



★ ★ ★ ★ ★
FIVE STAR BY NATURE



The Royal Jaguar brand is always 5 Star by Nature located in the World's Finest hand chosen locations...Semi-Secluded yet Convenient.

Royal Jaguar is the leader in Stability and Security for it's Guests and Residents, and creates the new standard for sustainable environmental applications.

Architecture and Art Installations will play in Concert with Nature's Playground to make Beautiful Music for the most discerning ear. The experience remembered will entail magic, health and wellness, and an unforgettable relishment.

The Royal Jaguar Experience will entice it's participants to delve into all Six Senses and to rebond with themselves, family and friends. Comforted by familiar brands like OceanAire Restaurant/Seafood Bar, Louis Vuitton, and Starbucks,

World Class Chefs will rotate through to produce gastro delights from locally sourced goods.



Royal Jaguar Papagayo features 2 joined land parcels comprising approximately 75 acres of Pacific footage on its own Peninsula, and with a magnificent walkway bridge to a higher elevation and Terraced Mountain Terrain. The Royal Jaguar sets in Northwest Costa Rica and only 15- 20 minutes from the International Airport in Liberia.

Over 70% of all foreign investment in Costa Rica is in the “Papagayo” region and new infrastructure proves the Country’s commitment to the exploding area. Within a one hour drive is several Costa Rica beach hotspots. Tamarindo, Flamingo, Playa Grande, Playas Ocotol, Coco, and Playa Hermosa just to name a few. A one to two hour drive and you are transported to Volcanoes with their host of activities including hot springs, horseback, zip lines, rafting, tubing and of course...exploring this special place and people.

In the immediate area of The Royal Jaguar, the Iconic Four Seasons resort and golf club, Papagayo Village and Marina, Hyatt Andaz, Marriott, Mangrove Collection, Planet Hollywood, Dreams, Secrets, Reserva Conchal, Occidental and many other boutiques. Other luxury brands like Royal Jaguar believe that now is the right time to provide inventory into the market, as the 2008 collapse halted progress. Royal Jaguar is poised to answer the Real Estate Professionals dreams of new exciting luxury inventory, and R.J. is in position to be “1st” to market.

The Royal Jaguar development team has all permits in place including the Uso de Suelo. Costa Rica has 25% of its land protected as National Parks, and is the greenest Country on the Planet. It is an enviable achievement that we have secured the full rights and concessions to build a 38+ yacht slip Marina, Boardwalk, and Entertainment Complex.. The R.J. has approval for a total of 480 condominiums/Villas, 20 Ultra

Playa Panamá, Guanacaste Costa Rica

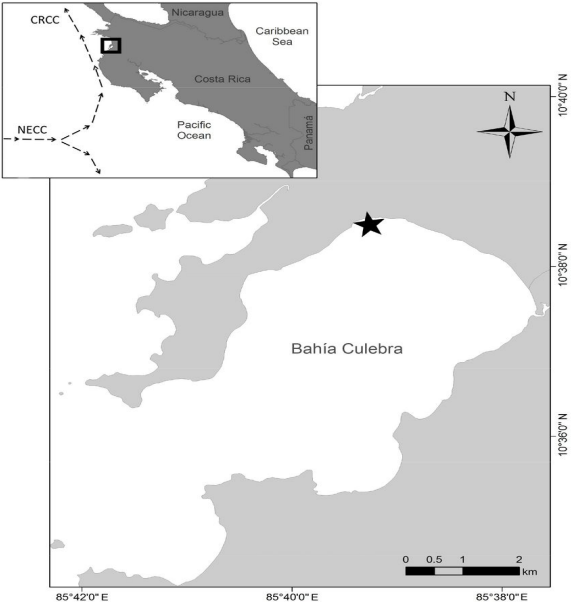




Royal Jaguar – Reserva - Concession #8

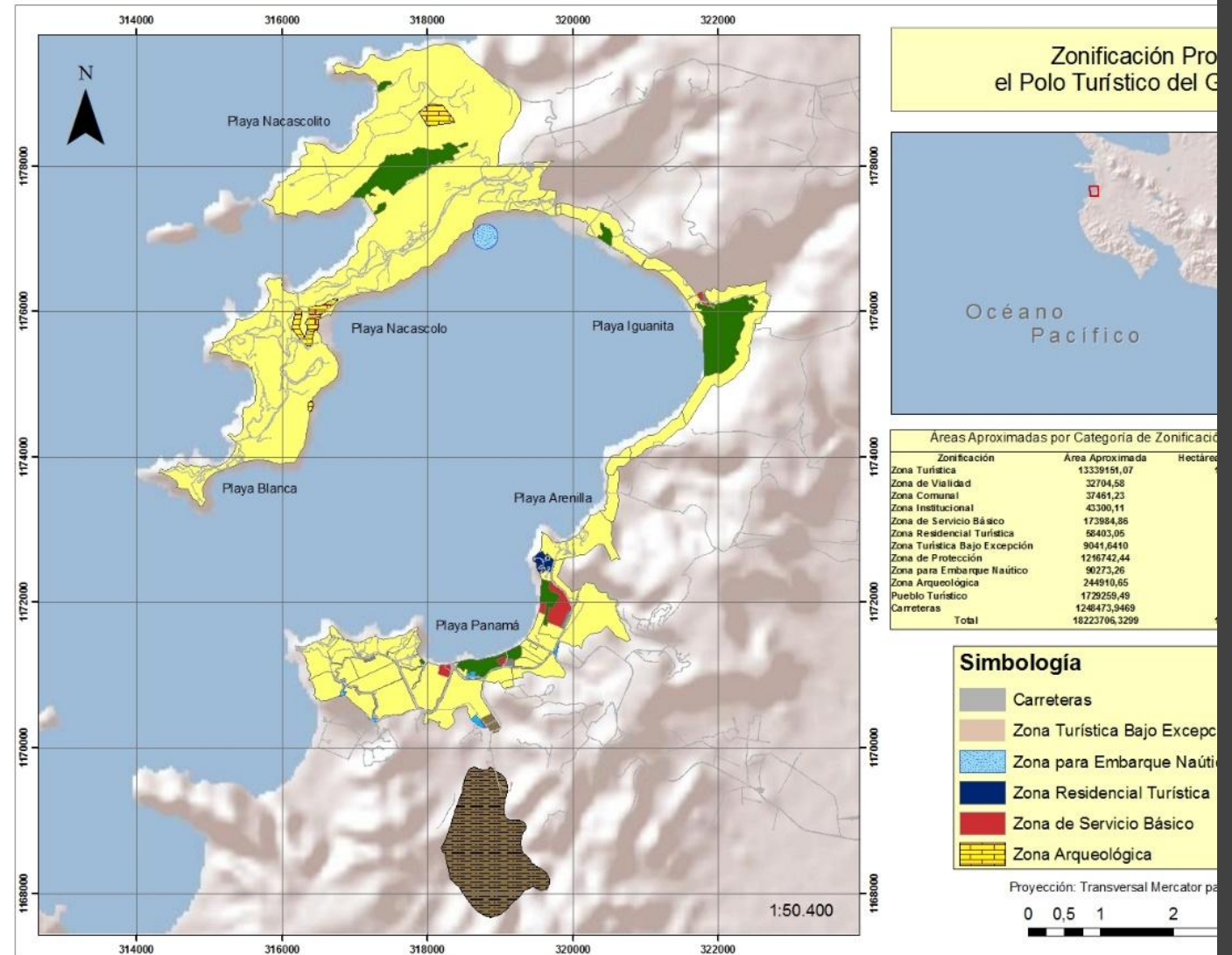
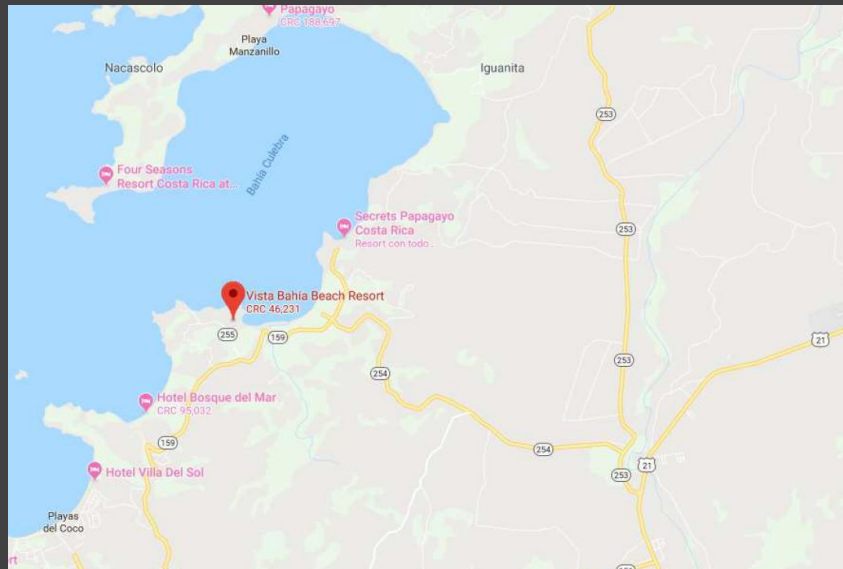
Royal Jaguar – Vista Papagayo – Concession #13

The Royal Jaguar development team has enjoyed a healthy relationship with Costa Rican Government Agencies, Leaders, Promoters, and the Local Communities as well. The team has specialized in Resort Development, Regional Promotion, Consulting, Design, and Marketing/ Sales in Latin America for over 30 years. The Royal Jaguar team has successfully combined the best of two Worlds. The Reserva parcel is 54 acres of Beachfront with Dramtic Elevations and a Beautiful Estuary Reserve. The Vista Papagayo parcel is 20 acres of Elevated Views with Beachfront to the Club and Boardwalk. The proerty's are joined by Boardwalk, Zip Lines and a unique Bicycle Zip line. Both parcels enjoy the Ferris Wheel and each feature Entertainment Venues. The Royal Jaguar Resort...5 Star by Nature.



