

NOVA TOLEDO

PROPERTIES

TOLEDO DISTRICT

BELIZE C.A.



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OVERVIEW

The Nova Toledo Farms acreage, formerly known as the Wellsport Estate, is a stunning property of approximately 8200 acres or 12.8 square miles offering unparalleled natural beauty with an outstanding real estate development opportunity. The property contains oceanfront, a 400 acre lagoon and the wild and scenic Sennis River.

Located in the Toledo district of Southeastern Belize, this oceanfront property is situated about seven miles southeast of the town of Placencia and about five miles northwest of the town of Monkey River. **(See appendix A – Map of Southern Belize)**

About 20% of the acreage was once used as shrimp farms and some of that remaining infrastructure is still in place to aid future development. Most of the property is completely undeveloped, pristine and beautiful.

The North Placencia International Airport is under construction approximately 16 miles north of the property. This airport is scheduled to have an 8200' runway capable of handling commercial airlines. There are smaller general aviation airports at Independence, (5 miles north) and at Placencia, (18 miles northeast).

There is a deep water port at Independence, 5 miles to the north-northeast. The mouth of the Sennis River at the Nova Toledo property is wide and deep enough to off load barges of construction materials from the port at Independence, thus greatly facilitating development.



NORTH PLACENCIA AIRPORT CONSTRUCTION



PLACENCIA AIRPORT



TOWN OF PLACENCIA



NEW DEVELOPMENT – PLACENCIA



BARGE PIER NEAR MOUUTH OF SENNIS RIVER

NATURAL FEATURES

The Nova Toledo Farms property boasts an incredibly diverse list of natural features, each of which could be developed in different ways. This one property contains several kilometers of ocean frontage facing the Caribbean Sea, completely contains the 400 acre Indian Hill Lagoon, and is roughly bisected by the wild and scenic Sennis River. Additionally, large areas of the property offer land which is flat, firm and dry; easily converted to an airstrip for a fly in community, golf course or any other purpose.

THE SENNIS RIVER

At its mouth, the Sennis River is an estuary over a kilometer in width. The views from the shore are spectacular. Dolphins and Manatee can be seen just offshore. The mouth of the river opens onto a pair of islands known as Palmetto Cay with the open Caribbean Sea and Belize's famous barrier reef beyond. The opportunities for fishing, boating and diving are endless.



MOUTH OF SENNIS FACING NNW

(Note Maya Mountains visible on horizon)



MOUTH OF THE SENNIS FACING NORTHEAST

From its mouth the Sennis begins its slow winding meander in a generally northwest direction. The river runs deep and wide for roughly five kilometers to the approximate geographical center of the Nova Toledo property where it then splits into two branches, known as the Left hand branch and the Right hand branch of the Sennis River. Both branches continue to be navigable by small craft for many kilometers upstream.

In an interesting geographical twist, the larger of the two branches, the Right hand branch features completely different topography and ecosystems on either bank. The right hand, or northern bank of the Right hand Branch is dominated by a high ridge of savannah-like grass land, sparsely populated with pine trees, running for as yet uncharted miles. This overlooks the river and its left hand bank which is fronted by mangrove shoreline giving way to dense hardwood jungle of unique beauty. The high ground is tailor made for luxury homes or tourist development as it overlooks some of Belize's beauty at its best.

The Left hand branch of the Sennis, while much narrower, is still quite deep and reported to be navigable all the way to Monkey river road and beyond. This is a naturalist and bird-watchers paradise.



