



Magdalena Beaches

Baja California Sur, Mexico



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PLANNING
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GRAPHICS
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8111 TELLER AVENUE
NEWPORT BEACH
CALIFORNIA
92640 USA
TEL: 949.752.1800
FAX: 949.752.1803

01.04.08



SOURCE: MEXICO BEACHES, LLC

VICINITY MAPS MAGDALENA BEACHES



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MEXICO BEACHES, LLC
9510 WEST SAHARA AVENUE
SUITE 130
LAS VEGAS, NV 89117

PROJECT NO. 07033
DATE: 01.04.08

SCALE: NOT TO SCALE



LOCATION MAP MAGDALENA BEACHES Baja California Sur Mexico

Distance from La Paz, BCS, Mexico, 68 road miles (110 km)

SOURCE: Mexico Beaches, LLC

LOCATION MAP MAGDALENA BEACHES

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SOUTHERN ESTUARY AND BEACHES



DUNES AND BEACHES



MANGROVES



AERIAL MAGDALENA BEACHES

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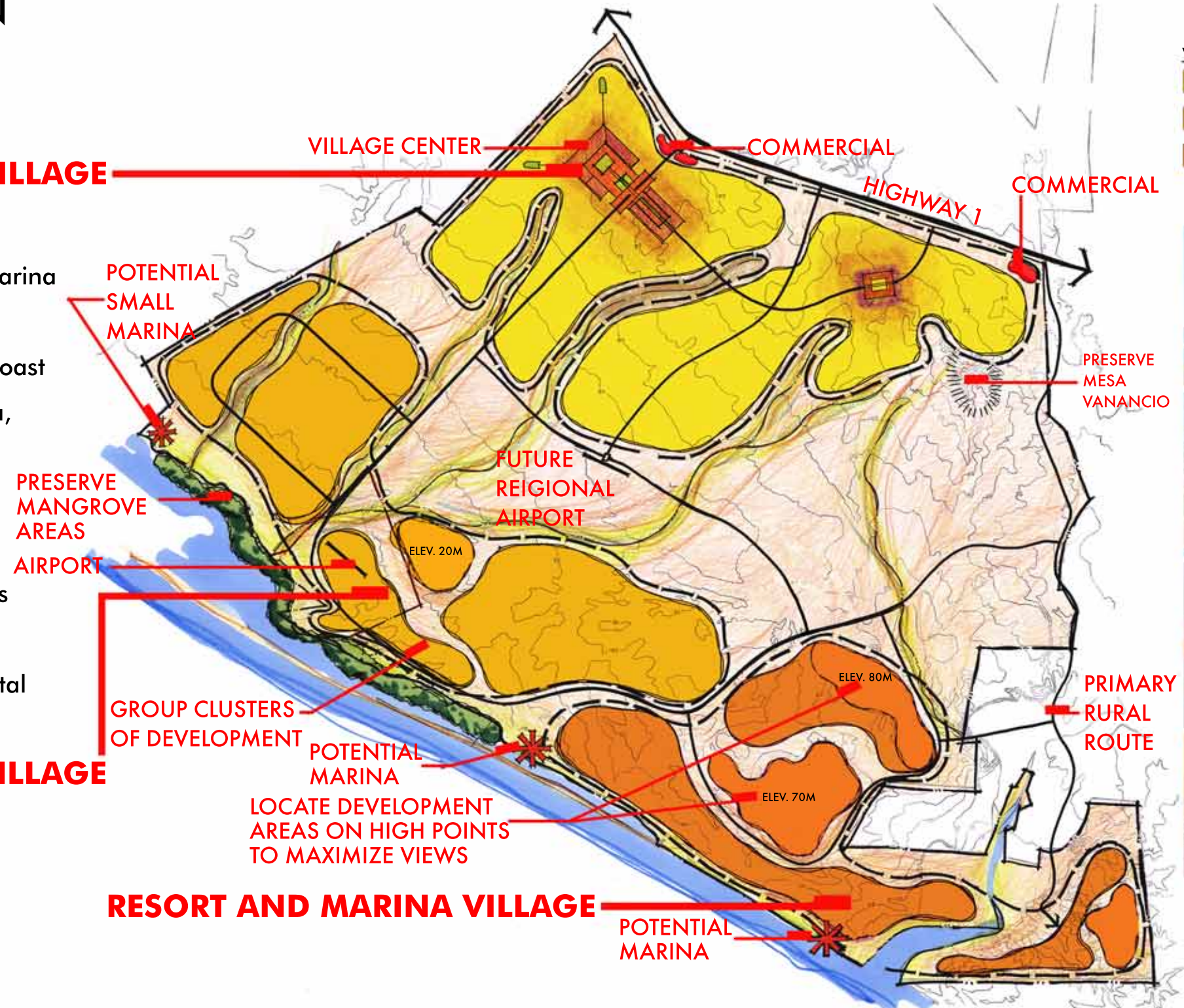
OVERALL MASTER PLAN