Royal Jaguar Papagayo
The Crown Jewel on Earth’s Finest Jewelry
Playa Panama Papagayo
Guanacaste, Costa Rica









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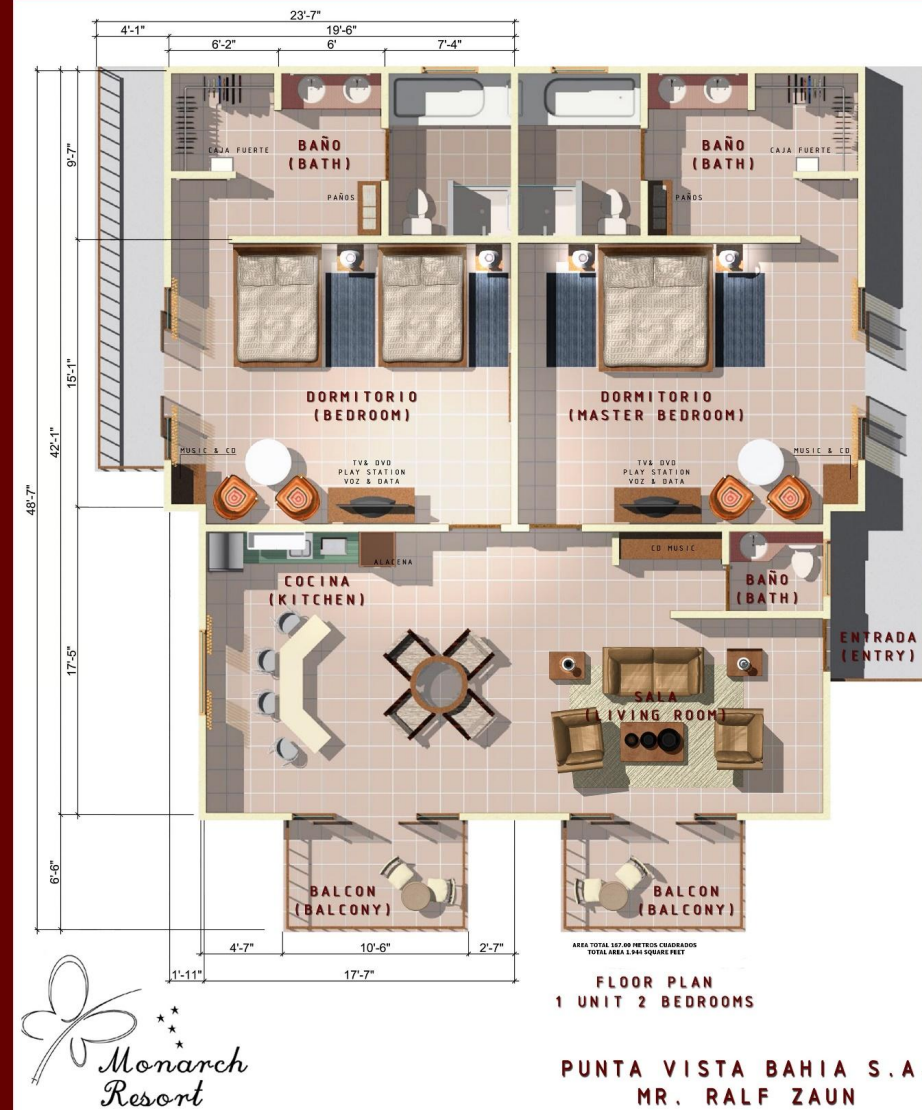




VILLAS

PUNTA VISTA BAHIA S.A.

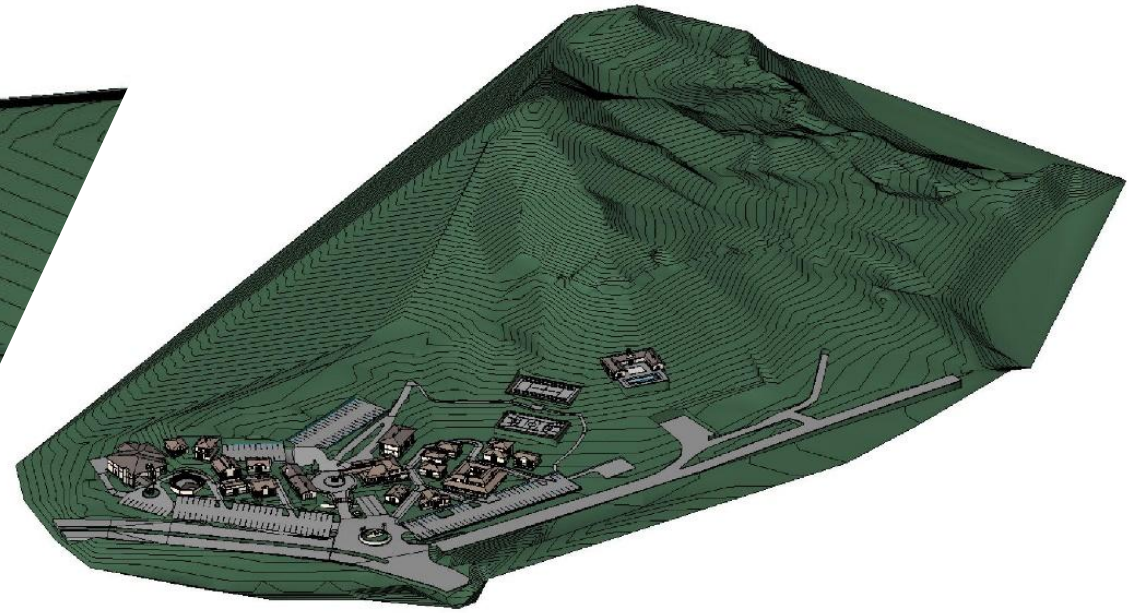
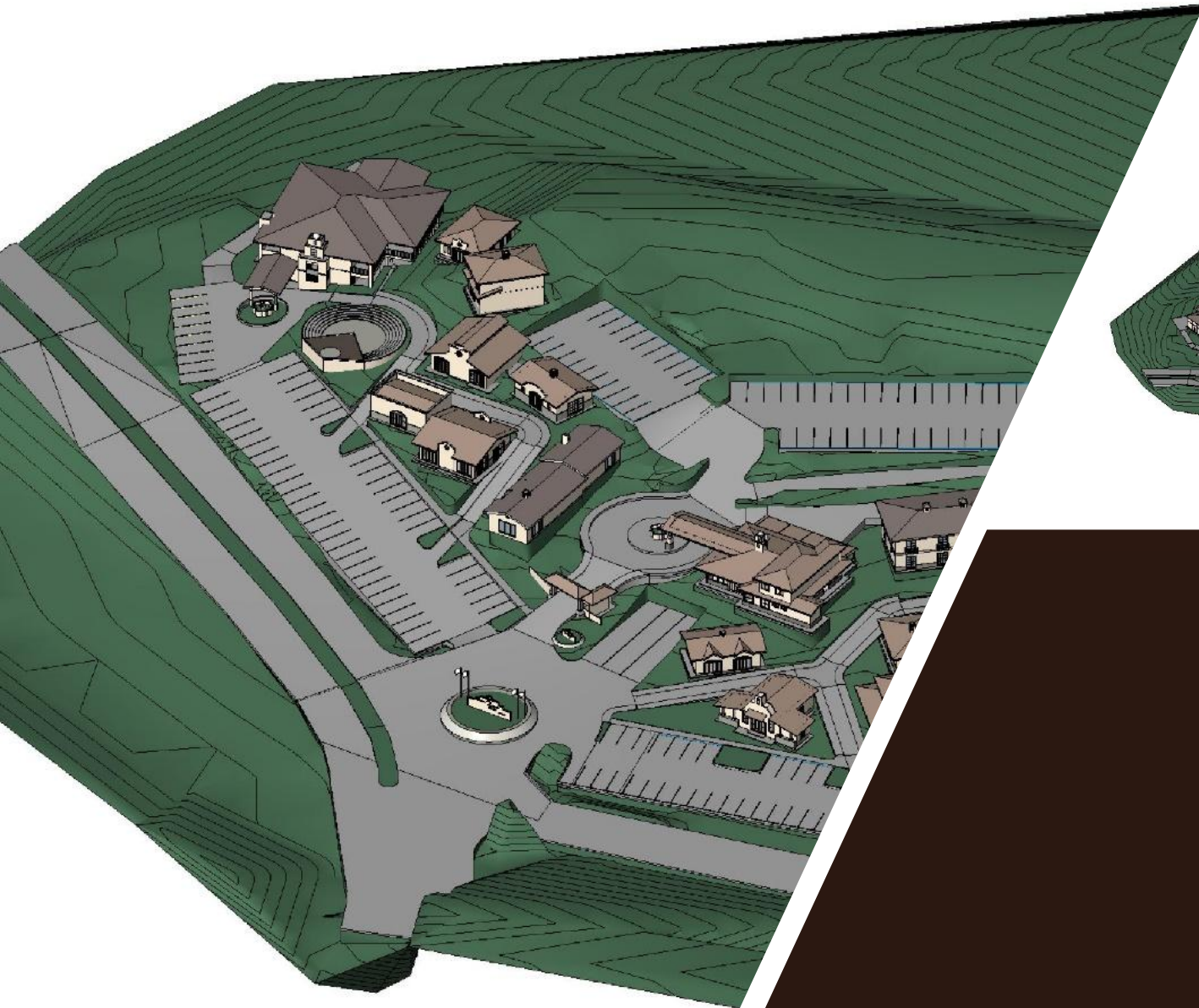




