

Aguada / Aguadilla

PORTA DEL SOL®

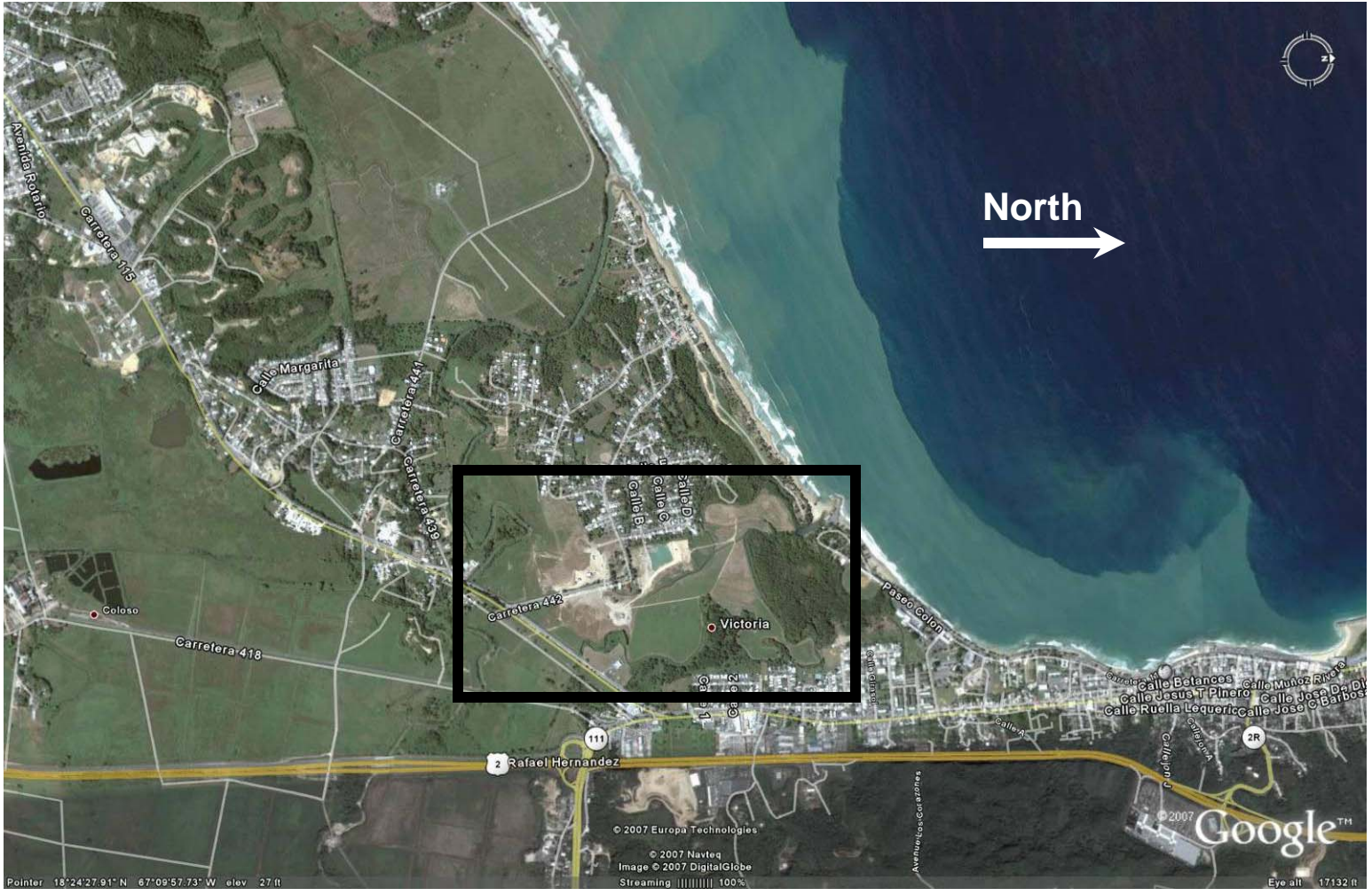
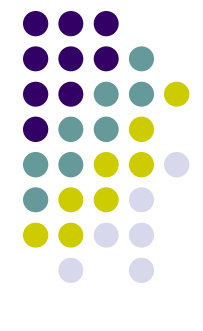
Puerto Rico

