

PROJECT PROPOSAL
for a Real Estate Development

Prepared By: Jacob Silver
Project: Astera Development
Company: NBP Investments, Ltd.

October 2008

Subsequent to the Environmental Checklist submitted to the Environment Department and the response letter (attached) please find below our proposal for Astera Development and please find attached the requested documents and a copy of the receipt for the Environmental Monitoring Fee.

Overview

Astera Development is targeting medium to high end investors, developing approximately 14 residential homes (2000 – 2400 sq ft, 2-3 bedrooms, 2 bath), 12 condos (8 units of 2 bedroom, 2 bath), 1 community centre inclusive of a swimming pool and tennis court and 1 restaurant/bar. The excavation of approximately 40,000 cubic yards from three canals of lengths, 600ft, 500ft and 480ft, and from the widening of an existing water way.

All the property will remain for Astera Development and all the homes and condos will be sold as time share or investment share, however each parcel will be demarcated so as to have space allocations for each development area but no lots will be subdivided and sold.

Project Location

The proposed residential and commercial development is located in Punta Negra Area, Toledo District and comprising of two adjacent parcels measuring approximately 24.55 acres and 8.56 acres, see survey plan and titles.

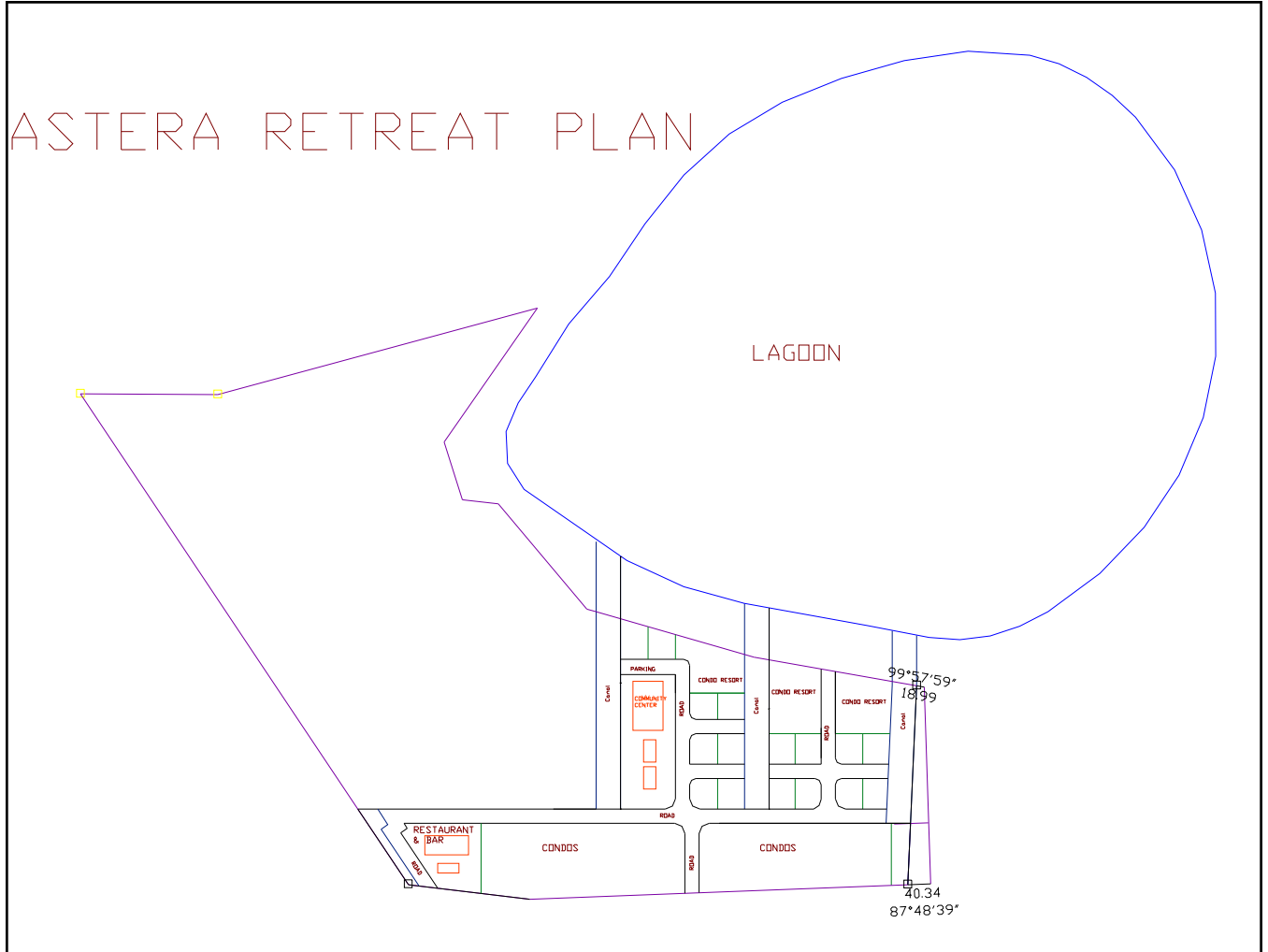
Project Description

The proposed project is being developed as a medium to high income residential development that would be self sustainable with respect to having all the amenities of a community including a public spaces, public facilities, tennis court, swimming pool, waste disposal, public playground, among other things. The project shall consist of 14 residential homes; varying from 2 to 3 bedrooms and 2000 to 24000 sq ft; these will be single storey bungalow type structures, 12 condos, consisting of 8 units each, with 2 bedrooms and 2 bathrooms; these will be 2 storey multiplex, a public community centre that would cater for all the social requirements of the occupants and a restaurant/bar, that will also house a small food market.

Three canals of dimension 600ft by 60 ft, 500ft by 60ft and 480ft by 60ft all to a depth of 10ft will be constructed in order to obtain the adequate volume of fill required to elevate the lower areas of the development along the lagoon side by 3ft and to enhance the aesthesis of the lagoonal side parcels by adding water frontage along each parcel.

An existing water course along the western border of the property on the seaward side will be widened and deepened to allow for easier boat access without the need for piers. This option has been chosen so as provide one general access point for all residents that would be secured and also to limit the need for individual access piers. This access point will need to have two jetties in order to protect the entrance to this canal and some small scale dredging will need to be done to deepen the access channel, at present the water depth near shore is 3 to 4ft. This access point will also be utilized for deliver of all construction materials.

Of the 33.1 acres owned by Astera only 14 acres will be developed, utilizing the entire sea frontage available and a section of the lagoon frontage available, no other development outside of this being planned at this time as the assessment as to the financial feasibility needs be conducted with the initial developments planned.