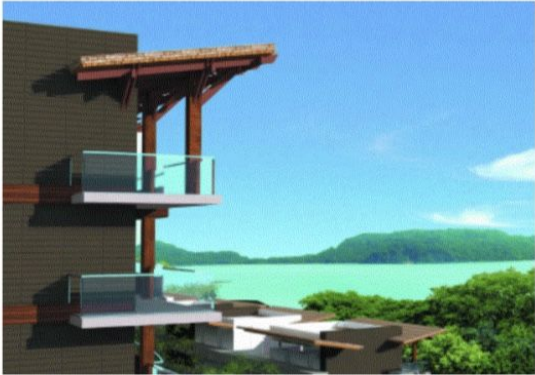


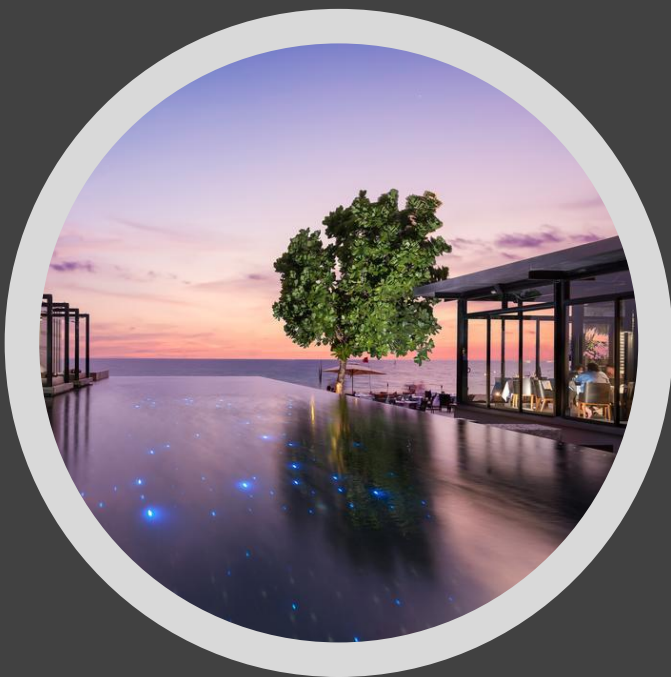
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The Royal Jaguar Resort Pool System





The Royal Jaguar Resort Pool System feature a Lazy River tying together choice Villas and flowing into the Principle Pool with Swim Up Gambling Bar.

This feature is #8.



Royal Jaguar - Cap'n Chango Marina

The Royal Jaguar planning has been underway over 10 years. Costa Rica is considered the most discerning Country with regards to protecting the sacred environment, and especially in the Prized region of Papagayo. The Four Seasons Resort offers the Papagayo Marina, and entice the mega and giga Yachts passing through the calm blue Pacific heading North and South. The Papagayo Marina is on the opposite side of the Four Seasons Peninsula and out of site from the Royal Jaguar Resort. The fees at the Papagayo marina are considered on the ultra-expensive scale of marinas and have significantly higher fees in all of the Central and South American waters.

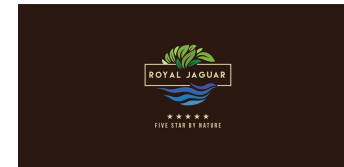
The Cap'n Chango Marina at the Royal Jaguar Resort may be small in comparison in both size and pricing, but the Fun at Cap'n Chango is what Marinas are made for! Chango is the Spanish word for Monkey, and Howler, Spider, and Capuchin Monkeys are Very Plentiful onsite and in the surrounding Jungle. You will hear the “Howl” every morning and throughout the day, and these beautiful primates are safe and again Plentiful!

The development team is extremely proud of the efforts taken, and to receive the concession from the Costa Rican Government is as high an honor available from the environmental agencies and committees. At this time The Cap'n Chango Marina Complex with it's unique 5 pier entertainment system, has rights to receive 30 full time yachts, 8 panga size crafts, 4 large yacht lengths, and small crafts. The ability to increase the number of slips in the future is a definite availability. Not including fuel or other services, with full occupancy, the Marina will gross over \$500,000 annually.



Royal Jaguar - Tuanis Vida Wellness & Spa

- Tuanis Vida literally means Awesome Life. Tuanis is a word rarely used outside of Costa Rica.
- Humans have been searching throughout history for Tuanis Vida and for the Fountain of Youth.
- Tuanis Vida is your Fountain of Wellbeing, Youth inside and out, and Health for long term...Vida!
- Tuanis Vida boasts the “Tlaquepaque” The Best of Everything that Nature, the Jungle, Eastern Medicine, and Spiritual Harmony.
- The Jungles of Costa Rica, Panama, and the Amazon produce the magical and potent Herbs that even Western Medicine uses.
- Tuanis Vida and it’s team of Holistic Practitioners and Eastern doctors, work in concert with Western Surgeons to create the World’s Premier Health Enhancement Facility.
- You will partake of the Purest and Freshest Natural Cures complimented with the Tuanis Vida I.V. Lounge center, Chryo Chamber, and Stem Cell Therapies.
- Enjoy Tuanis Vida Volcanic Mud, Water, and Mineral Baths, and you will join the legions that pine to return...for The Tuanis Vida----Awesome Life!



Royal Jaguar - Casino Ridotto

Games of chance, Gambling dates back to the Paleolithic period. The earliest dice date back to 3000 BC. and in China, gaming houses were widespread in the first millennium BC. Card games appeared in the 9th century. And Poker dates back to the 17th century. The first known Casino, the Ridotto opened in 1638 in Venice Italy.

It is fitting that the Royal Jaguar adopt this name as graceful opulence and regal gamesmanship will fit the bill of the evening.

The Casino Ridotto will be much more than just another casino. The New World has ushered in new types of games and Virtual Reality Gaming is it's chariot. Ridotto will seamlessly blend the Oldest with the Newest in this exciting Venue. Poker, BlackJack, Craps, and Roulette table games have been approved along with Electronic and Slots wagering. A High Limit area will offer a traditional formal environment, and the remaining facility will be ultra chic Moderne with cutting edge Virtual Reality. and Visual Stimulations Only found at Casino Ridotto.



The psychologies of casino design including layout, colors, lighting, sounds, smells and sensuality will tickle the senses and create a euphoric experience...one that will want to be repeated. The design principle will honor simplicity with clean lines and far from the gaudy nature of casinos past. The High Limit Area will be the Black & White Library with bold splashes of color against the stark palette. Gamblers will feel comfortable dressed "UP" in the Library, and thousands of books will add to the sophisticated ambiance.

Upstairs of the Casino Ridotto will feature the Red Rock Room, a live music and show venue. The Red Rock Room is named after the World Famous Venue in Red Rocks Colorado. An attempt to recreate the exact scaled venue including the incredible acoustics, will be no small task. Our team is excited to make the Red Rock Room the standard for live entertainment in Costa Rica, and up to the Royal Jaguar reputation of 5 Star by Nature.

The casino industry in the US. alone grosses more than all 4 major sports leagues...combined! It creates more revenue than all of the Music and Movie industry...combined! Internationally in 2016 gambling grossed over \$350 Billion Dollars.

Costa Rica has been a Democracy nearly 100 years, with no military, small police force, legal prostitution, low crime, and the fastest growing gambling base...in the World. Today there are approximately 40 casinos in Costa Rica, with most in the Capital City of San Jose. Fiesta owns and operates many of the facilities.

In the Province of Guanacaste, only the Flamingo Beach Casino (2 hours) has a Casino license, and the Royal Jaguar is proud to have met the criteria, and is honored with the trust of the Government to open and operate with total rights, the Casino Ridotto. The agreement with the Government is in place of the annual cost %, and we are in compliance to build and operate.



Entertainment Venues Amenity Package

The Papagayo area of Costa Rica, only 20 minutes from Liberia International Airport, has been deemed the “Gold Coast” of the Country due to 3 reasons.