May 2014

Proposed Development



- Full Service Marina for 500 wet slips and 500 dry stack slips for a total of 1000 boats.
- 160 Room Hotel with casino, spa, and meeting spaces with 170 additional units for Condo Hotel, Shared ownerships or Residence Hotel. This is a total of 330 hotel units.
- 737 Residential Condominium & Apartment Units, including 52 waterfront villas; for first and second homes or other market driven uses.
- Related retail and marina commercial areas (99,500 ft²)
- Beach Club on a white sand Caribbean beach.
- Flood control system for over 3000 local residents.

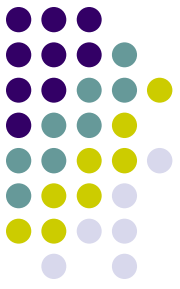


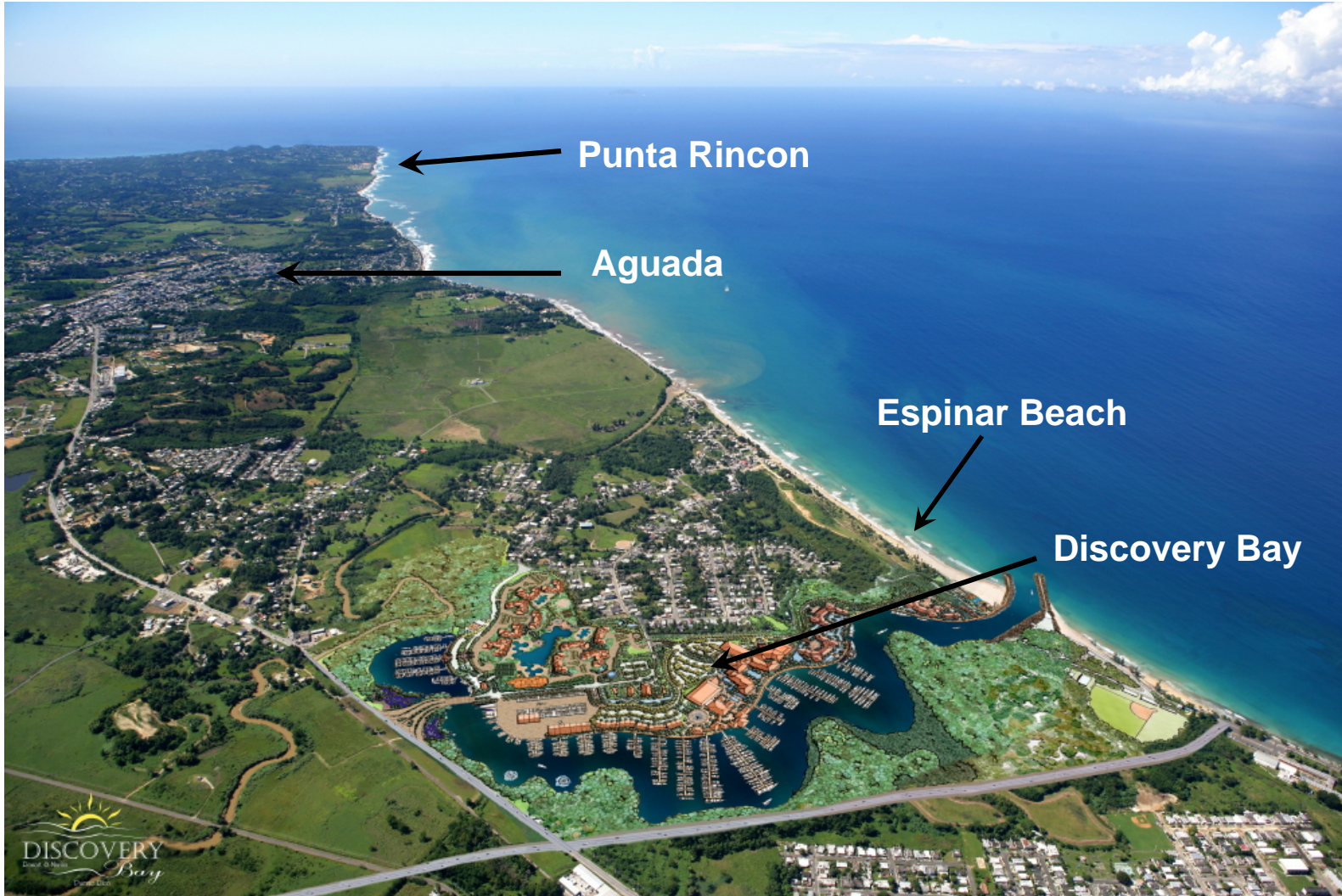
Location in Puerto Rico



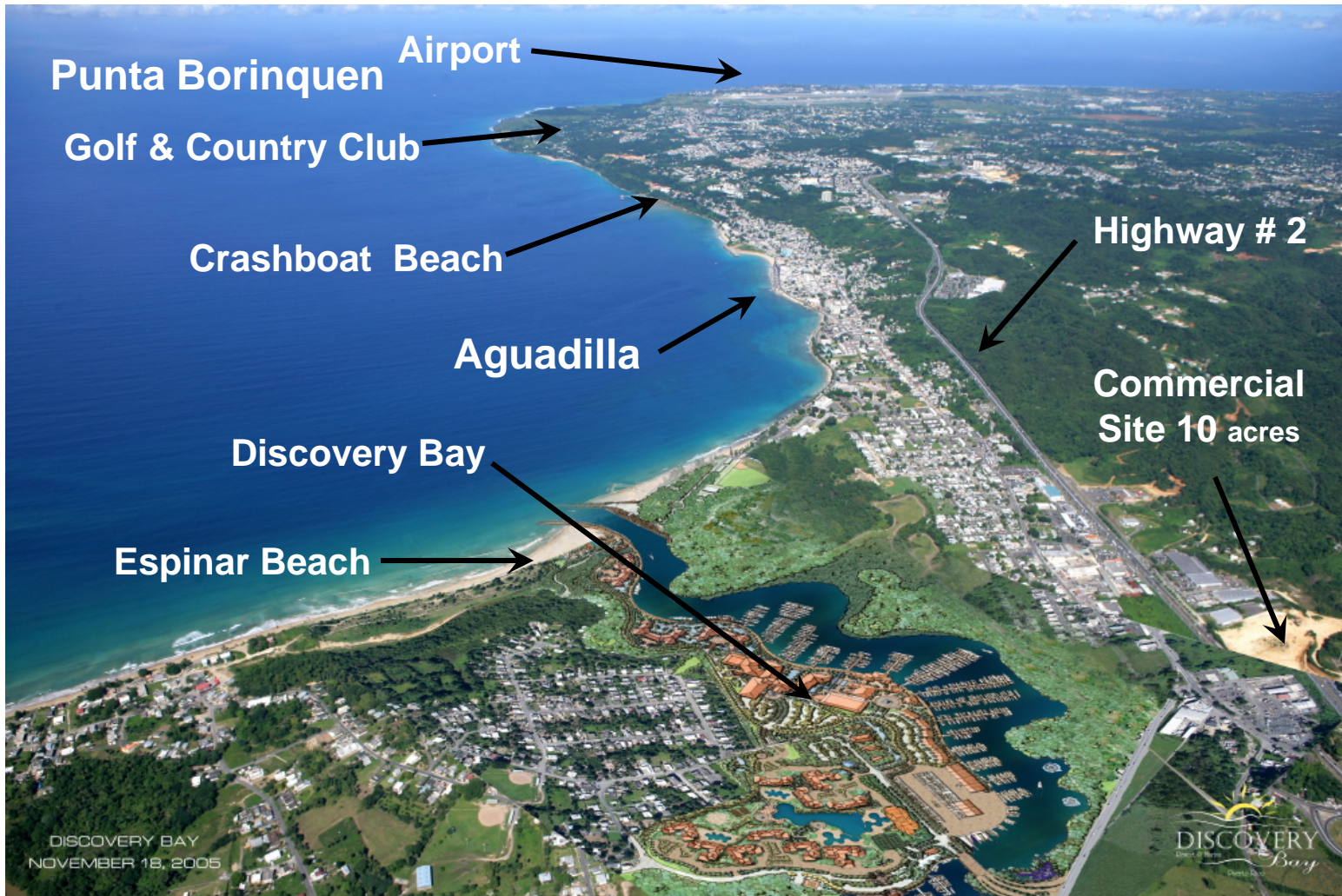
Site Location
View of the Property as is.