Road Network

All roads within the property will be built to A1 all weather road standards as stipulated by the Ministry of Works. They will be cambered at 4⁰ with V drainage on both sides of the road, culverts will be placed on a as need basis. Consultation will be done with the Ministry of Works engineer prior to the construction of the roads. The sand and soil in the area will be used for the base and sub-base and the wear course (gravel) will be imported from outside sources.

Energy and Communication

The target market for the development is a green friendly clientele that will be encouraged to utilize renewable sources of energy, so all structures will be equipped with solar water heaters and solar panels to provide lighting for all exterior needs, street lights, walkway lights, park lights etc., however the core electricity needs will be met by diesel generators that will be placed on the lagoonal side of the property within a bounded facility, all distribution lines will be underground. Consultation with Belize Electricity Limited (BEL) will be done to see if there is possibility of connecting to the national grid or for BEL to manage the power generation, however if this not realized the property managers will maintain the electricity system and will get advice from suitable qualified engineers.

All other energy needs will be sourced from local suppliers and brought into the development.

The project site is serviced by both telecommunication providers and as such residents can utilize their choice of providers.

Transportation

At present the property is only accessible by boat, in addition, it is anticipated that boat access to the site would be most preferred due to distance and time as such the centralized canal on the south western edge of the property will be designed so as to accommodate the passage of persons, goods and services. Only one main docking area is planned as the construction of individual piers will be discouraged. The canals to be built are not for boat traffic but rather only needed to obtain fill and improve aesthetics.

Canals

Three canals of dimensions 600ft by 60ft, 500ft by 60ft and 480ft by 60ft all to a depth of 10ft will be constructed on the lagoonal side of the property. These canals will yield approximately 35,555 cubic yards of sand and clay fill that will be utilized to elevate the low lying areas of the development. The canals will be v shaped with a 45° slope on the sides to prevent slumping of the canals and flat on the base, they will be constructed through the use of excavators. It is not anticipated that bulkheads will be needed to maintain the integrity of the canals due to stability of the soils within the property.

The fourth canal on the south western end of the property will utilize an existing waterway, this stream will be widened to 45ft and deepened to 10ft with an overall length of 160ft in order to allow boats and other vessels to dock and offload persons, and cargo. As this canal is on the seaward side of the property it is anticipated that two protective jetties 120ft in length each, will need to be constructed at the entrance of this canal in order to prevent siltation. Appropriate lighting will be placed along these jetties to ensure that they do not pose navigational hazards. Consultation will be done with the Belize Ports Authority as to the adequate type and placing of these lights.