- Major resort development, including marina and airport
- 26 miles of water front on the Pacific Coast
- Resort will include 5 star hotels, marina, airport and pedestrian entertainment village
- New town will employ design characteristics of historic Mexican towns such as Guanajuato
- Eco-Mangrove Village to preserve coastal ecology

ECO-MANGROVE VILLAGE

NEW TOWN VILLAGE

RESORT AND MARINA VILLAGE



MASTER PLAN MAGDALENA BEACHES



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SITE PHOTOS MAGDALENA BEACHES



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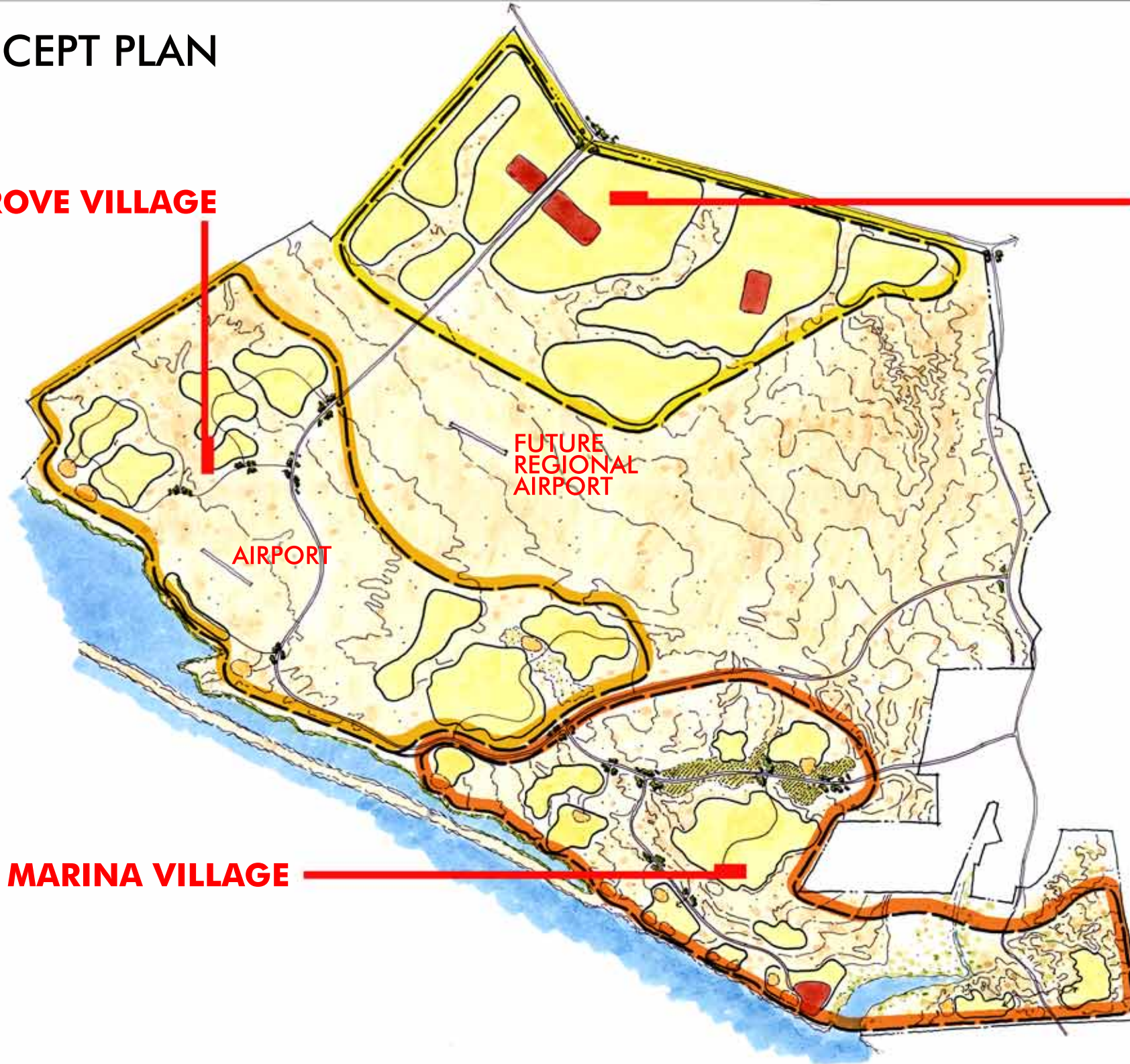
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VILLAGE CONCEPT PLAN

