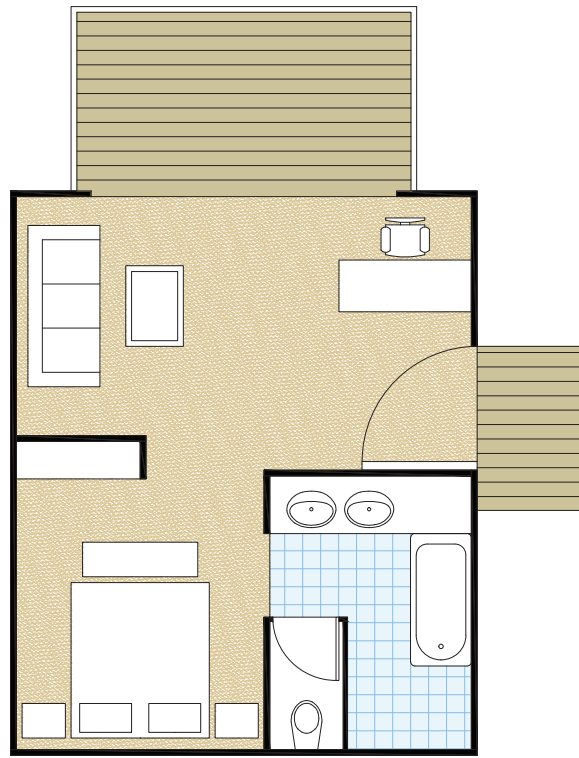
Certainly, standby emergency generators will be located on Sanbore Caye to supply power in case of service interruption.

UTILITIES

UTILITIES (CONT.)



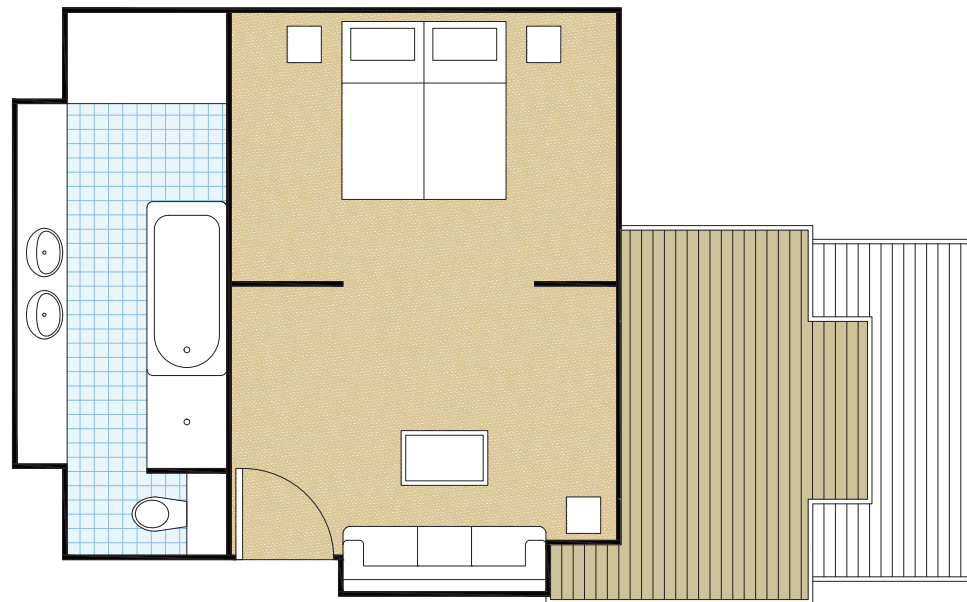
Guest Lounging Area and Bar.



Example Floor Plan



Precedent architectural and landscape design imagery.