Approximately 40,000 cubic yards in total will be excavated and used as fill within the property.

Potable Water Resource

A dual water system is being proposed for the development the use of a rainwater catchment system along with cisterns augmented by a small reverse osmosis (RO) plant with secondary storage tanks. Water for domestic use, including showering, flushing and cleaning will be obtained primarily by means of the rainwater catchment, the RO plant will be maintained to act as a backup system in the event that there is a shortage of potable water from rainfall (at maximum capacity it is expected that 25,000 gals/day will be required), the secondary storage tanks will be put in place to ensure that the water demands can be met by the RO system. The brine from the RO system will be fed back into the sea through a diffusion pipe. If rainwater is intended for human consumption, property owners will be advised to properly chlorinate/treat the rainwater before use.

Solid Waste Management

Solid Waste generated at the project site will be collected on a regular basis and transferred to the approved disposal site. Property owners will be encouraged to practice source separation and composting of organic waste in an effort to reduce the volume of waste introduced to the dump site. Compositing will be undertaken in contained compost beds using the Windrow technology.

Initially, most of the waste will be construction waste from the construction of residential homes. This type of waste would be used as a base fill in low-lying areas and will consist mainly of concrete, plastics, wood, etc. being mainly inert materials, having no negative impact on the environment.

During post construction phase, waste will have the basic characterization of municipal waste being mainly organic, followed by paper and plastics, then metal and other wastes.

Liquid Waste Management

Considering the location of the project, the nature of the project, individual triple chambered aerated treatment plants will be used. There are currently two systems to choose from, the development is keeping abreast of the results from the tests being conducted by projects along Placencia Peninsula. Once the information becomes available one of these systems will be chosen, consultation with the Department of Environment (DOE) will be done before sourcing of the systems to ensure that they meet or exceed the departments standards. However if none of these systems are approved by the DOE , another alternative would be to use decentralized wastewater treatment plants such as the BESST Wastewater Treatment Plant.

Emergency Preparedness

This development project is currently developing its emergency preparedness plan and shall include a hurricane plan and fire plan. As a planned community, provision shall be made for the availability of several water hydrants strategically sited throughout the project area. In the event that a storm is eminent, it will be mandatory that property owners evacuate and shelter more inland until the storm has passed.

Project Alternatives

Of the potential alternatives for development of the property including a tourism development with golf course or a high density residential/condominium development with a full service marina or a medium to high income low density residential development, that would still yield profits the third option was chosen as it has a footprint of 1 person per 1200 sq ft. by utilizing a mix of single storey/single family dwellings with 2 storey multiplex condominiums, resulting in a profitable while low impact development. The no development option was not examined as the property was purchased for the sole purpose of investment.

Potential Impacts

The potential impacts associated with this development project includes:

- Solid Waste – Poor collection and storage, leachate contamination, potential impacts due to odor, contamination of soils, infestation.
- Liquid Waste – Contamination of soils and water, possible exposure to unwarranted health risks due to pathogens,.
- Excavation – Sediment Plumes, sediment run-offs, alternation to the natural environment
- Vegetation clearance – removal of vegetation to allow for project footprint
- Wildlife – impacts as a result of vegetation clearance

Mitigation Measures

Some impacts can be mitigated, others can be prevented, while some are temporary and reversible and others are permanent. For low density project of this nature in a relatively remote environment with a nutrient limited ecosystem, the impacts of the proposed project can be classified as minimal and can be mitigated. In addition, the project will have a net ecosystem benefit as landscaping will be an integral component of the project. Seed bearing trees, flowering plants, amongst others will be planted in the hope of promoting the wildlife in the area.

Solid waste and all waste other than organic waste will be transported on a regular basis to the approved dump site. Organic waste will be composted on site.

Liquid Waste, packaged aerated treatment plants will be utilized that meet DOE Standards.

Vegetation clearance, only minimum vegetation will be cleared, and if applicable a mangrove permit will be obtained.

Wildlife, there will be net benefit due to landscaping.

Excavation, berms and sediment traps will be created to prevent the runoff of spoils from the disturbed sediments that will be used as fill, also the entrances of the canals into the lagoon will be opened only after all suspended solids have settled out of the canals.

Conclusion

Considering that this development is a relatively small residential/tourism project of approximately 14 acres, the negative environmental impacts are all foreseeable and can be mitigated against providing that both the developer and government play their respective role in ensuring the achievement of our mutual goal, towards sustainable development through promoting planned developments that make use of the natural resources without completely altering the natural environment.