RIGHT HAND BRANCH, SENNIS RIVER RIGHT SIDE



RIGHT HAND BRANCH, SENNIS RIVER LEFT SIDE



RIGHT BRANCH OF SENNIS RIVER

Note the typical grassy high ground right side – tropical

Hardwood left side - Left Branch visible upper left



SENNIS RIVER DOWNSTREAM OF SPLIT

For more information on the Sennis River log on to
http://www.destinationsbelize.com/sennis_r.html

INDIAN HILL LAGOON

The Indian Hill Lagoon is approximately 400 acres of beautiful inland salt water mangrove and open water completely enclosed by Nova Toledo property. Entry by boat through a mangrove island labyrinth at the south end suddenly gives way to the open waters of the lagoon. Game fishing possibilities include flats fish such as Bonefish, Tarpon and Snook. Birds abound, including Roseate Spoonbills, Egrets, Hawks, Pelicans, Frigate Birds and many more.

The totals lagoon shoreline available for development probably exceeds 5 lineal kilometers. Belize law allows removal of up to 50% of mangrove cover through a relatively simple Forestry Department permit process. **(See appendix B – PROJECT PLACEMENT REQUIREMENTS)**



ROSEATE SPOONBILLS IN FLIGHT



ENTRY TO INDIAN HILL LAGOON



INDIAN HILL LAGOON

OCEANFRONT PROPERTIES

The Nova Toledo property also contains several kilometers of oceanfront property. The majority of this shoreline property is situated on the eastern side of the 296 acre peninsula which separates the Indian Hill lagoon from the Caribbean Sea. In its current natural state the shoreline largely consists of a very narrow strip of tidal zone backed by mangrove and forest. The shoreline could be transformed to beach through clearing and dredging methods. **(See appendix B – Ecoworks letter regarding project placement requirements)**



OCEAN FRONTAGE



OCEAN FRONTAGE (LOOKING SOUTHEAST)



OCEAN FRONTAGE (PALMETTO CAY ON HORIZON)

REAL ESTATE COMPARABLES

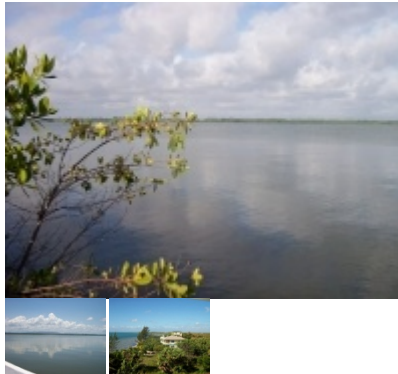
While the possibilities for development of the Nova Toledo properties are virtually unlimited, the nearby community of Placencia is a good place to look for a development model. Like the Nova Toledo properties, Placencia has ocean frontage backed by a lagoon. Placencia however, does not enjoy the beautiful river setting offered by Nova Toledo.

A few listings for lots and homes have been pasted below. For more listings log on to the following websites:

<http://realestate.belizelogue.com>

<http://homes.point2.com/BZ/Stann-Creek/Placencia-Real-Estate.aspx>

<http://www.vivareal.net/buy/belize/placencia/>



click to enlarge pictures

Placencia Lagoon Lot Placencia

Posted on 2010-03-06 by [Malacate Beach Properties](#) in [Placencia Land](#)

Lagoon waterfront lot in Plantation Development near Placencia Hotel and Residences. Has private road off the main newly paved road. Measures 80' wide by 209' deep. Beautiful views of Placencia Lagoon and Maya Mountains. Lush green vegetation a lovely homes nearby. Buy this lot or the lot next to it measuring 86' by 135' deep or buy both for a total lagoon frontage of 166 feet. Price for this lot \$95,000



[click to enlarge pictures](#)

4 GORGEOUS LOTS, 2 BEACHFRONT, 2 LAGOON

Posted on 2010-03-02 by [gbudaker](#) in [Placencia Lots](#)

#6163

Price: \$550,000 usd

Description

RE/MAX is delighted to present for sale this superb opportunity to acquire four prime lots which are situated in the sought after Plantation area in Placencia. These lots are located just south of the prestigious Placencia Residences and comprise two beach front lots mirrored by two lagoon lots. In addition the properties could be built on and if a beach front lot and a lagoon lot were shared the owner would get the best of both worlds with a paradise beach on one side of the road and a lovely lagoon lot on the other where a boat could be launched into these prime fishing waters where snook, tarpon and snapper are plentiful.