Example Floor Plan

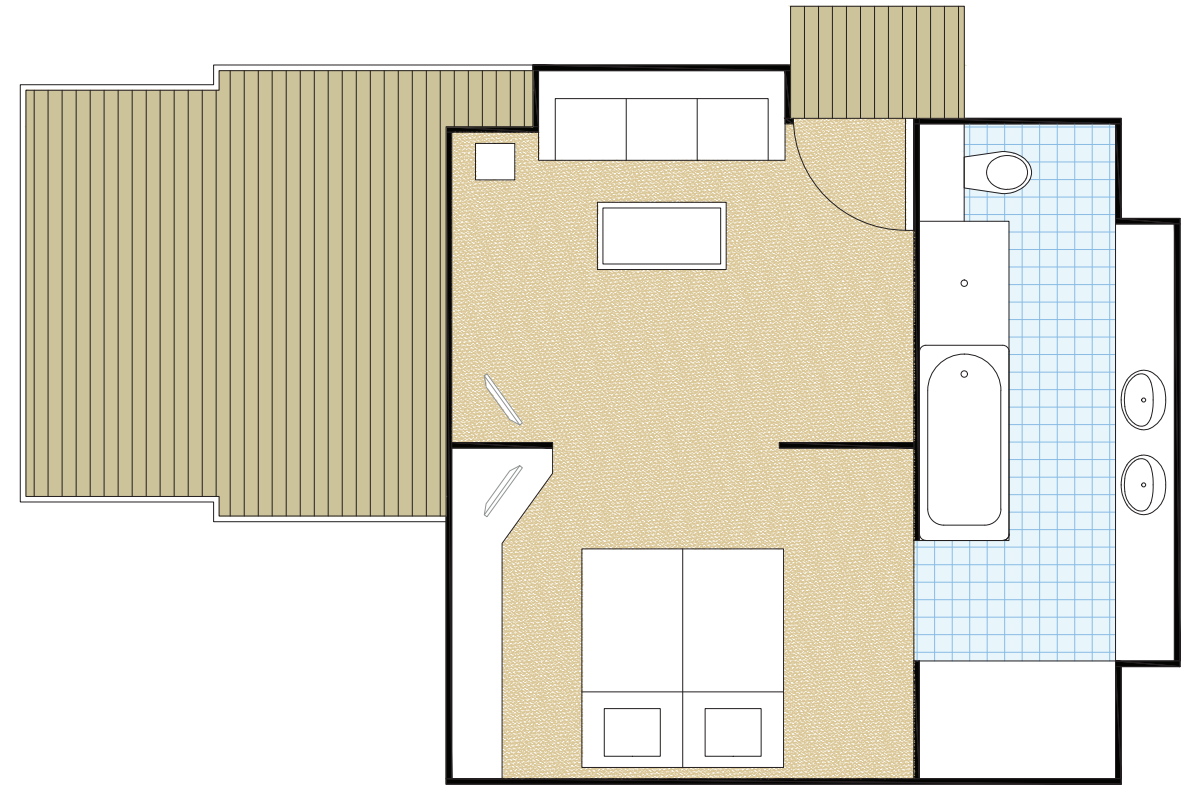
OVER-WATER BUNGALOW



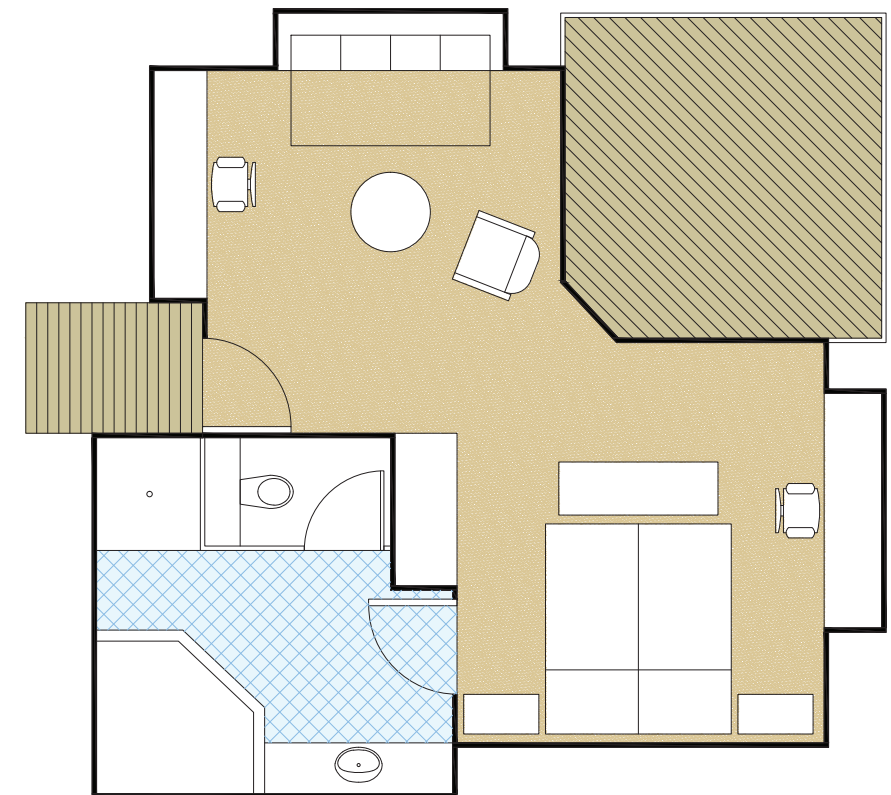
Over water guest rooms, interior.