The Project: **Discovery Bay**





The Project with a view looking towards Aguada/Rincon



The Project with the view looking towards Aguadilla
Puerto Rico's Northwest Point



Punta Borinquen Airfield

with many scheduled commercial flights to various US cities



View of the existing breakwater which makes Inland Marina feasible with USACOE.

Conceptual Master Plan



Beach Club

3 Residential Towers

**Hotel, Spa
Casino**

**Retail
Commercial**

**Waterfront
Villas**

**DryStack & Marina
Commercial**

**Residential
Midrise Units**

LAND AREA CALCULATIONS			
AREA	HECTARES	CUERDAS	
BEACH PARCEL	1.5 HA	3.8 CU	
RIVER PARCEL	27.0 HA	68.8 CU	
MARINA PARCEL	42.0 HA	106.9 CU	
TOTAL AREA	70.5 HA	179.5 CU	

LAND USE CALCULATIONS			
AREA	HECTARES	CUERDAS	
GARDEN APTS - A	2.6 HA	6.6 CU	
GARDEN APTS - B	2.3 HA	5.8 CU	
GARDEN APTS - C	1.1 HA	2.8 CU	
RECREATION AREA	1.1 HA	2.8 CU	
REC. SUB PARCEL	0.2 HA	0.5 CU	
DRY STORAGE	2.2 HA	5.6 CU	
MARINA	0.6 HA	1.5 CU	
MARINA PARKING	0.9 HA	0.8 CU	
MARINA TOWNHOMES	0.6 HA	1.5 CU	
MARINA BASIN	22.7 HA	57.7 CU	
MARINA PROMENADE	0.6 HA	1.5 CU	
RETAIL DISTRICT	2.1 HA	5.3 CU	
HOTEL COMPLEX	5.1 HA	7.9 CU	
CONDO TOWER - A	0.6 HA	1.5 CU	
CONDO TOWER - B	1.1 HA	2.8 CU	
CONDO TOWER - C	1.1 HA	2.8 CU	
PRIVATE LOT	0.2 HA	0.5 CU	
LAGOON	0.9 HA	2.3 CU	
ROADS AND PLAZAS	7.1 HA	18.0 CU	
TOTALS	50.5 HA	128.4 CU	

GREENSPACE VS. DEVELOPED CALCULATION			
AREA	HECTARES	CUERDAS	PERCENT
TOTAL AREA	70.5 HA	179.5 CU	100.0%
DEVELOPMENT PARCELS	50.5 HA	128.4 CU	71.6%
REMAINING GREENSPACE	20.0 HA	51.1 CU	28.4%