Just a few minutes away from airports, shopping center and a 20 minute drive to Placencia Village.



[click to enlarge pictures](#)

WaterFront Lot in Placencia

Posted on 2010-03-06 by [Malacate Beach Properties](#) in [Placencia Land](#)

Lagoon Lot in the Plantation Development in Placencia near Placencia Hotel. Private Road lot measures 86 feet by 135 feet deep. Beautiful views of the Placencia Lagoon and Maya Mountains. Lush green vegetation and lovely homes nearby. Buy this lot or the lot next to it measuring 80' by 209' or buy both for a total lagoon frntage of 166 feet. Price at \$85,000

[return to list](#) »



[click to enlarge pictures](#)

GORGEOUS HOUSE ON THE LAGOON IN THE VILLAGE

Posted on 2010-03-02 by [gbudaker](#) in [Placencia Single Family House](#)

#6164

Price: \$399,000 USD

Description

RE/MAX is delighted to present for sale this individual detached residence which is delightfully positioned in the highly sought after village of Placencia. This property is superbly located on a purpose made canal which gives direct access into Placencia lagoon, beyond which is the Caribbean Sea. The property itself consists of a very spacious open plan living area with a fully functioning kitchen at one end and a



APPENDIX A

SOUTHERN BELIZE

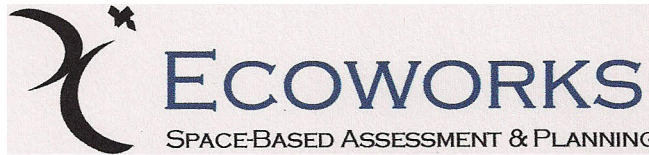
Note: Capital City of Belmopan is shown near top margin.

APPENDIX B

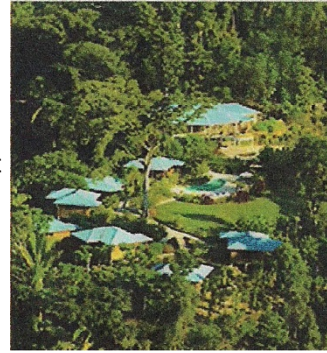
ECOWORKS LETTER

RE: PROJECT PLACEMENT REQUIREMENTS

3 FOLLOWING PAGES



Page 2 ... Project



TEL.: 501.822-0758/610-3393 WEBSITE: WWW.ECOWORKS-BZ.COM NO 2 HAULOVER

CREEK ST. BELMOPAN BEUZE CA EMAIL.: ECOWORKS@BTLNET

Placement Requirements For The Former Wellsport Estate

To: Mr. John Roberson,
C/o The Heritage Bank And Trust
Belize City, Belize.

From: Thorn Grimshaw, CEO
Ecoworks, Belmopan

Re: Project Placement Requirements For The Former Wellsport Estate

7 May, 2010

Mr. Roberson,

Per our discussion of 6 May regarding the above-referenced placement requirements for a tourism-related resort development on the former Wellsport Estate, based on my personal experience with the site (having lived on the site for 2 years and walked its entire extent); professional experience having placed some 30 large & small scale residential tourism projects to date; and as a placement service provider for a wide range of development in Belize for the past 20+ years, I would suggest the following types of services and permits would be required prior to the commencement of construction activities on the site:

1. Land Planning: Some parts of the estate have been topographically surveyed in the early 80's and again in the 90's, but these surveys were never linked (at least to my knowledge), nor were they comprehensive in spanning the entire land holdings. As such, some new and resurvey work would likely be required to accommodate a new usage strategy for the site as tourism destination. The purpose of the survey would be to provide the necessary background information for physical planning, and to insure the proposed development plan is a 'best-fit' to the site, thereby lowering its overall environmental impact potential.

