Project Presentation

BARBARON LUXURIOUS RESIDENCES
St. Maarten, Netherlands Antilles
www.barbaronsxm.com

A development by deBarons Real Estate N.V.
**Company Name:** deBarons Real Estate NV, registered on St. Maarten, Netherlands Antilles.

**Industry Type:** Real Estate Development

**Principals:** Roberto Carchidi, managing director

**Project Location:**
On the Caribbean island of St. Maarten a booming tourist vacation destination and a neighbouring island to St. Barths and Anguilla.

**Construction Period:** Twenty Four (24) Months (January 2009 to December, 2010)

**Narrative**
The principal Roberto Carchidi is an experienced real estate developer on the island of St. Maarten with a proven track record of developing luxurious residences and selling them single-handedly. He has the skillset to execute a project development from the drawing board right up to the handing over of the properties he created. Doing so, he has acquired a team of skilled professionals to support him and the connections to cut through the red tape.

**History of this development**
The island is in its full glory, a new International Airport has been built, the cruise ship terminal has expanded to berth more cruise ships, the harbour expanded for the increased inbound shipments and a construction boom started. Many new houses were being built, older resorts expanded and as a first a few big developments started. For instance “The Cliff” a luxurious condo development located on a cliff on the western side of the island was a complete success story. It was new to the island to have a multiple floor apartment building for private ownership and the ability for owners to rent it out when they didn’t use it. Most of the bigger developments were only timeshare resorts. The Cliff, sold out before it was delivered.

The picture was clear: there was a strong demand for such properties. The only problem is: this is an island with many hills and land for such projects is limited. There were however pieces of land that you could not even see from the main roads and were unaccessible and on a hill. From being around Roberto Carchidi had the idea to replicate this success on land were everyone wants to be: oceanfront, at the beach. He found a large piece of undeveloped oceanfront land at Little Bay. This property has always been untouched because first of all you could not access it and it is on a hill. Or you could have either bought this land and subdivide it in about 30 home properties and make access roads for it. Or do what Roberto Carchidi saw as an opportunity to turn this hill land with only a nice view and no access to superdesirable land right at the ocean with magnificent views. His solution was just to cut the side of the hill down to sea level. An ambitious idea for island norms. He found a financial backer, the local insurance company Nagico Insurances to fund the purchase of the land and he personally funded up to where it is today: a prime piece of property, the last oceanfront one, there is no more.

The funding of the construction part was to be provided by the Deutsche Bank of New York, U.S.A. However, after having signed a $55M construction perm loan mandate letter and having paid the fee, a week before finalizing this loan, the mortgage subprime crisis hit the US and Deutsche Bank, amongst other institutions froze all funding.
Project Status
All preliminaries are done: paperwork, fees, permits, excavation, this project is ready to start with construction.

De Barons has a freehold land notary title on the property (9 acres)

UPDATE:

The Trump Organization of NY has underwritten our project and executed a Letter of Intent to license our project under Trump’s signature. In all probability the project will be renamed to “Trump St. Maarten”. This information is provided to you confidentially as a party who qualifies in the category of “need to know”.

The significance of qualifying as a project meeting Trump’s Standards speaks volumes. Besides this, Trump’s properties have a history of selling out in record time. Trump’s endorsement is a major milestone reached in the development of Barbaron in particular and in general the development of the island of Sint Maarten.
SECTION A Location

BARBARON GPS Coordinates: 18°01'10.97"N 63°04'1.59"W
EXECUTIVE SUMMARY
REAL ESTATE DEVELOPMENT / Barbaron Luxurious Residences, St. Maarten

A1

Continued

St. Maarten, the island

Southern part of the St. Maarten
Build density = 16.25%

- 26,800m² Unconstructed Land = 83.75%
- 5,200m² Constructed Land = 16.25%
- 32,000m² Total Land = 100%
The building consists of 204 condo units, being:
59 Type S Units (Studio) of 678 sq.ft. (60m²)
21 Type H Unit of (1½ bed Studio) 1,120 sq.ft. (102m²)
20 One bed Unit (Type F or G, F unit has additional terrace) of 1,413 sq.ft. (125m²)
65 Two bedroom units (Type E) of 1,797 sq.ft. (159m²)