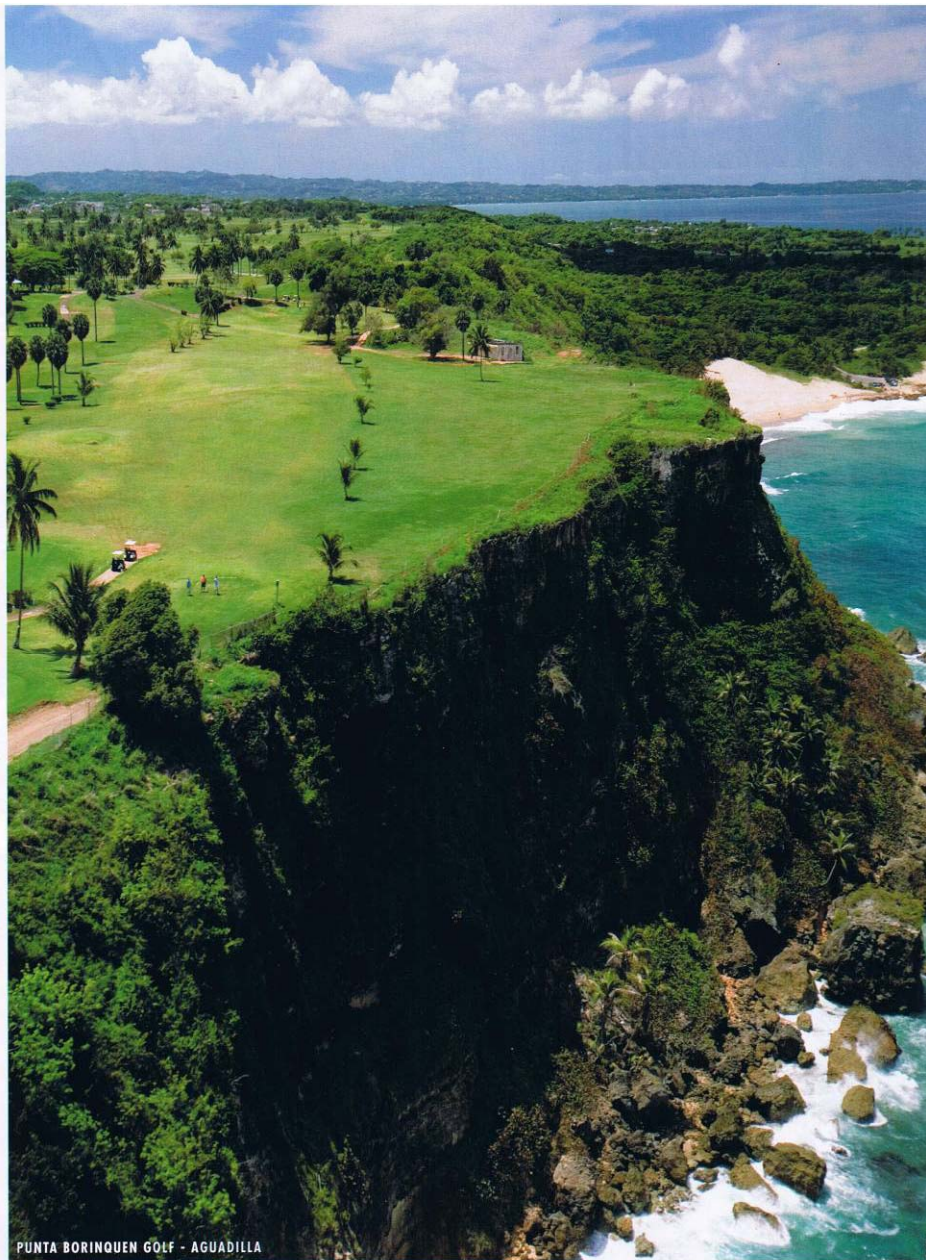
Activities



- Marina would create the ability to provide tourist and recreational activities such as:
 - Snorkeling, Scuba Diving, Whale Watching
 - Fishing Tournaments, Sailing Regattas,
 - Powerboat, Sailboat, Kayak and Jet Ski Rentals,
 - Sunset Cruises, Historical Scenic Cruises of the Coast,
 - Party & Lunch Boat Cruises, Parasailing
- Bridge to increase marine traffic from Dominican Republic (Cap Cana, La Romana & others) and capture boaters heading to or from Lesser Antilles.
- Horseback riding facilities.
- Bicycle and other Ecotours.