2. ECO-MANGROVE VILLAGE

3. NEW TOWN VILLAGE

1. RESORT AND MARINA VILLAGE



VILLAGE CONCEPT PLAN MAGDALENA BEACHES



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1. RESORT AND MARINA VILLAGE

RESORT AND MARINA PERSPECTIVE



RESORT AND MARINA PERSPECTIVE MAGDALENA BEACHES



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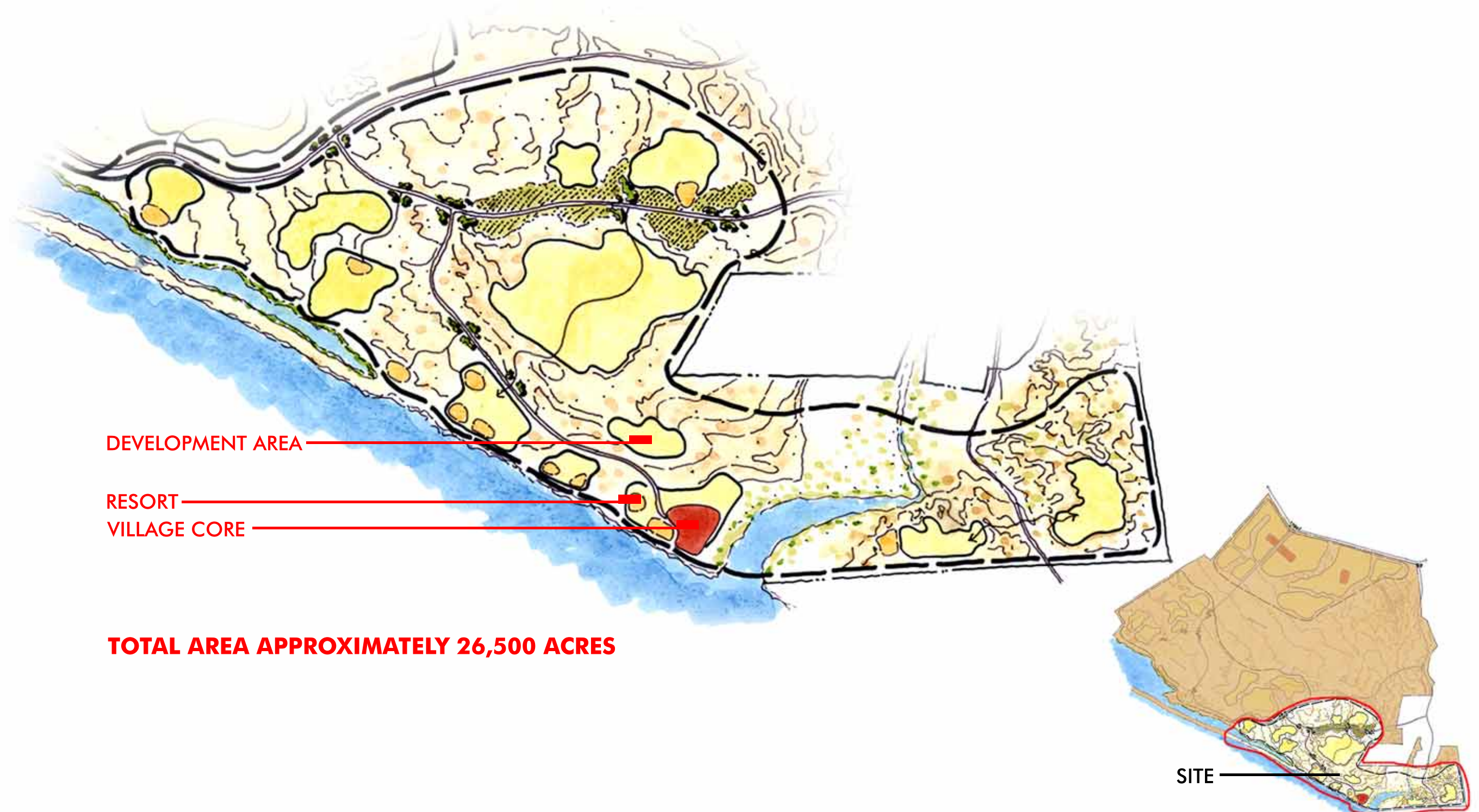
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RESORT AND MARINA VILLAGE