Three bedroom units:
8 Type B units of 4,249 sq.ft. (376m²)
4 Type C units of 3,503 sq.ft. (310m²)
6 Type D units of 2,215 sq.ft. (196m²)

4 bedroom units and up:
6 Type A units of 3,311 sq.ft. (293m²)
13 Penthouses (2 levels) of 3,571 sq.ft. (315m²)
1 Imperial Unit of 5,763 sq.ft. (677m²) with individual pool
1 Royale Unit of 8,588 sq.ft. (760m²) with individual pool
Placements of units per level

Ground Level

first level

LEVEL 2

LEVEL 3
Placements of units per level
Placements of units per level
EXECUTIVE SUMMARY
REAL ESTATE DEVELOPMENT / Barbaron Luxurious Residences, St. Maarten

A4 Proof of planning authority

EILANDGEBIED ST. MAARTEN
NEDERLANDSE ANTILLEN

AB:1996
NR:31

ISLAND RESOLUTION ENTAILING GENERAL MEASURES

of December 4, 1996 for approval of the draft-planning permit “Point Esprit
Development N.V.”

THE EXECUTIVE COUNCIL OF THE ISLAND TERRITORY OF
SINT MAARTEN

Having reviewed: the application of Achté Neuss on the behalf of Dunnet Limited
for approval of the draft subdivision plan “Point Esprit”, for
land located in Cay Hill, Little Bay, bearing the administration
number PP95020;

the advice of the head of the department of Public Housing, Physical Planning and

In View Of: the Island Regulation Netherlands Antilles (ERNA)
the Island Zoning Ordinance (FRDP, AB 1993 nr. 13)

Considering: that the application was officially received on August 30, 1995:

that the draft plan was placed on public review for a period of
30 days, beginning on September 4, to October 4, 1995 and was
extended until November 17, 1995, due to circumstances
caused by Hurricane Lars;

that there was one objection, submitted by the Cay Bay
Residential Sites Landowners Foundation, to the draft-plan
(Enclosed appendix-1);
Article 6

This resolution will be placed on public review for a period of thirty (30) days, during which time the applicant may appeal the decision. If no appeals are submitted during the review period, this resolution will become irrevocable.

As established in the meeting of December 4, 1996

The Island Secretary,

The Lt. Governor,

The Island Resolution is proclaimed by me today,
January 9, 1997

The Lt. Governor,

This resolution was placed on public review from January 17, 1997, to February 15, 1997, during which period no appeals were submitted. Therefore, this resolution is considered irrevocable.

The Island Secretary,
EXECUTIVE SUMMARY
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A4 Proof of building permit

EILANDGEBIED ST. MAARTEN
NEDERLANDSE ANTILLEN

BUILDING PERMIT

THE EXECUTIVE COUNCIL OF THE ISLAND TERRITORY ST. MAARTEN

BUILDING PERMIT NR.: 256/06
DATE ISSUED: 23 MAR 2007

Permit is hereby granted to Boreal Development N.V. to construct a building of the following dimensions, materials, cost and calculated value, upon the following premises in accordance with the Building Ordinance (P.B. 1935, nr. 64, as revised).

In addition to the Building Ordinance, construction must be executed in accordance with the hereby attached building regulations and without prejudice to the legal rights of others.

PREMISES

<table>
<thead>
<tr>
<th>Certificate of admeasurement</th>
<th>Lot no.</th>
<th>Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>23D/1972</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

Said construction shall consist of a Barbaron Palm Beach Condo Hotel building, located at Little Bay, and be subject to all regulations of the Building Ordinance and regulations of other ordinances that may be applicable thereto.

Surface area of building: 5602 m².