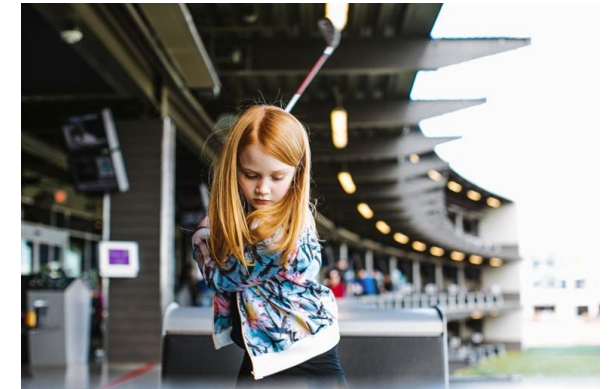
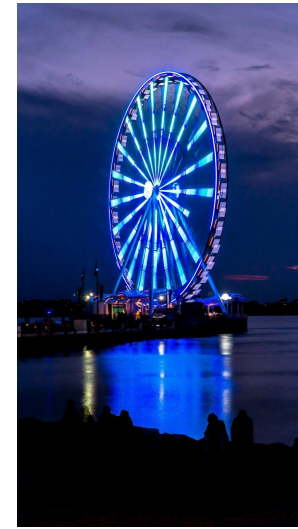
The weather features a micro semi-arid climate with more sun and less rain than the rest of the Country. There is a multitude of beaches with the prized Playa Panama as the Centerpiece, and the tranquil and safe bays provide the most tourist friendly waters in the Blue Pacific. Even with the fame the area has earned with The Four Seasons, Hyatt Andaz, Marriott Mangrove Collection, and other elite brands.

There is still a Tourist Weakness.

While it is convenient to discover Volcanoes, Jungles, Horseback, Ziplining, Scuba, Fishing and other adventures, there is still a common complaint that the area has nothing to do when the sun sets which is around 6:00 pm year around.

The Royal Jaguar Resort has the Solution for this Complaint.

The Royal Jaguar Resort is spread out over roughly 75 acres of Beach, Mountains, Rolling Hills, Jungle, and Estuary. The primary focus is to allow Humans to act in Concert with Nature. Our Entertainment Venues will always respect our wild friends first. The Resort is teeming with Monkeys, Exotic Birds, Giant Iguanas, and other Jungle Inhabitants. The Royal Jaguar Resort Activity Venues not only provide much needed and desired Entertainment Options, but they also create a Commodity and Revenue Vehicle. Each Amenity is cutting edge, will be attractive to all ages, and is designed to be sensitive to the environment including low maintenance.





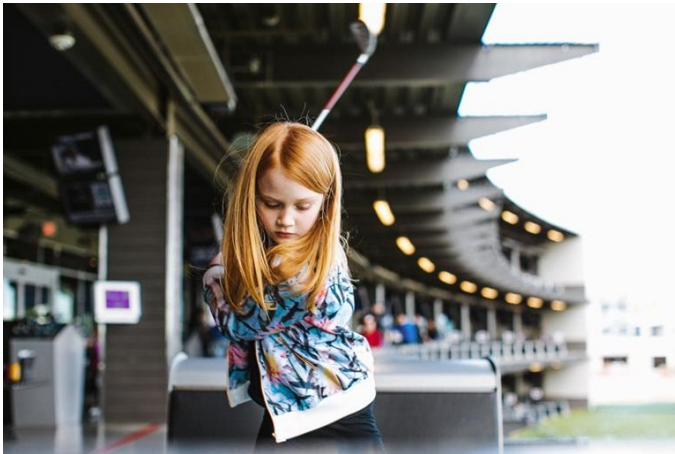
Mini Animal Barn and Petting Corral

The Ranchito features a charming Tico styled mini barn and corral area for Miniature Donkeys and Pygmy Goats. The mini carts styled from the famous Sarchi Costa Rican Carts, will be pulled daily around the Resort Grounds and Beach area with ice cold beers, water, and Coco Pipas (fresh coconut milk). The Mini's are friendly and loveable like dogs, and love attention. The Pygmy Goats will be utilized in the Yoga Center of the Universe. Other safe and friendly rescued animals will be available as well.



TicoGolf

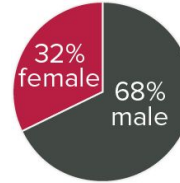
Golfs total economic impact in The Americas is over \$200 Billion dollars annually. Over \$24 Billion is spent on Golf Tourism each year. The Golf Alternative Gaming Industry is the fastest growing group entertainment venue in the US. Brands like Topgolf, Driveshack, and others are creating an entirely new phenomenon with regard to participation and revenues. In a few short years, this industry has driven revenues into the stratosphere and Non-Golfers are the leading enthusiasts. We have teamed up with industry leaders for the introduction of this exciting venue concept and are creating a smaller venue and brand for Central and South America. TicoGolf. This features a similar venue but is scaled down in size, cost, and land use. The TicoGolf area will include a pitch and putt area. This business model is creating the new golfer. The cost of one facility is in the \$20 million range, but TicoGolf will cost measurably less and will use less land.



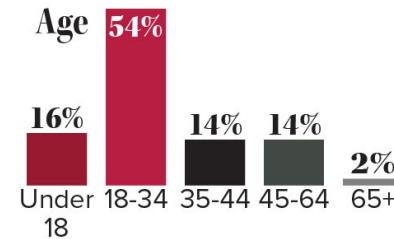
TOPGOLF CUSTOMER DEMOS

2 hours Average visit length
4 people Average group size

Gender



Age



Type of golfers

Non-golfers



Occasional golfers (1-7 rounds annually)



Moderate golfers (8-24 rounds annually)



Avid golfers (25+ rounds annually)



2017 National Golf Foundation survey

23% of new golfers started playing after their first Topgolf experience. Of those, **75%** say Topgolf influenced their decision to play.

After playing Topgolf...



75%
of non-golfers are interested in playing on a traditional course



23%
of golfers follow the game more closely



29%
of golfers say Topgolf leads them to play more traditional golf

Source: Topgolf



TicoGolf is a lighted venue and it will create an exciting regional entertainment venue.

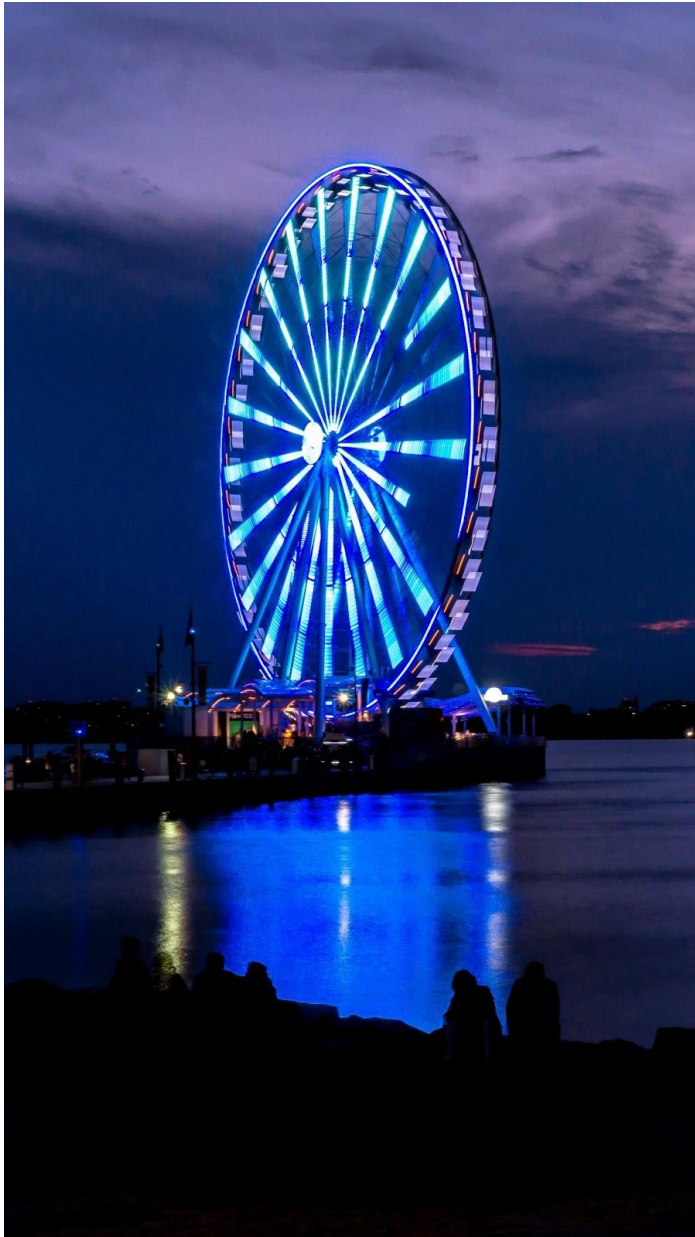


SurfVida

The Wave Pool concept was introduced around 1998, and it created significant excitement about its future. The facilities were not yet technologically sound for mainstream consumption however. The equipment was extremely costly, required large amounts of water and was difficult and expensive to maintain. Today, the industry is completely revitalized with Surf Wave Pools opening Globally at an incredible pace. SurfVida requires a small space (tennis court size), is easy to maintain, operates seamlessly, and creates a terrific experience that produces repeat business. This exciting day and night time venue can be built for a small percentage of its predecessors. Surfing is an activity that most (male and female) desire to try and enjoy, however due to many factors, Surfers make up a small demographic.