It is understood that the impacts associated with excavation and canalization are of the most concern, however, Astera has no objection in carrying out further studies in this aspect, but requests the consideration of the relevant government agencies, including the DOE, Forest Department and the Geology and Petroleum Department for approval of this stage of the development.

DOE Letter of Request



BELIZE

Please Quote:

Telephone Numbers: 822-2542 / 2816

Fax Number: 822-2862

E-mail: envirodept@bil.net

*Department of the Environment
10/12 Ambergris Avenue
Belmopan,
Belize, C. A.*

July 08, 2008

Jacob Silver
Director
NBP Investment Limited
Punta Negra
Toledo District

Dear Mr. Silver

The Department of the Environment (DOE) acknowledges receipt of an Environmental Checklist for a real estate Development, located near Punta Negra, Toledo District.

A review of the document indicates that more information and a site inspection be conducted to make a determination on the project. Moreover the Department requires that the following be submitted:

1. A copy of land tenure documents
2. Certificate of Incorporation
3. Environmental Monitoring fee of a \$1000, as per Regulation 29 of the EIA Amendment Regulations.
4. Overall layout plan of the project

Kindly be informed that the Department of Environment hereby requires some clarifications on whether the development will be a subdivision project or if the development includes the construction of homes.

Please submit the aforementioned as soon as possible to start the Environmental Screening process.

Thanks for your attention and cooperation.

Respectfully,

A handwritten signature in black ink, appearing to read 'Martin Alegria'.

Martin Alegria
Ag. Chief Environmental Officer
Department of the Environment

Title 24.55 acres

FORM 20
(RULE 24)
BELIZE

FOLIO NO 115
VOLUME 51

GENERAL REGISTRY ACT, Chapter 327 of the Substantive Laws of Belize R.E. 2000-2003, GENERAL REGISTRY RULES

TRANSFER CERTIFICATE OF TITLE

know all men to whom these present shall come that by transfer effected by


BLACK POINT ENTERPRISES LIMITED **Of** a company duly incorporated under the Companies Act, Chapter 250 of the Laws of Belize, Revised Edition 2000, with registered office at 99 Albert Street, Belize City, Belize

NEP ENTERPRISES LTD. **Of** 210 Locline Ln. Wallis Callisford 92065 USA.

has (~~become~~) become and is (~~owner~~) the registered proprietor (~~owner/proprietor~~) of ALL THAT piece or parcel of land containing 24.55 acres situate along the sea coast, Punta Negra Area, Toledo District as shown on Plan No. 1181 of 1999 TOGETHER with all buildings and erections standing and being thereon.

subject, nevertheless, to the legal charges and incumbrances which are noted herein, or endorsed hereon.

In faith, and testimony whereof I have hereunto subscribed my signature and affixed the seal of the Registrar General's Office, this 30th day of October, 2007 at the Office of the Land Titles Unit.


Registrar General

NOTINGS

A Memorandum of Transfer was presented at the Land Titles Unit on the 20th day of October 2007 at 9:30 am a Transfer First Certificate of Title dated the 24th day of July 2000 in respect of the land described herein is registered in the Land Titles Register Volume 6 at Folio 115.

Registered

Title 8.56 acres

FORM 20
(RULE 24)
BELIZE

FOLIO NO 116
VOLUME 51

GENERAL REGISTRY ACT, Chapter 327 of the Substantive Laws of Belize R.E. 2000-2003, GENERAL REGISTRY RULES

TRANSFER CERTIFICATE OF TITLE

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has (~~become~~) become and is (~~owner~~) the registered proprietor (~~owner/proprietor~~) of ALL THAT piece or parcel of land containing 8.56 acres situate in the Punta Negra Area, Toledo District, comprised in Minister's Plan (Grant) No. 774 of 1999 dated 20th September, 1999 and more particularly shown on Plan No. 774 of 1999 dated 20th September, 1999 attached to the said Grant TOGETHER with all buildings and erections standing and being thereon.

subject, nevertheless, to the legal charges and incumbrances which are noted herein, or endorsed hereon.