DIMENSIONS

MATERIALS OF CONSTRUCTION

<table>
<thead>
<tr>
<th>Foundation</th>
<th>Reinforced Concrete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor(s)</td>
<td>Reinforced Concrete</td>
</tr>
<tr>
<td>Exterior walls</td>
<td>Reinforced Concrete</td>
</tr>
<tr>
<td>Interior walls</td>
<td>Reinforced Concrete</td>
</tr>
<tr>
<td>Roof</td>
<td>Reinforced Concrete</td>
</tr>
</tbody>
</table>

The cost for obtaining this Building Permit is NAF 786,030.00 (Seven hundred Eighty-six thousand Thirty 00/100 Netherlands Antilles Guilders).

Appeal: In accordance with the Federal Ordinance on Administrative Procedures (LAR P.B. A 2001, no. 79) affected persons may appeal this decision at the Court of First Instance St. Maarten within 6 weeks of the date of this permit.

THE EXECUTIVE COUNCIL OF THE ISLAND TERRITORY ST. MAARTEN

the Island Secretary
EXECUTIVE SUMMARY

REAL ESTATE DEVELOPMENT / Barbaron Luxurious Residences, St. Maarten

A4

Proof of building permit

EILANDGEBIED ST. MAARTEN
NEDERLANDSE ANTILLEN

The Executive Council of the Island Territory St. Maarten.

BUILDING REGULATIONS TO BE FOLLOWED DURING CONSTRUCTION:
Enclosure pertaining to building permit no. 256/06 Date: 23 MAR 2007
Granted to Boreal Development N.V., for the building site located at Little Bay.

1. All those performing any work on the construction site must be insured against accidents.
2. The building permit, including approved drawings must be kept on the construction site.
3. Written notice must be given to the department of Inspection 48 hours before commencement of any critical phases of the construction, such as pouring of concrete, on the information card as supplied by the department of Inspection.
4. Construction must commence within twelve (12) months of the date of issuance of this permit. The Executive Council can revoke the permit in accordance with article 29 of the Building Ordinance 1935 (PB 1935, 64), if this stipulation is not complied with.
5. All construction specifications and floor elevations must be approved by the department of Inspection prior to commencement of construction.
6. Any site shed must be removed within one (1) month after completion of construction.
7. All percolation, boring and other soil tests together with all engineering tests (structural design for reinforced concrete and steel works) and the design of a waste disposal system must be submitted for approval prior to commencement of construction.
8. All construction must be in accordance with the approved plans.
9. All construction must be in accordance with the Civil Code (Burgerlijk Wetboek) concerning rights of light and air, as affecting adjacent parcels of land.
10. No site preparation may interfere with any public works, services or with natural flow or drainage of water.

The building permit does not grant permission to connect to utilities, such as water supply, electrical power lines and telephone lines. The applicant is solely responsible to arrange these services.

FIRE PREVENTION REGULATIONS

1. The building must withstand collapse in case of fire for at least 60 minutes.
2. The building must be fitted as one fire compartment. The fire resistance between this building and a next building must be at least 60 minutes. A fire compartment must be resistant to fire for at least 60 minutes, i.e. no fire may come through a fire compartment to a next building for at least 60 minutes.
3. For multi-family buildings (max. 3 dwelling / max. 3 floor levels (not apartments buildings)) each dwelling unit must be fitted a fire compartment.
4. Once outside, it must be possible to escape from the building in two opposite directions.
5. The door to be used as the main exit must be at least 0.8 meters wide and 1.9 meters high.
6. Any height difference exceeding 0.21 meters between floors or between a floor and the adjoining terrain must be covered by stairs or a slope. If the height difference of the stairs exceeds 0.6 meters both sides must be fitted with a railing at least 0.8 meters high. The stairs must be at least 0.8 meters wide and cover a height difference of at most 4 meters. The free height above the stairs must be at least 2.1 meters. If the slope of the stairs exceeds 2.3 at least one side must be fitted with a railing at least 0.8 meter and at most 1 meter high. The top step must connect to a free floor area of at least the width of the steps of 0.8x0.8 meters.
7. The distance between the entrance to the building and road may not exceed 10 meters. No obstructions may be placed between the road and the building. In special cases, if the distance between the road and the entrance to the building exceeds 10 meters, the Fire Department may request additional fire prevention measures.
8. The Fire Department may inspect buildings during or after construction and require additional fire safety measures to be taken.
Target Market