An Ocean wave is categorized on a scale of 1- 5 with 5 being the best. Finding a wave to surf requires an Ocean, with a reef that creates the wave, and the Moon, currents, weather, and seasons are all factors. Truth is that waves grading from 1 through 3 which are the most common, are only available 20% of the time. The supply of quality waves are so rare, that only the people that can live the surfer's lifestyle can ever really learn and truly enjoy surfing. The ability to create a perfect wave(s) 24 hours a day and night, opens the opportunity for the Billions of people that have said they would like to try. People of any age can now learn and learn quickly. Most report the ability to "Surf" without assistance in 30 minutes or less! This creates immediate repeat revenue, attention, is another night time activity, and is good for the community. The Native Surfers will be able to work at SurfVida, and also hone their craft.





Boardwalk and the Papagayo Ferris Wheel

The Royal Jaguar Playa Panama Boardwalk and Ferris Wheel brings Nostalgia to the area and another day or night Entertainment Venue. The Boardwalk will feature a beach club with restaurants, games, rest areas, music venue, and the Papagayo Ferris Wheel. Ferris Wheels have been a staple with Oceanside Boardwalks since 1893. The Ferris Wheel is a beacon for attention to the area, a comforting site for boaters, and a relaxing yet thrilling romantic ride. A Ferris Wheel is found in over 24 Countries with Beijing recently opening the World's Tallest however competition between Tokyo, Dubai, and Orlando is brewing. Ferris Wheels are often highly photographed and of course serve as a dynamic platform to take photos. Ever since the creation of the wheel, Mankind has had a bond and fascination with the perfect sphere.

The Papagayo Ferris Wheel will be a 12-gondola ride with Sarchi inspired lighting.



TicoGold

The Royal Jaguar Resort Papagayo is committed to the Country of Costa Rica and the Communities of the Papagayo region. Many jobs will be created both long term and short term. Just as the Royal Jaguar is sensitive to the Environment, it also cares for its Citizens. The TicoGold is a card and club for Costa Rican Citizens and Residents that provide free and discounted lodging, activities, entertainment venues, events, and many other benefits. There is a unique program based on Ticos giving time to the Community and the Resort that will open the doors to all types of TicoGold gifts and discounts. TicoGold will be directly involved with volunteer and charitable issues and will provide free education for the Youth thru the Seniors for language, computer skills and service.

Ticos will receive an automatic discount for all things Royal Jaguar. Royal Jaguar is TicoGold!



The Royal Jaguar Resort has a strategic and aggressive Entertainment Venue Amenity Package. We recognize the strengths and weaknesses of Developing Resort Areas. The Royal Jaguar Team has 25 years in Latin Countries, and a combined 100 years in Costa Rica.

The Papagayo Region is poised to be the envy of the Leisure World with its Rich Natural Resources which certainly is headlined by its Peoples. The planned development near the Liberia Airport seemed to be a promising solution to the issues surrounding the Tourist Requests for activities in the evenings and nights. Until this plan from Royal Jaguar, real estate sales in the area have not risen to the levels that should be expected.

The Royal Jaguar Resort has solutions for the Tourist Requests.

It is of utmost importance that the prized concession properties are long term successes and this is no different for the Royal Jaguar Planned Resort. Real Estate Inventory that is desirable in Today's Market, with a menu of offerings to suit many budgets and tastes, is omnipotent to the success of such an endeavor. The Royal Jaguar is not a Winner unless it is positive for the Environment, The Nation, The Local Communities, The Government Agencies, The Consumer, and for the Development Team. The Team wants to invest heavily in Papagayo with an experience everyone will be proud of. This investment includes expensive but well researched Entertainment Venue Amenity Package, and its success short and long term is possible with the correct inventory that can be made available to the consumer and be truly

5 Star by Nature.



Royal Jaguar - Marketing and Sales - Villas, Condominiums, and Retail

The Royal Jaguar Resort located in the World Renowned Papagayo Region of Guanacaste Costa Rica, is being offered at the perfect time with regards to second home, retirement, and luxury vacation real estate. Costa Rica real estate investors enjoy Latin America's safest, and highest value property with Foreign Ownership protected the same as a Native. The Costa Rica Government has been a Democratic Republic, crafted similar to the U.S.A., for 80 years. The real estate purchase is fee simple and U.S. Companies like Stewart and Chicago Title will insure the ownership.

Costa Rica has blossomed into an International Destination as European travel as doubled since 2010, and Affluent Latinos from neighboring Countries are visiting and purchasing real estate. The Costa Rica Government has protected itself from over development by declaring over 25% of the Country as National Parks. It is difficult to receive development entitlements, and permits even for the largest travel brands. With the growing legal issues plaguing Mexico, Venezuela, Nicaragua and others, Costa Rica is that Shining Star on the hill for safety and secure investing. The growth of "Ex-Pats" is growing exponentially at this time and inventory is a premium in the select places. In the U.S. alone, the "Baby Boomers" are now retiring at 10,000 people per day, and many are looking to retire in this paradise that has World Class Medical, great weather and only a 3-5 hour flight to any major city in America. Mortgage financing is also readily available which does not exist in Mexico.

Plaza Montaje

There is a real demand for a quality shopping plaza in this entire area. The 20 store locations are established as condominiums as to increase the developer and retailer options for revenues. The Boutique Hotel space will not be addressed here. It will house a restaurant/bar in one spot, and a small grocery/provisions store another, leaving 18 spots to sell. These spots will be marketed to many of the Costa Rica and Latin brands popular such as Parpar, Oxo, Bottega, Hija de Tigre, Ruta Urbana, as well as International brands. One outlet will feature the finest from Louis Vuitton, Chanel and Neiman Marcus as a resale shop. Again, the developer has the ability to sell the spaces or create a monthly revenue from rental. The restaurant/bar space has been claimed by a local favorite-The Tap House, a US styled brew pub very popular in San Jose in the finest retail centers.



On Site Marketing for Villas and Condominiums

The general real estate community including, multiple Remax, Coldwell Banker, and local broker houses. The entire Country will serve as a pallett for advertising including travel publications, airports, taxi and Uber, and generous fees will be paid.

OPC. OPC is an industry acronym meaning “on property contact”. These are invitations to view the Royal Jaguar Resort and offerings with personal contact in the airports, restaurants, hotels, and on the beaches. Our development team has a sterling reputation for maintaining the integrity of the area with respect to the tourist while providing a Tour Count unrivaled Globally.

The Royal Jaguar Resort OPC plan is one that enhances the tourist experience while pinpointing the best qualified prospects and capturing them for a presentation of an offering. This plan is proprietary at this time, but we are very enthusiastic to share upon moving forward.

The Royal Jaguar will open the existing condominiums for rental and timeshare so the resort has immediate occupancy and Tour flow. Invitations for overnight stays will also be offered to the affluent Costa Ricans throughout the Country. The development company has over 15 years in Costa Rica and 30 in Latin America and the relationships are fertile with investment firms , real estate companies, and tourist providers



Off Site Marketing

Off Site Marketing is extremely important and the Royal Jaguar team has 30+ years of experience, and contacts. In the North American market, we will be introducing with incentives the real estate opportunities to investment firm's, real estate speculators, real estate brokerages and we look to potentially have a special arrangement with one of the very top exclusive home agencies in the U.S..

The Royal Jaguar off site team will pinpoint certain cities and areas that have shown a propensity to travel often to Costa Rica, and areas that trend in purchasing South of the U.S border. The team will host multiple gatherings, dinners, seminars and groups to present the Royal Jaguar offerings. These functions will allow the prospects to be educated, and to visit the Royal Jaguar Resort. Different flights will be arranged and the guests/prospects will lodge in the existing condominiums on site. If a purchase is made, the flight and expenses are refunded in full. This plan in the industry is referred to as a “Fly and Buy” and has proven to be successful for the affluent.

The internet has changed commerce and the Royal Jaguar development group has been in the forefront of trends for 3 decades. Our internet personnel are young leaders that were selected from Apple in Austin Texas, and our presence will be clean and dramatic. The results combining all methods will ultimately provide a Tour flow that has not been witnessed in the Central American market.

Sales Team

This has been an area that we have excelled for many years and in fact, been considered the Gold Standard for acquiring talent and then coaching the craft all the way to the subconscious level. Our former Sales Executives are industry leaders with the largest resort companies and we are honored to have produced Presidents, Multiple VP's and Project Directors. The Royal Jaguar team of onsite Sales agents will produce the vast majority (estimated 80%) of all sales for the project.

The development group for the Royal Jaguar Brand realizes the importance of marketing and sales of inventory as the measurement of success for a project. We feel that our highest level of expertise is in this craft.

Royal Jaguar - Development Team

International Development & Consulting was formed in 1984 specifically for Resort Development and Consulting. The company was quickly contracted by the United States Federal Banking System, The Resolution Trust Corporation and the FSLIC, to consult on bad resort portfolios from the S&L crisis in the mid 1980's. IDC generated solutions to market and sell these portfolios with great success. IDC developed resorts in Steamboat Springs Colorado, and Indian Rocks Beach Florida and successfully sold these properties out as whole ownership, Fractional, and Timeshare.