Precedent architectural and landscape design imagery

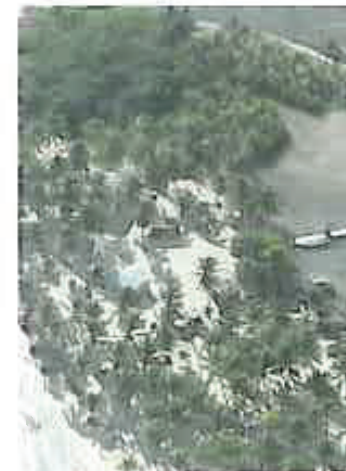
OVER-WATER BUNGALOW



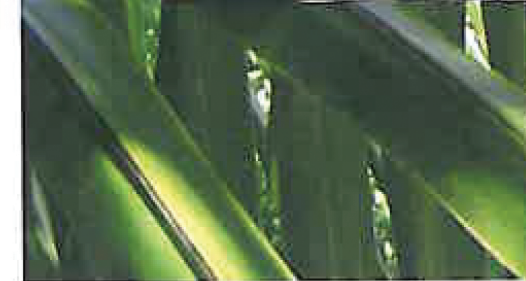
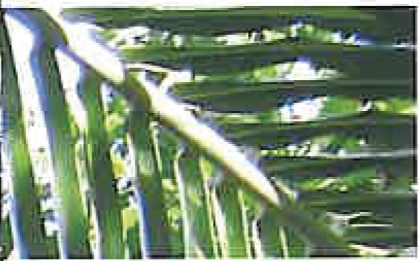
Example Floor Plan