Our target market consists of three segments:

SECOND HOME BUYER
Second home buyers who want the convenience of a full featured vacation home in an exotic location without the hassle of ownership.

TIMESHARE OWNERS OWNING IN ST. MAARTEN
This market is the aging baby boom population that fueled the growing timeshare industry on St. Maarten; a long time favorite retirement and vacation-home spot. This population knows the island, love it, come back year after year. Since the time of their timeshare purchase, now these people have reached the stage in their life to have time, financial means and lifestyle orientation to buy a condo at Barbaron.

INVESTORS
Our third target market is the buyer for investment potential. Value of real estate on the island keeps growing and is the key motivation to buy.

The above three segments can be serviced since we have different types of condo units for the semi-budget conscious to the wealthy. The demographics mainly consist of couples being 70% Americans, 20% Europeans and 10% other.
SECTION B  Appearance & Finish

B1  External Appearance

Oceanfront view (rendering)
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Oceanfront view left (rendering)

Terrace view (rendering)
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Oceanfront view left (rendering)

Oceanfront view left (rendering)
Architectural detail of an F Unit.
B3 Interiors, layout & finishes

Renderings of an F unit showing interiors and finishing.
Renderings of an F unit showing interiors and finishing.
Renderings of an F unit showing interiors and finishing.
Executive Summary

Real Estate Development / Barbaron Luxurious Residences, St. Maarten

Rendering of commercial space with lobby entrance

Rendering of lobby entrance
Executive Summary

Real Estate Development / Barbaron Luxurious Residences, St. Maarten

Detail rendering of lounge area by lobby

Another rendering of lobby entrance
Appearance & finish specifications

All units will have the same finish specifications

**Interior floor:** Marazzi™ White no-pore crystalized tiling  
**Exterior terrace floor:** Marazzi™ Travertine  
**Bathroom wall mosaic:** Ragno™ crystal (Taurus Mix)  
**Bathroom floor mosaic:** Ragno™ Glass Mosaic (Mix Blue)  
**Furniture materials:** solid wood, stainless steel, fine Italian leather & plexiglass  
**Kitchen:** Hi-gloss custom cabinetry with Dupont™ Corian® countertops, stainless steel appliances  
**Doors:** Solid wood  
**Lighting:** Italian design recessed lighting and wall appliques  
**Outside furniture:** High quality woven Dedon™ fiber furniture
SECTION C  Security

C1 Security Features

- Sprinkler system allover
- Fire hydrants
- Safe in room
- Digital room entry
- Video surveillance in & out
- Security guards patrolling the property 24hrs

C2 Innovations

Whereas the local building code has no provision for the following, the Barbaron project uses 2 innovative systems for slope stabilization (erosion control) and shoreline protection

Slope Stabilization
To prevent breakouts of soil, sediment and rock of the slope by the Barbaron development, we make use of an innovative slope stabilization system called Tecco which is a steel wire mesh with a very high tensile strength in total harmony with nature as vegetation grows through.

Shoreline protection
To address wave action from the beach Geotube® containment technology will be placed offshore to protect and enhance the beachfront. The units disrupt water flow and waves and encourage beach replenishment by the altered waves reaching the beach. Additionally, the small island created in front will also serve as a natural pool in the sea.
SECTION D  Eco friendliness

D1

LIGHT
Residences will have abundant natural light which promotes health & comfort, and reduces energy demand by limiting the use of artificial lighting. Energy efficient light fixtures and bulbs will be used where possible.