IDC opened successful off-site sales facilities in high end shopping malls-setting a new precedent in closing percentages, Low cost marketing, and ownership retention. IDC has performed consulting services in multiple Countries from Central America to Southeast Asia. IDC is sole owner of Green Millennium Group, and Royal Jaguar Resorts LTD.

The principle, CEO and Founder of IDC, J. "Park" Howard, has 35 years in Resort Development, sales, marketing, and property management. IDC has owned and operated multiple restaurants/bars, entertainment venues and promotion, and large scale promotion/events in specific areas.

IDC has over 15 years in Costa Rica and has developed and fostered excellent relationships in the government with regard to resort development, promotion, and entitlements. IDC has development experience in Panama as a marina developer/operator as well. IDC has a team of marketers and sales personnel that has World Class achievements and cutting edge philosophies.

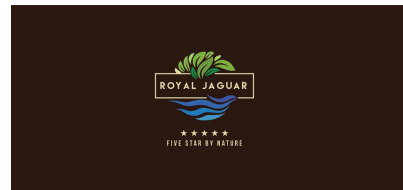
Marketing and Sales of Luxury Resort Properties is where IDC separates itself from other resort developers and The Royal Jaguar will reset the bar once again with IDC.

Braulio Ubilla brings multiple assets to the team. Braulio is the Senior Architect on the Royal Jaguar Resort Papagayo, but his influence goes well beyond. Braulio has over 15 years of architecture, construction, and entitlement work in the Papagayo region and enjoys stellar relationships with old and new Government personnel, with regard to development in the area.

Braulio has been the leader on the ground with the IDC projects, especially the Royal Jaguar Papagayo, and instrumental in securing and updating entitlements and concessions.

SER is an International Construction Risk Management Company specializing in Resorts in Latin America. Recently SER built and managed construction risk on the Montage Resort in Cabo San Lucas, and the Murano in the Yucatan Peninsula. IDC has a long relationship with SER and they have proven to be instrumental in success of development funding and successful construction.

IDC has assembled over several years, the finest and most important legal team possible in Costa Rica. Our legal team sets on, leads, or has led, the powerful decision makers and agencies in this very environmentally sensitive Nation. IDC enjoys a friendship and professional relationship with The Green Heritage Group which is a 40 years old vacation wholesaler for travel to Costa Rica and surrounding Nations.





J. Park Howard

Honored at the 1986 R.C.I.
Convention as industry's
youngest developer.
Altos Los Robles
Escazu, Costa Rica
U.S. 713-303-3257-cell
U.S. 202-882-8552 - ff

EXPERIENCE

International Development Inc. CEO & Founder
Resort Sales Consulting and development.

October 1984 - PRESENT

Founded the company and developed the Ski Time Square Condos in Steamboat Springs, Colorado, and The Islander in Florida.

Developed and sold out 3 resorts in Colorado, and 1 in Florida.

Consulted the United States Resolution Trust Corporation during the S & L Crisis on Resort Portfolios.

2001-2006

Resort Project Director-The Cabo Country Club, Cabo San Lucas
Mexico

1997-2001

Executive Sales Management -Preferred Equities Corporation-a public
traded resort company.

Consulted 12 Timeshare Resorts featuring on-site and off-site sales
operations.

Slated as the Incoming President endorsed by Stuart Herlich before the
company was taken in a hostile takeover.

Created and owned three sales centers including marketing
departments.

EDUCATION

University of Texas 1979-1982

Business major, Political Science Minor, Debate Team.

Royse City High School-Graduate

1967-1979

Debate, Theatre, Football, Baseball, Band, Entrepreneur.
Park has set on numerous boards including the goloyals board, the
small business advocacy board, and other boards including the
Standard Bank. Capital Federal Bank. Alpine Federal Bank. and served

SKILLS

Leadership,
Training,
Management,
Writing, Team
Building, Winning,
Empathy.

Entrepreneur, Artist,
Coach, Designer,
Author, Leader.

Author and Teacher
of "The Psychology
of the Buying
Decision Process.
Cutting edge
Marketing, Sales,
and Management.

L

AWARDS

Eagle Scout and U.S.
Congressional Youth
Leadership recipient.

Multiple Top Sales Awards.

Youngest developer in RCI.

Various Big Game Fishing
Awards

Debate
Championship-Texas

Outstanding Regional
Baseball Player-All Stars



Braulio Ubilla
Experience:

- 2018-2016 Design, Consultant & Developer – Mar Vista Project Aaron Berkowitz– John Fitzgerald – Gregg Myers – Rafael Koklar. Residencies and Hotel project. J. Park Howard.
- 2014-2015 Design, Consultant & Developer – Mar Vista Project – Aaron Berkowitz, Christopher Murphy, Colleen Powell. Residences and Fractional.
- 2013-2014 Design, Consultant & Developer – Gabriela Myer, Roland Mohr, Conny Hoffmaister.
- 2012-2013 Design, Consultant & Developer - Consultant & Technical advisor. Tigressa Gris Ltda – Joachim Schneider, Mar & Bosque Research Developments S.A. – Kathryn Gordon.
- 2011-2012 Design, Consultant & Developer - INVERSIONES BENNETT WILLIAMS Mr. Angus Bennett Williams - Consultant & Technical advisor.
- 2010-2011 Design, Getting Permits & Construction - Municipality of Limon - Consultant & Technical advisor to the Major. Mr. John Fitzgerald (Consultant Advisor process to develop project). Hotel Punta Vista Bahía, Monarch Resort, Pier Developments.
- 2009-2010 Design & Getting Permits - Mr. Sergio Roman (Advisor process to develop project), Rancho Alto S.A. Condominiums “Vista Azul”, Seamar S.A. Condominiums “La Cresta”, Marpalavi S.A. Residential Urbanization “Bosques San Marcos”, Blue Water Investments S.A. Infrastructure “Bridge”. J.A.P.D.E.V.A Limon Port, Costa Rica “Physical appraisals”.
- 2008-2009 Design & Construction - Development Infrastructure Monarch Resort Hotel, Monarch Resort Hotel, Coco Vista Condominiums.
- 2007-2008 Design & Consultant - Condominiums Emerald View – Hermosa Beach – Guanacaste (Seamar S.A Mr. Daniel Lacayo). Condominios La Cresta – Bagaces – Guanacaste (Seamar S.A Mr. Daniel Lacayo). Condominiums Vista Azul – Cabuyal Beach - Guanacaste (Rancho Alto S.A Mr. Kevin Green). Condominiums Hacienda Bonita – Cariari - Heredia (Evening Shade S.A Mr. Bernie Zurbriggen). Condo-Hotel Phase II Monarch Resort – Papagayo Gulf - Guanacaste (Punta Vista Bahia S.A Mr. Ralph Zaun). Warehouse Center Materials – Nandayure – Guanacaste (Coopecerroazul RL).



- 2006-2007 Design & Consultant - Condominiums Coco Vista – Coco Beach - Guanacaste (Kingsland Developments INC, S.A Mr. James Antony Bruno).
- Sport Center Public Barva – Barva – Heredia (Municipalidad de Barva).
- 2005-2006 Design & Construction - Condo-Hotel Phase I Monarch Resort – Papagayo Gulf - Guanacaste (Punta Vista Bahia S.A Mr. Ralph Zaun). 2004-2005 Design, Inspection & Construction - A)-Liga Agrícola Industrial de la Caña de Azúcar - Guanacaste.
- B)-Cemetery, chapel and clinic – Belen – Heredia (Municipalidad de Belén).
- 2003-2004 Design & Construction - Cemex de Costa Rica S.A., Guanacaste. 2000-2003 A)-Various construction projects for the Tourist, Commercial & Industries. B)-Design, build & inspection of seven private residences.
- Education:
- University for International Cooperation, – (Master degree) Project Manager.
- Professional, (M.A. P - Project Manager) December 2008.
- Universidad de las Ciencias y el Arte, Colegio San Agustín, U.N.I.C.A. – Architect, Project graduation “Hotel Verde Para Ecoturismo” – January 2000. Universidad Panamericana, Colegio San Agustín Bachiller, Architecture Bachelor – June 1998.
- Colegio Técnico Profesional de Heredia, Técnico Medio Bachiller - November 1991.
- Special Studies: Computer specialist, Word Perfect, Auto Cad R12-2006, Windows 95, Office 5.1 & D.O.S.
- Divorced: Jimena daughter 03/20/1999, Gino son 08/24/2008.
- Nationality: Costa Rican
- Age: 47, birthday August 1, 1971.
- Living: San Antonio de Belén, Heredia, Costa Rica
- Languages: Spoken English.
- Owner Construction Company: WBS S.A. – Consultants & Builders - Work Breakdown Structure - Legal identification 3-101-756738.
- Active member: Colegio Federado de Ingenieros y Arquitectos de Costa Rica, April 26, 2001 – As Architect - Register Number: A-10700.