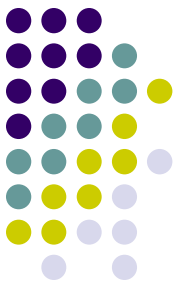
Punta Borinquen

Golf Course



PUNTA BORINQUEN GOLF - AGUADILLA

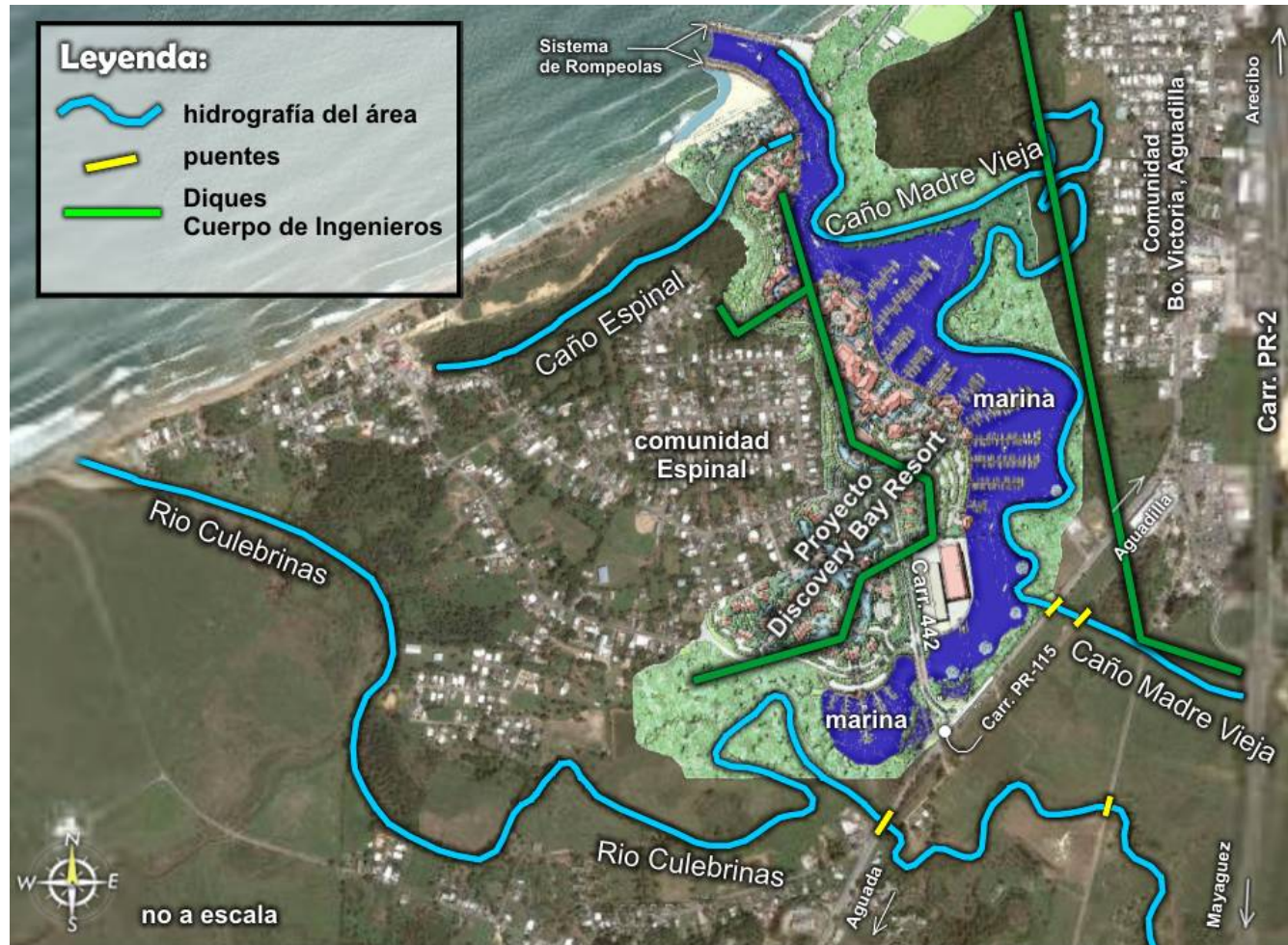




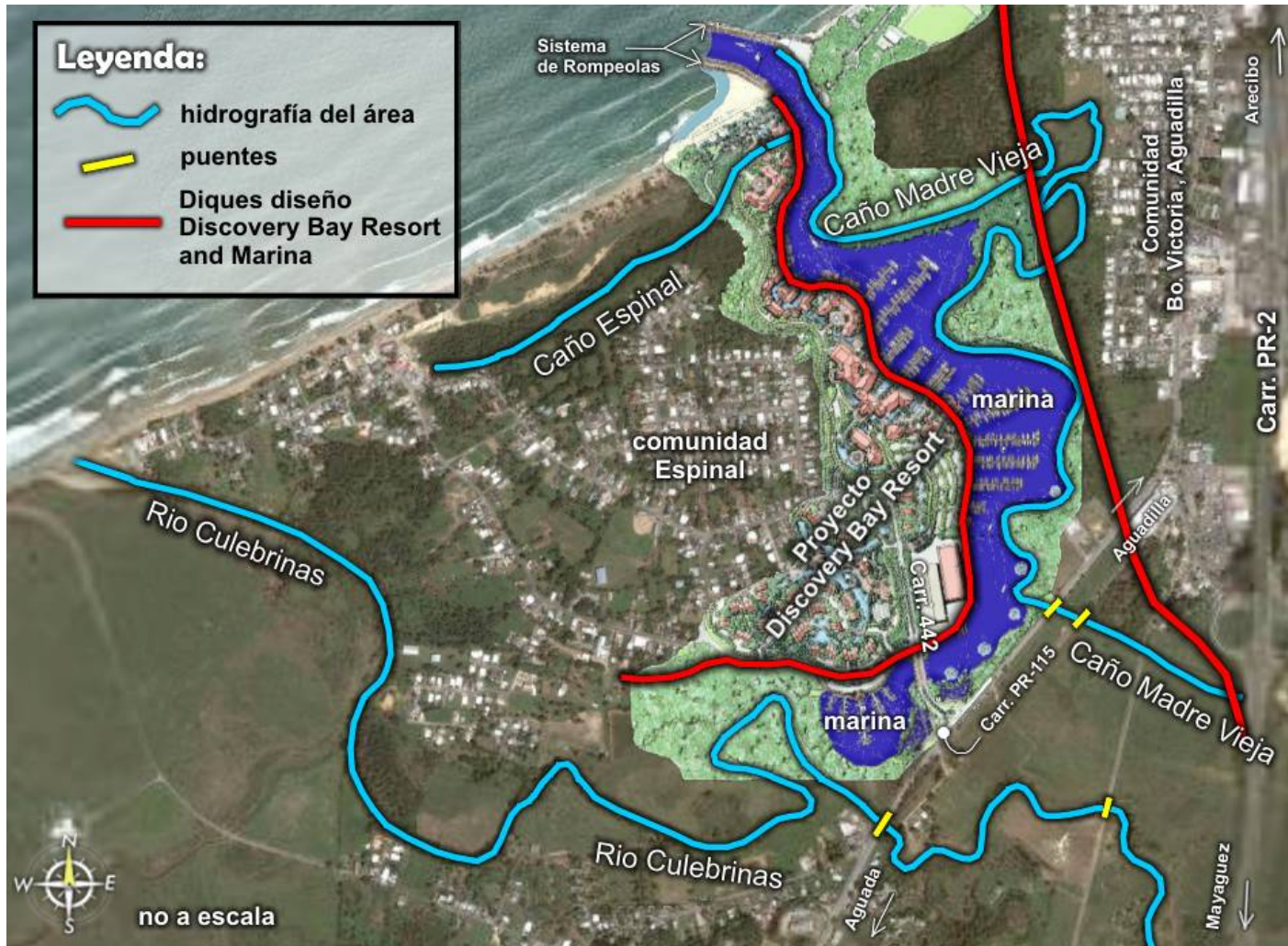
Flood Control

- US Army Corp of Engineers proposed Rio Culebrinas flood control project to remove over 3000 people from flood zone in 2002 costing \$4.5MM.
- Discovery Bay would undertake the project and build an inland marina in the flood zone and a Hotel and Residential development in the land rescued from the flood zone.
- **This is the main social benefit of the project which is of interest to government and local communities and is the thrust of the permitting efforts.**

USACE Flood control proposal



Flood Control & Development



Consultants



- **Antonio Hernández Virella & Associates - Project Managers**
- **ALAYO Architects PC - Project Architect**
- **Arq. Ricardo Lefranc - Project Architect**
- **Ed Stone & Associates - Land Planners**
 - Worked locally in El Conquistador, Ritz Carlton, Palmas del Mar, and several other major projects in PR.
- **Moffat and Nichols - Coastal Engineers**
 - Have worked on the Martin Peña project, Palmas del Mar, and other ports projects in Puerto Rico
- **Estudios Tecnicos - Market Study**
- **Dr. Emilio Colón - Federal Permitting Process**
- **Patricio Martínez Lorenzo, Esq. - Environmental Law**
- **Dr. Vance Vicente - Marine Biology**
- **Dr. Jorge Capella - Oceanography**
- **Dr. Rafael Segarra - Hydrologist**
- **JAT Wetland Research - Biological Evaluation**