

Arica



A UNIQUE ENVIRONMENT:

- 65-75 degrees (f), *year round*
- Virtually no rain or high winds *year round*
- Arid desert climate on the Pacific Ocean, in a first world country.

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SUBJECT DEVELOPMENT PROPERTY:

- 2 undeveloped parcels, roughly square beachfront, 78 to 143 hectares (192 to 353 acres), flat with gradual beach expanse.
- The northernmost private parcels on the Chilean coast.
- The only buildable beachfront available.
- Water on site, power to site, high grade paved road to property and between the two parcels.

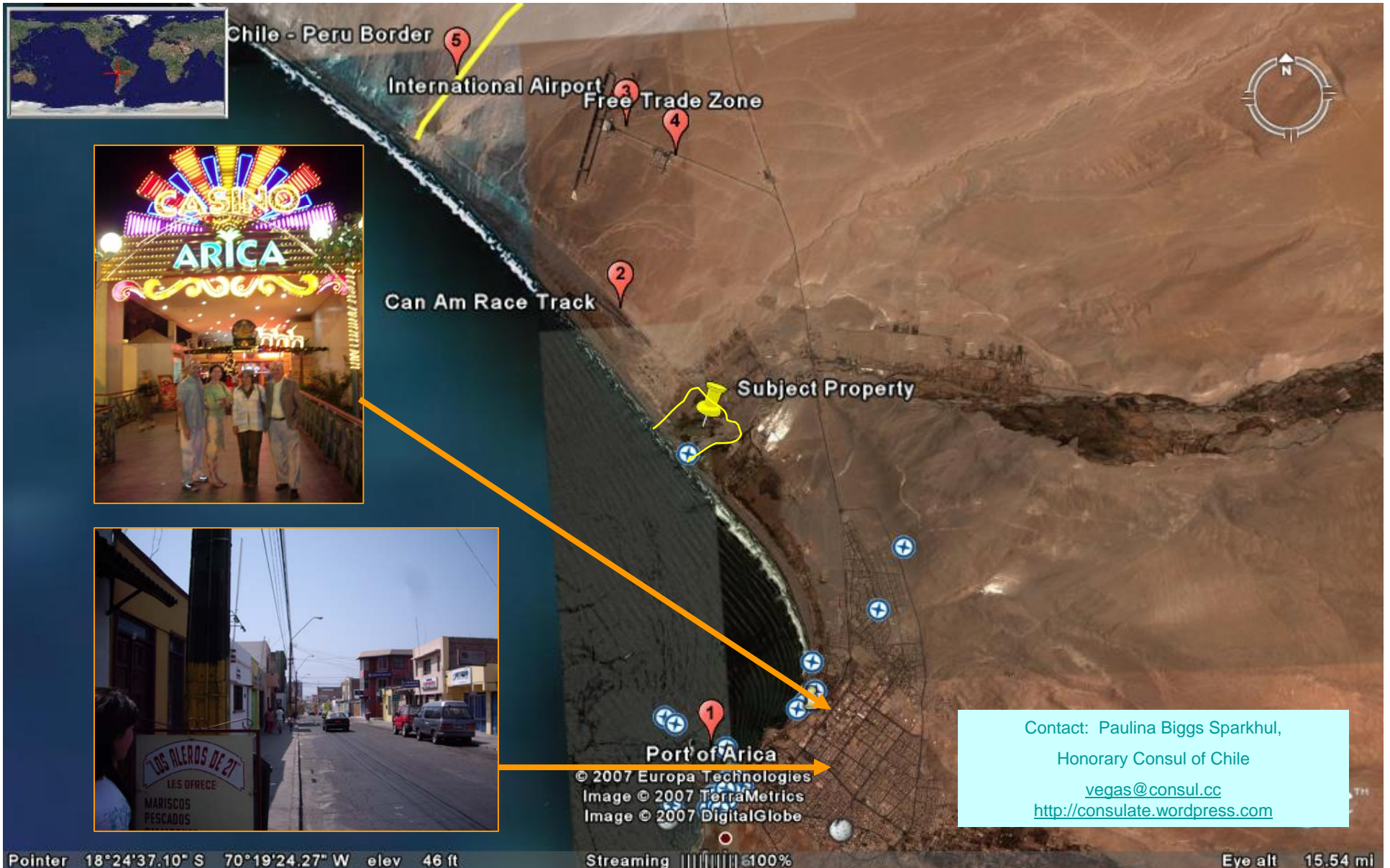
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MORE SUBJECT PROPERTY ATTRIBUTES:

- 1.5 miles from new international airport
- 1.5 miles from City of Arica (pop: 200,000)
- 0.5 mile from Can Am race track
- Master planned for hotel-casino destination resort complex

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Subject is the northernmost coastal private property in Chile