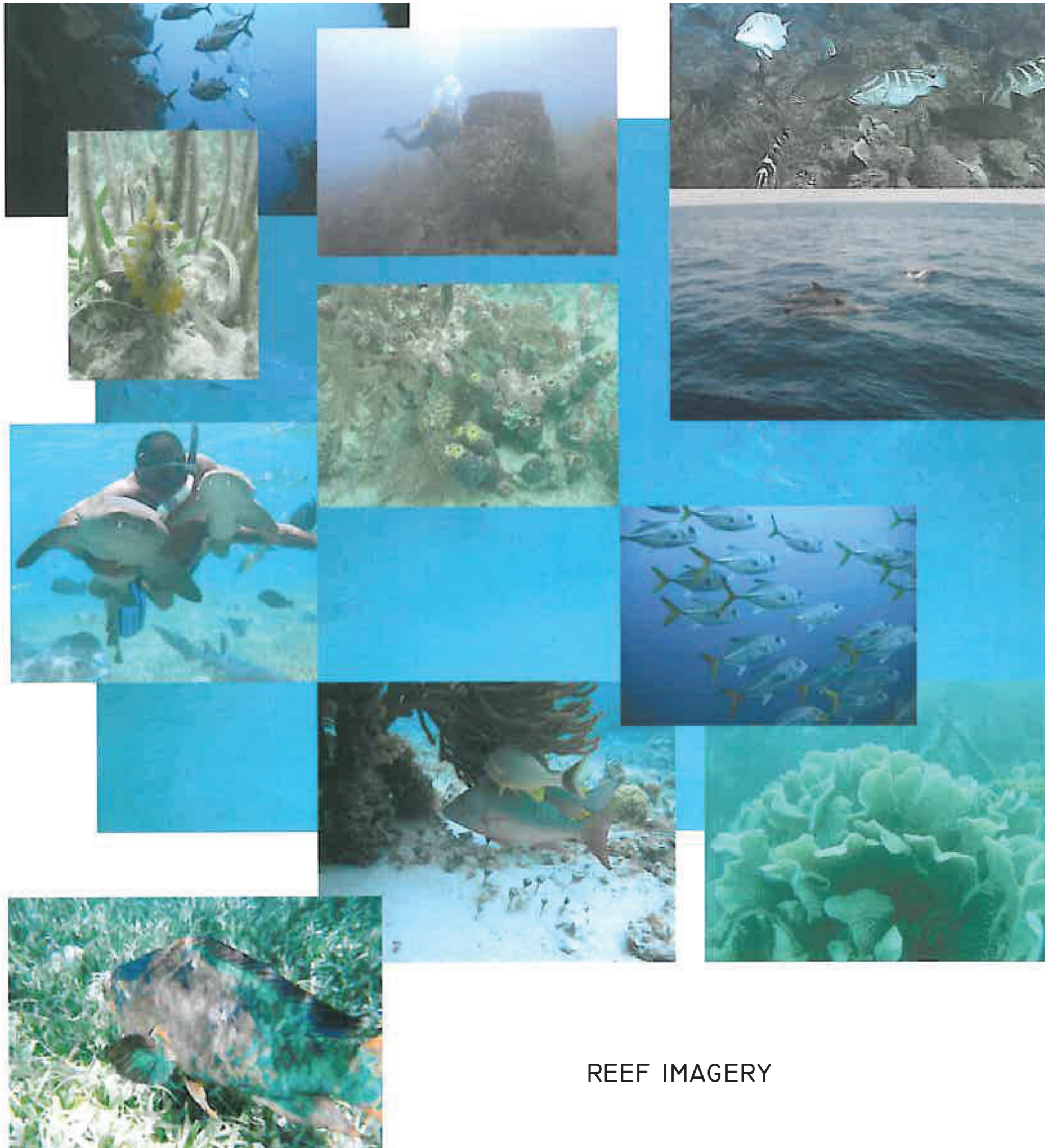
Example Floor Plan



AERIAL SITE PHOTOGRAPHY



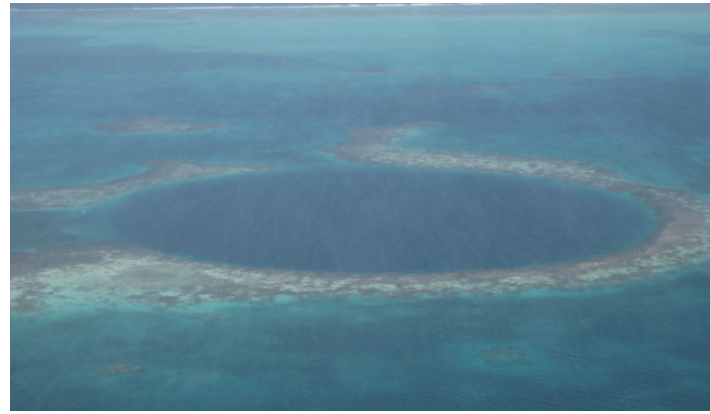
SITE PHOTOGRAPHY



REEF IMAGERY



ARCHITECTURAL IMAGERY





ISLAND SITE PHOTOGRAPHY



BOLADARCK + CATALDO ARCHITECTS INC.

BOLADarck + Cataldo Architects, Inc. are one of the foremost design firms in Southern California.

BOLADarck + Cataldo Architects, Inc. accomplished over 3,000 projects, ranging from high-end industrial, commercial, retail mixed-use and custom residential.

BOLADarck + Cataldo Architects, Inc. can take a project concept or program, develop preliminary design plans, perform value engineering, producing construction documents and observing the project construction.

Due to the Firm's extensive expertise in all aspects of project performance, BOLADarck + Cataldo Architects, Inc. can meet the most stringent project deadlines required by clients.

a: 835 mission st, south pasadena . p: 626-799-4400 . f: 626-799-7010



RMA INTERNATIONAL

RMA International Inc. is a multi-disciplined landscape architecture and planning firm offering a wide range of professional design services related to hotel resorts, residential master plan communities and public sector capital improvement projects for entertainment and recreation design improvements, site evaluation, conceptual design, construction documents, cost analysis & budgeting, project management, field review of landscape construction & installation and landscape maintenance guidelines.

RMA International was established in 2005 with an office in Huntington Beach, California. The firm is dedicated to creative & technical excellence and high-quality service while providing cost effective, practical designs on time and on budget. RMA International fosters a close personal working relationship with clients and allied professions to ensure responsiveness to project requirements and coordination of the design & development effort.

a: 315 3rd st suite n, huntington beach . p: 714-969-4452 . f: 714-969-4469





Bar, restaurant and lounge

ONYX TEAM:

Pierre Yenokian, president of ONYX, has successfully led a variety of business ventures over the past 20 years. He also currently serves as president and CEO of LaSalle International, Inc., an international construction and engineering consulting firm involved in energy exploration as well as large-scale construction project development. Through Mr. Yenokian, LaSalle has forged strong familial-based and mainstream business relationships with numerous entities within the largest oil-producing countries in the Middle East and Eastern Europe. LaSalle's relationships with the Emir of Kuwait and the King of Saudi Arabia have solidified Mr. Yenokian's presence in that region.

With his bachelors and masters degrees in electrical engineering from the University of Southern California Mr. Yenokian developed several successful technology companies and products. Among other accomplishments, Mr. Yenokian manufactured an Emmy-nominated video converter, Xbox, distributing it to the oil and gas, entertainment, defense, and medical industries. In 2000, Mr. Yenokian licensed his Xbox mark to Microsoft Corporation. He capitalized on that success with restaurant launches in the trendy Los Angeles Sunset Strip, but simultaneously directed multiple real estate developments which then expanded into development of financial companies. Mr. Yenokian's technological knowledge coupled with his real estate and finance expertise provides Onyx and its investors with multifaceted experience to complement his creative approach to every endeavor.