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Registrar General

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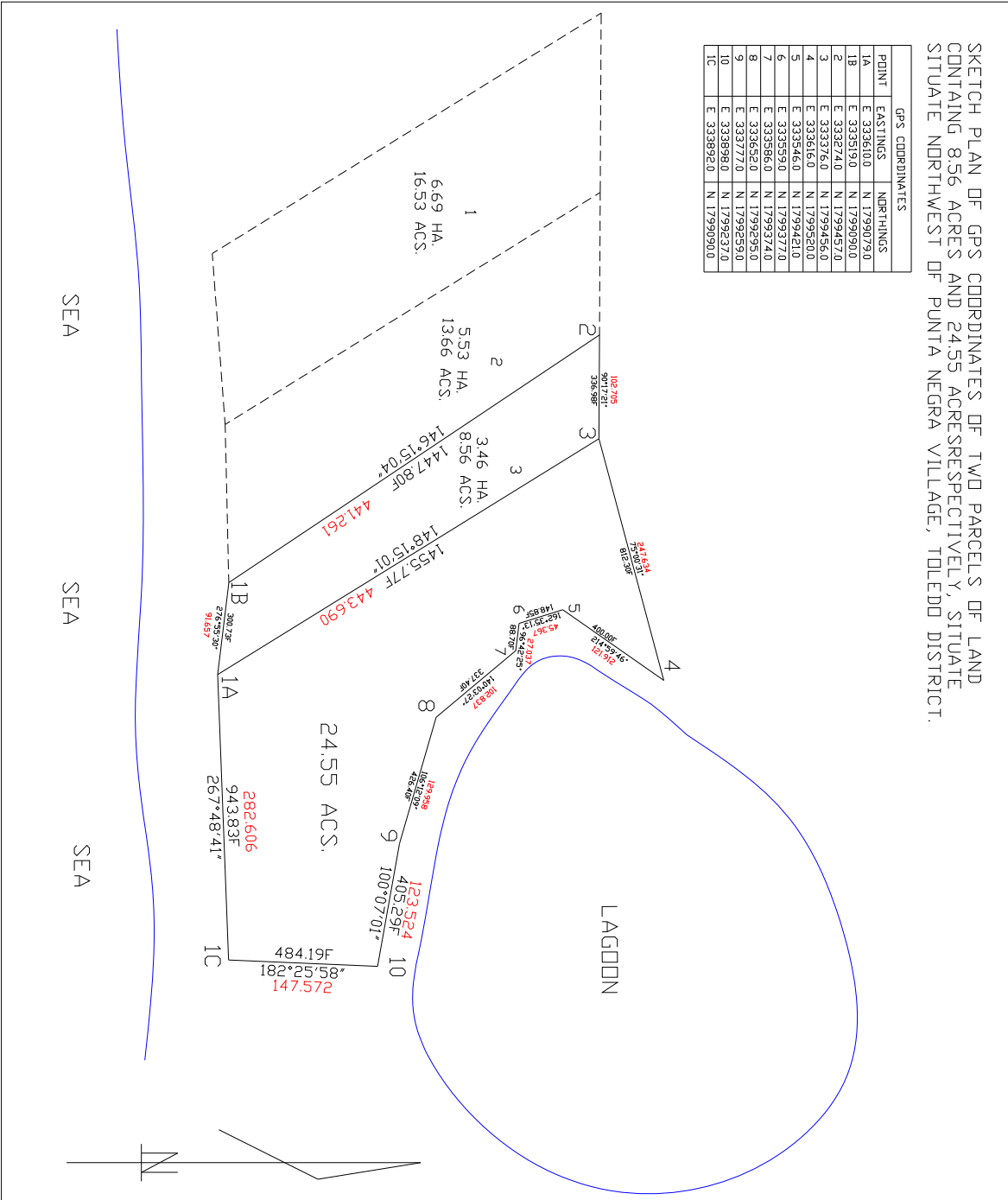
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Registered

Survey Plan

SKETCH PLAN OF GPS COORDINATES OF TWO PARCELS OF LAND CONTAINING 8.56 ACRES AND 24.55 ACRES RESPECTIVELY, SITUATE SITUATE NORTHWEST OF PUNTA NEGRA VILLAGE, TOLEDO DISTRICT.

GPS COORDINATES		
POINT	EASTINGS	NORTHINGS
1A	E 333610.0	N 1799079.0
1B	E 333519.0	N 1799090.0
2	E 333274.0	N 1799457.0
3	E 333376.0	N 1799456.0
4	E 333616.0	N 1799580.0
5	E 333546.0	N 1799421.0
6	E 333590.0	N 1799377.0
7	E 333586.0	N 1799374.0
8	E 333777.0	N 1799259.0
9	E 333898.0	N 1799237.0
10	E 333892.0	N 1799090.0



Layout Plan

ASTERA RETREAT PLAN