Some level of preliminary design planning is required to conduct an environmental impact assessment (EIA). This content should include the number of units and floors being proposed in each phase of development, the human and spatial density, accommodation for civil administration (i.e. parks, schools, employee facilities, police, fire, banking, free zone, etc.), utility requirements, dredging needs, airstrip/marina development requirements, etc. for the overall purpose of developing a master plan for the development. Individual components, style, etc. can be modified during the course of development, but the provisional master plan is required to embark on the permitting process.

2. Permitting Requirements: Resort level projects seeking master plan & phase 1 approval for construction are typically required to obtain the following permits:

2.1 Environmental Clearance. Required under the EPA Act for Class I developments, the EIA document is required to present: (1) a master plan for development; (2) an analysis of the pre-existing environment; (3) an analysis of potential impacts and mitigation measures; and (4) a monitoring program. The document is reviewed by the National Environmental Appraisal Committee (NEAC) and they, together with the Department of the Environment (DOE), vote to approve the project for environmental clearance or to require more information be submitted or changed for another review.

Approvals on first submission generally take 5 to 10 months to procure, depending on the scope of development, and the work load of the NEAC. The award of environmental clearance by DOE is communicated to all other departments, therein allowing each in turn to issue permits, once their individual submission requirements have been met.

2.2 Building Permits: Now required by the Central Building Authority in Belize City, they are chiefly concerned with establishing that proposed building designs, materials and construction practices are sound from the standpoint of human safety. Once submitted, the architectural plans may require a few weeks to review and approve.

2.2 Dredging Permits: These are required for removal of fill or other materials from the sea floor, or the creation of land. A request for a dredging permit is relatively simple to prepare and may only require the Department of Petroleum & Geology a few days to process.

2.3 Mangrove Cutting Permits: These permits are issued by the Forestry Department, and like dredging permits, are relatively simple and quick to process. We recommend developers leave no less than 50% of the natural mangrove stand intact, as part of the overall site development plan.

2.4 Discharge Permits: These permits are issued by the Department of the Environment to control any form of discharge into coastal waters, and like dredging permits, are relatively simple and quick to process.

2.5 Subdivision Permits: These permits are processed by the Land Utilization Authority within the Lands Department of the Ministry of Natural Resources, and are needed to procure titles for lots and/or strata. Typically these permits can require 2 - 3 months to process.

3. Licensing Requirements: Resort level projects of the type envisioned will require a range of operating and amenity licenses that may take up to several months to procure (each). These include, but are not necessarily limited to:

Hotel License(s) liquor

License(s) Restaurant

License(s) Casino License(s)

Cinema License(s)

Gun License(s) for private security

Airport/strip license(s)

Water/Sewage distribution & collection agreements with Belize Water Services

Electrical distribution agreements with Belize Electricity Limited

Special Tax Exemptions which can be negotiated on a case by case basis; and Import /

Excise Exemptions, as above.

Lastly, it may be important to note that the proposed project site is large enough to support such amenities as a full service mega yacht marina or theme park, which in the latter case, might well lend itself to consideration as a cruise tourism destination.

I have enclosed 2002 satellite image of the site for your review along with a summary of Ecoworks and what we do here in Belize for your review and consideration. If you have any questions, please do not hesitate to get in touch by any of the means posted on my letterhead.