PIERRE YENOKIAN

Onyx's chief legal officer, Dee Yarnall, is the principal in her firm, The Yarnall Firm, A Professional Law Corporation. A lawyer for over 20 years, she is admitted to practice in all California courts, and in federal courts including the Ninth Circuit and the United States Supreme Court.

As a transactional practitioner and/or developer, Ms. Yarnall has handled hundreds of complex business and/or real estate transactions. Ms. Yarnall is known for giving every case, transaction, or development detailed personal attention, intensive legal and/or business analysis, and diligent persevering problem-solving skills. As a litigator, Ms. Yarnall has obtained numerous multi-million dollar verdicts, and has otherwise resolved scores of multi-million dollar cases. Ms. Yarnall was previously nominated as "Trial Lawyer of the Year" by the Consumer Attorneys of Los Angeles, one of the largest organization of lawyers in the United States, she publishes and lectures frequently, and is a member of the California State Bar, the Los Angeles County Bar, the Consumer Attorneys of Los Angeles, the Consumer Attorneys of California, the Italian American Lawyers' Association, the Cowboy Lawyers' Association, and the Los Angeles President's Club.

In addition to and concurrent with her practice, Ms. Yarnall teaches and has taught law school for over 20 years. She has taught constitutional law, criminal law, criminal procedure, evidence, civil procedure, and currently, appellate advocacy.

Ms. Yarnall is Belize's biggest fan, and has been enthusiastically engaged in seeking development opportunities in that country for about half a decade.



DEE YANALL

Shahan Dian, a California resident for about 43 years, has over 30 years' experience in real estate acquisition, sales, development, (both single family residential and commercial multi-unit construction), investment, and property management.

A California licensed broker, and a member of the California Association of Realtors, for more than 14 years Shahan owned and operated a real estate brokerage firm with over 50 associates. Through Shahan's services, more than a thousand clients have completed their projects, many conducting multiple real estate transactions with his expertise and advice. Shahan's extensive knowledge is manifested by his clients' trust, with a reputation for having both a keen sense of the market, a canny ability to close transactions and successfully to complete projects, while performing with the utmost integrity. For over three decades, Shahan's clients have benefitted from his experience during the various real estate cycles, whether they favored buyers or sellers.

Shahan has also managed several real estate developments, including being responsible for land acquisition, master planning, financing, and construction.

Married for 33 years, Shahan enjoys his two adult sons and daughter-in-law, sports, travel, and is excited to be involved in the Maya Island project in Belize -- a perfect location for what promises to be a most unique resort.



SHAHAN DIAN

Howard Kern has 20+ years of broad corporate law experience, including (i) 8+ years at major law firms in New York and Los Angeles and (ii) 3+ years as Assistant General Counsel for a public merchant banking company located in California. Mr. Kern also has strong business and strategic experience working as outside general counsel for early-stage companies and as a key member of the team for several hedge funds.

Mr. Kern has extensive experience negotiating and documenting mergers and acquisitions, public and private financings, venture capital transactions, and a broad range of corporate agreements, including operating agreements, strategic partnership agreements, shareholder agreements, joint venture agreements, and employment and consulting agreements.

Mr. Kern graduated from Rutgers College (B.A.), and Benjamin N. Cardozo School of Law (J.D.), where he was an editor on the Law Review and graduated with High Honors. He is the principal of Howard J. Kern, PC.



Howard Kern

Paul Hohne, a Senior Manager at CH2M HILL, a global leader in full-service consulting, design, construction, operations, maintenance, and program management, has over 40 years experience in his field. Paul's field of engineering specializes in environmental design, construction, petrochemical and biofuel technology. Paul has spent many years working on American and international projects involving budgets in excess of \$1 billion.

In addition to teaching college-level classes in Project Management and Communication, Paul has presented and lectured at national conferences of the Project Management Institute and for the American Institute of Chemical Engineers.

Paul was raised on a farm in Ohio where he learned the value of hard work and an appreciation of natural conservancy. He continues to maintain a small hobby farm in Washington. Paul is to lead the Maya project's quest to implement state-of-the-art techniques for sustainable environmental management and preservation.

Paul has a Chemical Engineering Degree from Rutgers University and an MBA Degree from Bryant University. Paul's wife, Jane, a retired college instructor, lives in Belize, where Paul looks forward to joining her soon.



PAUL HOHNE