Josh Zuker,

MBA

Pepperdine University,
The George L. Graziadio
School of Business and
Management
[linkedin.com/in/joshzuker](https://www.linkedin.com/in/joshzuker)

Josh is an accomplished business development and sales professional with 20+ years of experience in strategic leadership and building and managing high-impact business units with an entrepreneurial mindset. Effective hunter, adept at identifying and developing new leads, implementing innovative solutions to enhance operational performance, improve visibility and drive profitable growth. Consummate problem solver proficient in monitoring complex systems, troubleshooting issues, and ensuring efficiency of operations while spearheading successful marketing initiatives. Proficient communicator and motivator with a proven ability to deliver high-quality customer service, manage multiple stakeholder relationships and consistently meet or exceed marketing and sales objectives.

Oversaw 100+ units from general contracting and project management perspectives - projects ranged from \$1m 5k Sqft single family dwellings to \$20m 100k Sqft mixed use commercial buildings.

- Directed construction projects through complete life cycle, including monitoring site compliances, managing workers and subcontractors, reviewing progress and ensuring contracted performance levels
- Liaised and negotiated extensively for terms of agreements, drafted contracts, obtained permits and licenses, and prepared exhaustive and accurate internal and external reports
- Reviewed projects to schedule deliverables, estimate costs, prevent problems and mitigate risks



Mark Flinn SER Construction Consulting

A Construction Risk Management firm specializing in Funds Control. Providing Design and Construction Management services throughout the US, Caribbean and Mexico.

[linkedin.com/in/mark-flinn-57998a9](https://www.linkedin.com/in/mark-flinn-57998a9)

Mr. Flinn is an innovative, results driven upper management professional and consultant with over 20 years of construction management, oversight and consulting experience. Service provided has fostered working relationships ranging from the Construction Site to Wall Street in the U.S. and a broad range of International development projects as well. As a result, of these work efforts Mr. Flinn's involvement has incorporated over \$10 billion USD in various construction management services in the U.S, Canada, and the Caribbean and over \$3 billion in Mexico/Latin America.

Specialties: include establishing and incorporating risk management procedures and guidelines for equity and debt providers on Real Estate and Construction projects while supporting the Developers role. In-depth exposure has resulted from engaging in a wide range of product types and varied scopes; including Resort and Residential development, Industrial Distribution, Fashion Retail, Resort/Spa to Master planned communities, etc



San Antonio, Texas
U.S. headquarters

Irapuato, Guanajuato
Mexico headquarters

Mexico City, Mexico
Mexico

Monterrey, Nuevo Leon
Mexico

San Antonio Texas

October 15th, 2018

To whom it may concern,

I have had the pleasure of knowing Ricardo Ortega Abadía for close to 18 years. During this time, we have both been active members of ULI-Latam and served as panelists on several occasions.

During his employment as Real Estate Director Segment at HSBC and Scotiabank we were contracted to support the successful completion of several large Real Estate developments. Our role was to provide Construction Risk Management (CRM) services. The scope of this service included, but not limited too, the front end technical due diligence of the contract documents to expose areas of risk for their projects prior to initiating the construction process. In addition, during the course of the construction, we reviewed the construction progress as it related to the funding process ensuring time, cost and quality (TCQ) requirements were met. We specialized in making sure there was no unsecured money on the project.

We found the support of Ricardo and his team to be supportive and professional throughout the project duration and would welcome the opportunity to support him again in his current role as Business Managing Director for Mexico and Latam for H&R Investments based in Spain. H&R Investments is currently involved in some very large Tourism and Real Estate Projects, our goal is to provide them the required technical support at the origin of the projects for the construction financing monitoring through our CRM service platform.

Respectfully,

Mark T. Flinn
Principal



Irapuato, Gto
México

Monterrey, NL
México

San Antonio, TX
U.S.A

San Antonio
October, 15 2018

Ricardo,

We are pleased to be contacted with the opportunity to support you and your team on the upcoming project in Cancun-Murano.

As you aware from previous work efforts and your knowledge of our firm we welcome the high-profile projects and the challenges associated with them. We have just completed a 2-year support effort on the Montage-Los Cabos and would welcome supporting Murano.

I am attaching the SER Group CV for your review and distribution. Based on your needs as the debt provider on this project I would anticipate utilizing our signature service of Construction Risk Management (CRM) for this project. We can certainly adjust and add to these if additional scopes are deemed needed.

The CRM service would include the front end due diligence of reviewing the contract documents and assessing any potential risks for the project acting in a proactive process in lieu of a reactive process which almost certainly leads to delays and costs exposure.

During the course of the construction process, we will support the review of the payment process as it relates to the construction progress. We will provide complete transparency and accountability for the project funding and reporting.

We would welcome to discuss this further and determine how we can be a "value add" to the project.

Respectfully,

Mark T. Flinn
Principal

Royal Jaguar - Investment Summary

The Gulf of Papagayo is located on the stunningly beautiful Northwest Pacific Coast of Costa Rica. The majority of the region is designated as the Santa Rosa National Park. The Crown Jewel of the area is a gorgeous pristine bay called Bahia Culebra which has quickly become one of the World's Premier Resort and Second Home destinations. In the 1970's the Costa Rica Government designated the Gulf of Papagayo as The Primary area strictly for Luxury Tourism and Second Home/Retirement.

The Government chose this area for three primary reasons:

1. Weather-The Gold Coast of Guanacaste enjoys more days of sunshine & least days of rain in Costa Rica...semi-arid.
2. SeaWater- This is the best area in the Country for Tranquil & Calm Bays , perfect for swimming, scuba, snorkel, water sports, boating and great fishing. There are no Riptides or Dangerous currents like most Pacific Coasts. The surfing is World Class and nearby Witches Rock is Globally Famous.
3. Convenience- The Capital City of Guanacaste is Liberia. The Liberia International Airport is less than twenty minutes from Playa Panama and the Royal Jaguar Resort Complex. Liberia has direct flights from 14 Cities in the United States and most are less than a 4 hour flight.

The Government Master Plan is to accommodate 9 of the World's Finest Resort and Second Home properties. Arnold Palmer has built an International Golf Course and Facility, with a Jack Nicklaus Course underway. Steve Case is developing a large housing neighborhood, and Saudi Princes, and Bill Gates developed the Four Seasons which has been tremendously successful. The Hyatt Andaz is next door, as is the new Planet Hollywood Resort.

Comparable Condominium and Private Villa prices top \$1500. Per square foot. There are home sites that sell upward of \$2,500,000.

The Royal Jaguar is the Centerpiece Location in this dynamic and desirable setting.



Royal Jaguar - Investment Risk Analysis

The Royal Jaguar Resort Investment has an extremely high level return potential with the rare occurrence of very low risk. Following are some the reasons behind the safety of this investment. Remember, Costa Rica has lower crime and has not had an army for 60 years.

- Costa Rica has proven over several decades to be a safe Country for investment. The Country has nearly 80 years of being a Democratic Republic, same as the U.S.A., and real estate ownership is also protected by Title insurance from Chicago or Stewart Title.
- Costa Rica statistics show that it avoids the extreme lows that most real estate suffers during economic downturns. The Costa Rica values dropped only around 4%-8% during the economic collapse of 2008 compared to dramatic drops in other Countries like Mexico.
- Real Estate prices are on the rise and have kept a steady increase of 8%-18% the past 5 years. Inventory is limited in the affluent sector as developers waited to gauge the said collapse, and real estate brokers are in need of this type of product.
- The market for 2nd homes, retirement properties and luxury leisure properties are exploding. In the U.S. alone 10,000 people are retiring daily and Costa Rica provides the perfect template with proximity, value, weather and World Class Medical. Other Countries like Mexico which have enjoyed a boon in these sectors, are now suffering due to Political strife, out of control crime, and inflated values.
- The development team for the Royal Jaguar has 35 years in Resort development, sales, and marketing, 30 years in Latin America, and 15 years in Costa Rica.
- The price point of the Royal Jaguar land purchase is well below market price and includes 36 condominiums, 2 villas, restaurant and pool, and also brings (in place) 100% of the entitlements, permits, concessions, and licenses needed.
- The Royal Jaguar has a professional appraisal type opinion that quotes the value of the 20 acres of beachfront peninsula as \$14,000,000 (U.S.) This is as raw land without the buildings and entitlements in place which could value the property realistically as high as \$20,000,000 (U.S.)

The Royal Jaguar has numerous abilities to recover investment due to the multiple companies inside the Primary company. Besides the 158 total Villas and Condominiums which even unsold have significant value as rentals both long term and vacation, they can also be put into a timeshare platform either independently or to merge with a Brand like Wyndham, Marriott, Hilton etc....

- Royal Jaguar also has a Marina to contribute long term revenues.
- A Casino to contribute long term revenues.
- A Wellness Center with Medical Tourism and Spa to contribute long term revenues.
- Multiple Restaurants to contribute long term revenues.
- A 20 unit retail plaza to contribute long term revenues.
- A conference center to contribute long term revenues.
- A boutique hotel to contribute long term revenues.
- A music/entertainment venue to contribute long term revenues.
- The Royal Jaguar Resort Complex with the amenities and it's floating pool, walking trails/cliffs, and beach can be rented with a daily pass for long term revenues.



The Royal Jaguar Resort has a gross value in the range of \$150,000,000 to \$250,000,000.

It has multiple revenue stream applications, is one of the finest properties not only on Costa Rica, but in all Latin America, it's timing is impeccable, it's neighboring resorts are the World's Finest Brands, the development team is professional, secure, talented, and is ready to execute the plan.