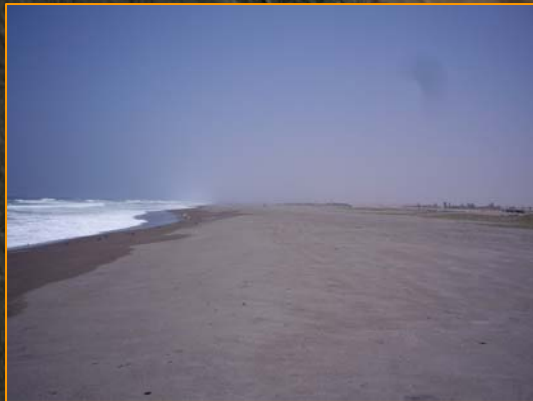


Race Track next door is huge draw &
Could be further developed.



Can Am Race Track

2



Chacalluta
Campgrounds, appx \$40k per acre

Appx. property boundary

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Subject Property

Pointer 18°23'43.30" S 70°19'47.59" W elev 70 ft

Streaming ||||| 100%

Eye alt 13409 ft

An acquisition of unprecedented size, no similar property is available in the region.

The image is a satellite map of a coastal area. A yellow outline and a yellow pushpin mark a 'Subject Property' on a rocky shore. A yellow box labeled 'Appx. Property boundary' points to a blue circle on the shore. Three inset images are shown: 1) A large flock of white birds flying over water. 2) An aerial view of a town with a church and palm trees. 3) A busy street scene with many pedestrians. A red pin marks the 'Port of Arica' on the map. A north arrow is in the top right. A cyan box in the bottom left contains contact information. Copyright notices for Europa Technologies, TerraMetrics, and DigitalGlobe are at the bottom center. The Google logo is in the bottom right. A status bar at the very bottom shows coordinates, elevation, and zoom level.

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Pointer 18°26'36.43" S 70°18'14.69" W elev 38 ft Streaming 100% Eye alt 44227 ft

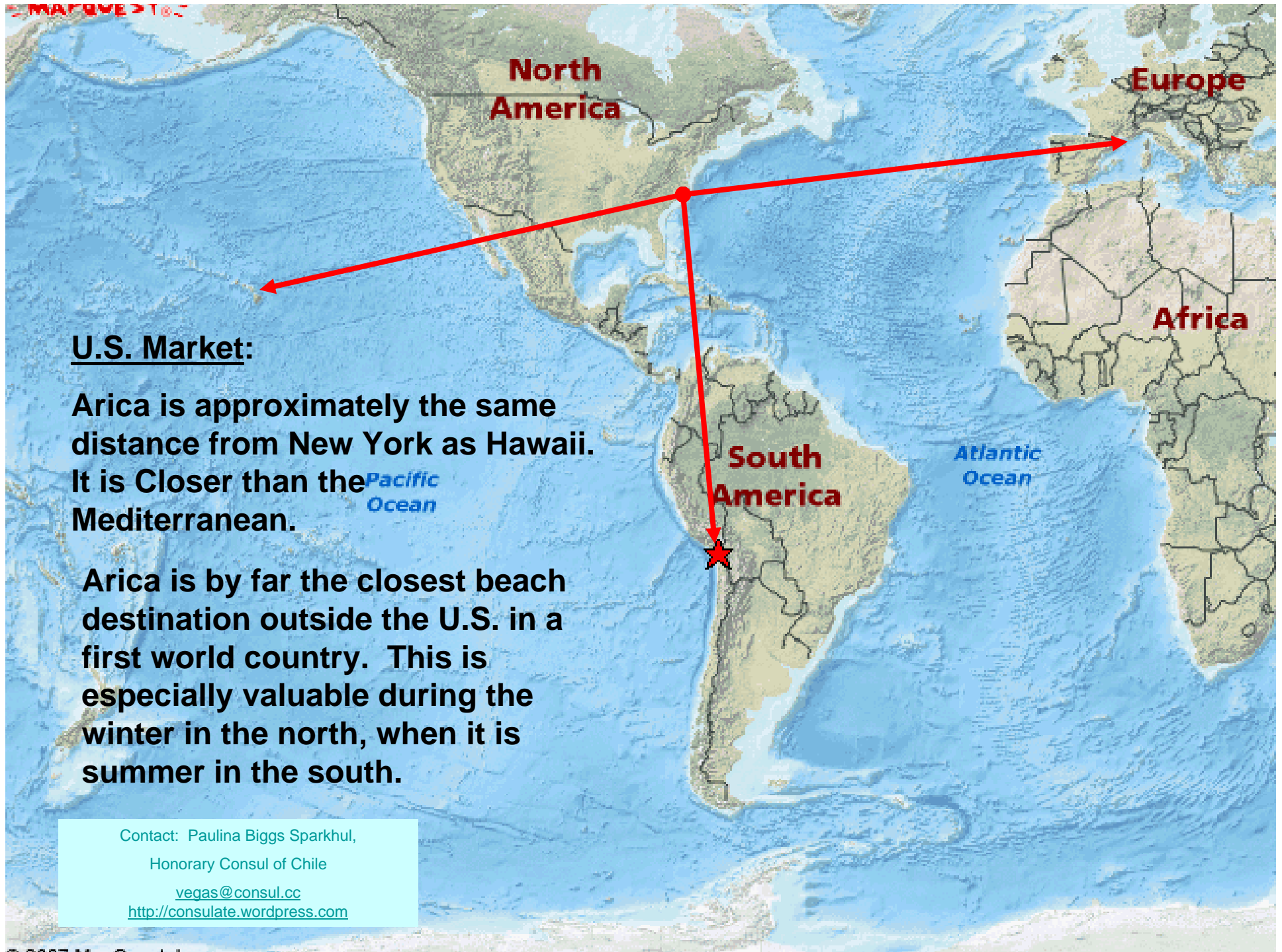
Regional Market:

“The Capital Triad”

A population of appx. 90,000,000 in an area about twice the size of Texas, with high affluence numbers. *Not factoring in* Buenos Aires, Rio de Janeiro, Quito, Bogota or Montevideo.



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U.S. Market:

Arica is approximately the same distance from New York as Hawaii. It is Closer than the Mediterranean.

Arica is by far the closest beach destination outside the U.S. in a first world country. This is especially valuable during the winter in the north, when it is summer in the south.

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Location...

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Location. *Pacific Ocean*

Arica is precisely where one would place the ideal location for proximity to the capital cities of South America. From 200 to 1300 miles away, all are easy flight distances.

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Area Visits

Machu Pichu

Lake Titicaca

Bolivian Rain Forest

Lake Chungara

World Class Surfing

World Famous Geoglyphs

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Pointer 17°15'23.45" S 69°56'31.57" W Streaming 100% Eye alt 811.16 mi

The Government



Government System

Democratic Republic with three branches of government: Executive, Legislative, and Judicial. Chile is divided into 12 regions (states) plus the Metropolitan region (the capital city) and a portion of the Antarctic territory.

The current president, Michelle Bachelet, is Chile's first female chief of state.

Economy

Chile has a market-oriented economy characterized by a high level of foreign trade. Chile is the most competitive country in Latin America, according to the 2005-2006 Global Competitiveness Report. Chile is placed 23rd among 102 economies.

Santiago was reported as the best city from which to do business in Latin America, published in the América Economía business magazine, May 2005.

Chile has the freest economy in Latin America, according to the 2006 Index of Economic Freedom. Chile ranked 14th among 161 countries.

Received A Rating from Standard and Poor's and A from Fitch Ratings in 2005.

On Transparency International's 2005 Corruption Perceptions Index, Chile is a major leader in the developing world, ranking only three spots behind the United States and well ahead of Uruguay, its closest Latin American competitor. The unfortunate cost of greasing wheels, all too common in global commerce, is noticeably absent in Chile.

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Unique Opportunity

In the early 1970's Chile pulled it's long-established Free Trade Zone back from Arica to Iquique, 320 kilometers to the south. At the time, it was thought that Peru could pose a threat to the northern border. This stripped Arica of its income and economy for nearly 30 years.

The Government of Chile has sought to enhance the economy of its northernmost state, and has invested much capital to bring about the needed change. The government has determined that tourism will be the primary basis of the economy of the sector. The town center has been modified to accommodate cruise ships, which are beginning to arrive (presently only about 15 per year).

Chile adopted very advanced gaming law in recent years, which allows for up to two casinos in each of the 13 states. The government has made an exception in Arica, where there is no predetermined maximum number. This fact is not published for bidding. ***Rather, Chilean officials have sought qualified applicants through their consul in Las Vegas, Nevada.*** The objective is to bring those operators sophisticated enough to create a total destination, rather than just a casino operator.

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Development Outline

1. Acquire the two - three subject parcels.
Existing, aging holders of shares of the society (corporation) which holds the land should be bought out. This will require \$1,000,000. to \$2,000,000. per parcel.
2. Obtain commitments from operators of each business component.
Hotel Casino (80 room minimum for gaming concession) (on site)
Golf (on site)
Homes/Condo/Timeshare operators (on and off site)
Tourism & Sports Fishing (off site)
Equestrian Club (on or off site)
Clay court tennis
Auto Racing (off site, by government concession, adjacent to property)
Surfing, kite surfing, sailing, yacht club (off site)
3. Obtain equity or debt financing for overall project development

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