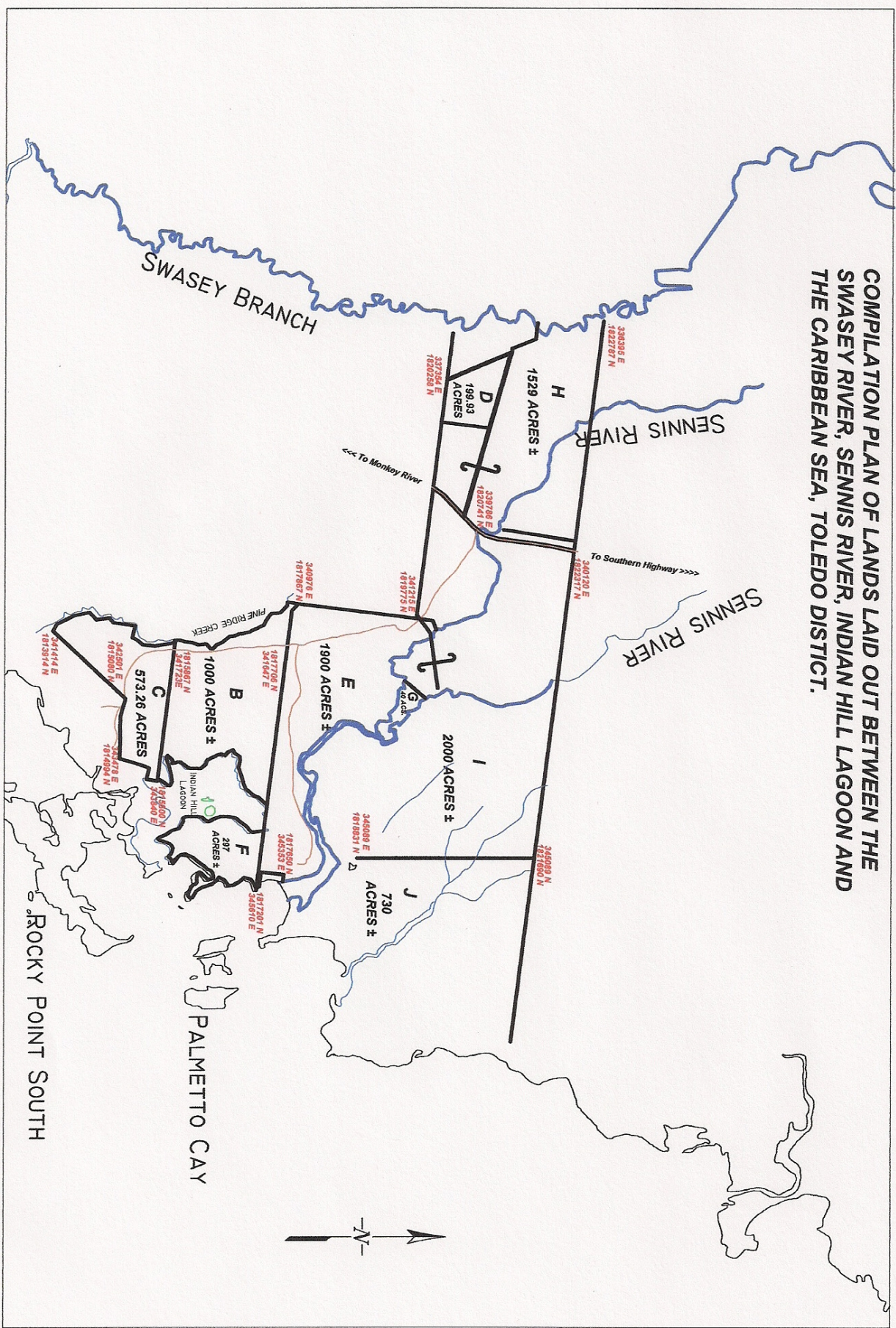
With Best Wishes,

A handwritten signature in black ink that reads "Thom Grimshaw". The signature is written in a cursive, slightly slanted style. It is positioned above a light pink rectangular background.

Thom Grimshaw, CEO
Ecoworks

APPENDIX C
COMPILATION OF LANDS

COMPILATION PLAN OF LANDS LAID OUT BETWEEN THE SWASEY RIVER, SENNIS RIVER, INDIAN HILL LAGOON AND THE CARIBBEAN SEA, TOLEDO DISTICT.



For further information on Development:

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