#1

ROYAL JAGUAR

14-Jan-19

5 Star by Nature

Index of Financials

INVESTMENT PLAN

Location: Papagayo Project, Guanacaste, Costa Rica

Summary Investment Plan

	Total
A Soft Costs - 6 Months Pre Production	\$3,775,000.00
B Hard Costs - Infrastructure Works - complementary works	\$3,376,163.89
C Hard Costs - Buildings	\$40,243,933.30
D Pier and Breakwater	\$5,431,941.22
E Direct Costs	\$10,858,200.00
F Indirect Costs	\$2,194,800.00
Total Project Costs:	\$65,880,038.41

A	Soft Costs - 5 Months Pre Production	
1	Water available letter by concession (Water Company AyA, Trust)	\$30,000.00
2	Administrative against concession (ICT procedures - Condo Law)	\$90,000.00
3	Forest study, cutting trees (For SETENA and MINAE)	\$10,000.00
4	Test land (SETENA) (3 stories)	\$10,000.00
5	Hydrology study (AyA & SETENA)	\$15,000.00
6	Environmental study (SETENA)	\$35,000.00
7	Contours rectifications, reference points, surface	\$15,000.00
8	Preliminary studies (Professionals Fees)	\$100,000.00
9	Budget detail (Professional Fees)	\$200,000.00
10	Blueprints & Technical specifications (Professional Fees)	\$800,000.00
11	Technical Direction / Civil Responsibility (Professional Fees)	\$1,000,000.00
12	Purchase other pay to governments, AyA, I.C.E	\$35,000.00
13	Taxes 0.0265% over value the project (CFIA)	\$120,000.00
14	Insurance workers, about the construction (INS)	\$80,000.00
15	Taxes 1% over value the project (Municipality of Carrillo)	\$450,000.00
16	Environmental guarantee (SETENA)	\$60,000.00
17	Legal fees advisor	\$300,000.00
18	Legal documents	\$15,000.00
19	Financial account fees advisor, software	\$60,000.00
20	Pier and Breakwater environmental study and construction permits	\$200,000.00
21	Pier and Breakwater engineering design	\$150,000.00
	Sub total	\$3,775,000.00





B Hard Costs - Infrastructure works & complementary works		sf	
1	Drinking water system	16144.50	\$193,734.00
2	Collector public and private rain water system	16144.50	\$80,722.50
3	Collector public sewer system	16144.50	\$96,867.00
4	Electric ground system, boxes, pipes and pedestal electric transformers	16144.50	\$435,901.50
5	Fire protection system, hydrant and accessories	10.76	\$215.26
6	Internet, Phone, security , void, data, fiber optic system	16144.50	\$258,312.00
7	Back up power plant - Emergencies plants - alternative connections	3.00	\$495,000.00
8	Cost of removing trees and transportation outside	1.00	\$45,000.00
9	Moving earth - internal road - parking areas	39823.10	\$199,115.50
10	Access, roads, parking area and sidewalks, using pavement	39823.10	\$477,877.20
11	Second Treatment plant and Maintenance of First existent treatment plant	753.41	\$350,335.65
12	Sign for Papagayo Pier	538.13	\$21,526.00
13	Location Artic Sepultures	2152.60	\$120,545.60
14	Baru Mar Main Entry Roadway - Rotunda	2152.60	\$103,324.80
15	Boulevard Entry Roadway	2690.75	\$139,919.00
16	Forest Welcome Area Landscaping	48971.63	\$97,943.30
17	Water holding tank and pump system	32.29	\$41.98
18	Forest Reserve - Protect forest area, trails, bridges and hanging bridges	4305.20	\$51,662.40
19	Roadway Papagayo - improves	3228.90	\$58,120.20
20	Solar Panels System	1.00	\$75,000.00
21	Employee housing, workers construction camps and containers	1.00	\$75,000.00
Sub total			\$3,376,163.89

C Hard Costs - Buildings		sf	Total
1	Welcome Pavilion, restrooms, lounge area, security guard and electric golf area	3228.90	\$435,901.50
2	Back of the house, laundry area, maintenance area, warehouses, fix golf car area	2690.75	\$269,075.00
3	Medical Tourism Wellness and Jungle Herb Center	2152.60	\$322,890.00
4	Chryo chamber, float chamber, IV and Stem Cell Lounge	1614.43	\$242,167.50
5	Existent Palenque area inside - Improvements	6995.95	\$230,866.35
6	Open Antifire - By festivals and Culture Music	10763.00	\$161,445.00
7	Casino	5381.50	\$995,577.50
8	Gringos Beach Club	1883.53	\$188,352.50
9	Reception Area and Lobby, formal restaurant & others facilities - Marriot Hotel	3767.03	\$621,563.25
10	Conference Room and Room Facilities	21526.00	\$3,767,050.00
11	Royal Jaguar Condominiums - 38 Existing, 1 bd, 2 bd, 3 bd	41975.70	\$6,925,990.50
12	Royal Jaguar Villas: 100 Villa-Loch off Design, 2 bd, 3 bd	96867.00	\$15,983,055.00
13	Royal Jaguar 20 Ultra Lux Villas: 3 bd, 4 bd, 5 bd	21526.00	\$4,305,200.00
14	20 Unit Jungle Retail Plaza: 18 Stores, Rest/Bar, Reception, Boutique Hotel Location	32289.00	\$4,359,015.00
15	Spa and Yoga area	2690.75	\$269,075.00
16	Gym and Open active areas	3228.90	\$242,167.50
17	Informal Restaurant by Breakfast	2152.60	\$204,497.00
18	Lazy River Swimming pool system and lounges	5381.50	\$349,797.50
19	Platform area and public zone	1076.30	\$69,959.50
20	Private Beach facilities	1076.30	\$32,289.00
21	Trails in Public Zone, Perches and Lookouts, improvements	4843.33	\$48,433.50
22	2 Panoramic Elevators and Sidewalks	2152.60	\$129,156.00
23	Natural Canyons, Hanging Bridges, Artificial lagoons	2152.60	\$90,409.20

Sub total

\$40,243,933.30

D	Pier and Breakwater - 38 Slip Marina with entertainment venue	sq	
1	Main Roadway to the Pier	33363.30	\$1,067,689.60
2	Main Platform to the restaurant and facilities	21526.00	\$753,410.00
3	Breakwater	7534.10	\$233,557.10
4	Pier	4305.20	\$495,098.00
5	Public Restaurant, 3 stories, lounge area, restrooms, Lookouts, elevator and bridges	13991.90	\$1,748,987.50
6	Security Guard pier	1291.56	\$54,245.52
7	Boathouse	1937.34	\$87,180.30
8	Commercial pier area, diving shop, Kayak, Tours, Souvenirs, Taxi Boat	1614.45	\$56,505.75
9	Fire system, electric system, sewer system, electric system, technology system	3767.05	\$244,858.25
10	Stuff pier: 1 Royal Jaguar Catamaran, 2 Resort Pangas (diving, snorkeling, fish), 4 Jet skies	1.00	\$600,000.00
11	Restrooms and warehouse and Snorkeling Area	2152.60	\$90,409.20
			\$5,431,941.22

E	Direct costs	
1	F & F - Finishes and Furniture's (40% over the buildings project), Gaming Facilities	\$7,316,000.00
2	Rental tools and equipment's construction	\$548,700.00
3	Administration & Project control	\$2,743,500.00
4	2 Resort SUV's, 4 Jaguars, 4 golf carts, 8 scooters, 8 bicycles, 8 kayaks	\$250,000.00
	Total	\$10,858,200.00

F	Indirect costs	
1	Construction profit	\$1,829,000.00
2	Contingency reserve	\$365,800.00
	Total	\$2,194,800.00

Sub Total Costs A,B,C,D,E & F

\$65,880,038.41

Braulio Ubilla E.
Architect
WBS S.A.





Royal Jaguar Resort Papagayo Guanacaste Costa Rica

The Majestic Jaguar. Costa Rica's most important and formidable creature. The animals in the rich jungles of this land, all rise to pay attention and homage to this beautiful and powerful cat.

The Future is here, the Cat is out of the bag, Royalty is served. The Royal Jaguar Resort Brand Is the new Trend. Matching the grace and instincts of its surroundings, the R. J. Brand is now the leader of Luxury and Prestige, in Concert with Nature and Care for its Environment.

It is fitting that the Royal Jaguar Resorts Flagship is here, as the centerpiece on the Gold Coast of the finest real estate that Costa Rica and all of Central America has to offer.

The Jaguar has moved quietly through the Lush Jungle and has Arrived to sample the Pristine Azure Waters of Bahia Papagayo, The beautiful Pacific Ocean and on the Beaches of its Gold Coast.

This Regal Project is being Orchestrated by Seasoned Artists in the blending of caring peoples and The Earth's Finest Jewelry. Everything has been brought into place for the Jaguar to Strike!

The contents of this summary opportunity are raw but beautiful, like the land it represents.

The time to merge is now, to assist financially in polishing this Jewelry of the Earth, to help fulfill This vision in Luxury Leisure, To Join the Majestic Jaguar and become Royal.

Royal Jaguar Resort
5 Star By Nature