HEATING/COOLING
Energy Star Compliant HVAC system that creates free hot water as it creates cold air (chiller system)

WATER
- desalination from seawater
- rainwater reuse
- water efficient fixtures such as dual or low-flush toilets and low flow faucets
- efficient landscaping requires no potable water use for irrigation.

RECYCLING
- Usable materials already on site will be re-used in the new development
- Construction debris will be sorted and recycled.

CONSERVATION
- All units will be outfitted with energy saving airtight sliding windows and doors with a sound insulation function 30.4% dB/5000Hz and heat resistance function of 3.3Watt / ‘m2k’

- Native plants and trees will be reintroduced in the area and botanical garden.

- Green Roof: Plantings on the green roof reduce co2 levels. Layer of soil, plants and impermeable barriers efficiently insulate the roof against cooling energy loss and cools down the building and reduces the “heat island” effect which is when urban areas are hotter than surrounding areas due to the heat generated by pavement, buildings and rooftops. The green roof will also reduce noise pollution reaching inside the building.

- The amenities: Variety of commercial and retail establishments reduces reliance on automobiles.
Interactive website for the development (www.barbaronsxm.com). It’s a brochure style website where people can flip through the pages and read like a book instead of searching and clicking on a navigation bar. The site also sports a hired voice talent that you can hear in the background to complete the Barbaron experience as you get excited by the imagery of the virtual booklet.
Also a nice feature on the site is the interactive unit locator. As you hover over the building you can click and see all the unit positions in the building and floorplans.

Nice glossy and colorful sales brochure.
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Advertisement in “La Samanna” hotel book

Advertisements running in local newspaper
Barbaron was featured in the New York Times’ Escapes Section
First botanical garden to take root at Barbaron

LITTLE BAY—Birds of Paradise, Ginger lilies and Heliconias will cover part of the Little Bay hillside as residents of the island's first botanical garden, planned as part of Barbaron, a Little Bay property, for which the land has been cleared recently.

Developer Roberto Carcidi told The Daily Herald, nature plays an important role in the landscape and feel of the condo/hotel. From this concern sprouted the 12.5-acre botanical garden.

He has also commissioned Hillside Botanical Plantation, a local firm, to harvest 2,000 mangrove seedlings from the property. These seedlings are from the mangroves planted around Little Bay Pond with funds from Princess Juliana International Airport as compensation for nature lost due to the filling of the Flamingo Pond several years ago.

These mangroves encroached some 26 metres on Barbaron land. Although this had not been the intention when the seedlings were planted, Carcidi said the harvested mangrove plants will be nurtured and replanted around the pond or elsewhere on the island where mangroves were needed.

The 157-condo property, representing an investment of over US$68 million, is expected to be completed in 18-20 months once construction starts in the coming months.

Carcidi told the property, for which branding negotiations are ongoing with a major resort chain, will be "nice and beautiful improvement to the area."

Unlike other recently built properties with an above-ground sewage system, Barbaron will have an underground system thus generating no noise and stench to affect neighbours. Similar noise pollution considerations have been taken into consideration for the standby power station and central air conditioning installations.

The beach in front of the property that borders Little Bay Pond will be replenished by the developer.

Dealing with the building set up, Carcidi said the old concept of hotels is now outdated and Barbaron takes this into consideration with the construction of full ownership condos that can be used as rental units if an owner so desires. Each unit will have distinctive features to highlight individuality while still carrying the common decorative elements of the building.

Barbaron is not without, controversy as environmental groups have voiced their objections to the project. They claim it will put severe strain on the pond, which is a blooming habitat for birds, fish and other creatures that live in the mangroves.

When the land was cleared two weeks ago, pieces of old Delft pottery and Dutch building blocks were unearthed. After examining the fragments collected by St. Maarten Pride Foundation, island archaeologist Dr. Jay Haveri concluded they were of no major historical significance. The items had probably washed down to the area from surrounding properties.