DEVELOPMENT AREA

RESORT

VILLAGE CORE

TOTAL AREA APPROXIMATELY 26,500 ACRES

SITE

RESORT AND MARINA VILLAGE MAGDALENA BEACHES



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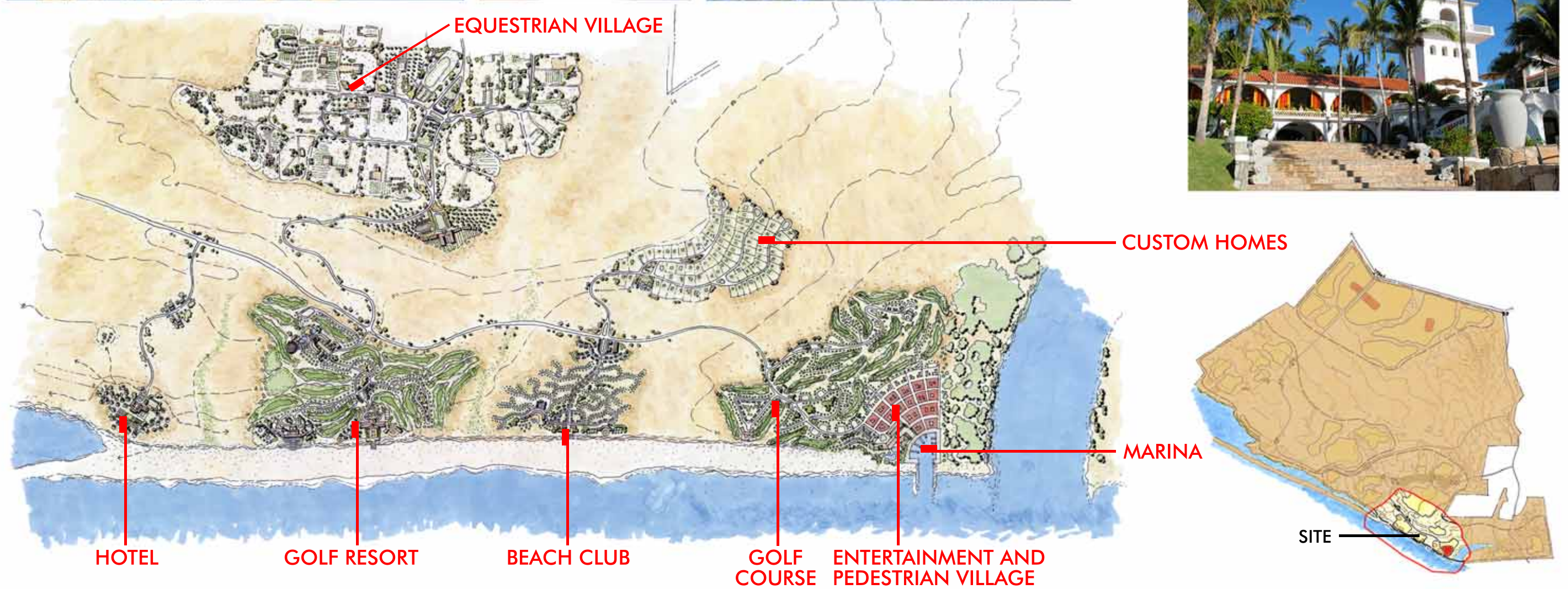
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RESORT AND MARINA VILLAGE



- Composed of several luxury resorts, resort style residences, and exclusive world class marina
- Direct road access to regional airport and ring road access to remainder of project



RESORT AND MARINA VILLAGE MAGDALENA BEACHES



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RESORT AND MARINA VILLAGE



GOLF AND
BEACH CONDOS

RESIDENTIAL
GOLF COURSE

HOTEL

ENTERTAINMENT AND
PEDESTRIAN VILLAGE

TOTAL AREA APPROXIMATELY 700 ACRES

- Pedestrian village to include retail, restaurants, nightlife, and cultural venues with multiple plazas, court yards, and surprise places for a vibrant environment

GOLF CLUBHOUSE



MARINA



SITE

RESORT AND MARINA VILLAGE MAGDALENA BEACHES



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RESORT AND MARINA VILLAGE AND GOLF COURSE



HOTEL

HOTEL

TOTAL AREA APPROXIMATELY 500 ACRES

- Large estate lots situated around a world class 18-hole golf course and open space
- Golf course meanders from inland highlands to ocean front offering challenging shots and breath taking views
- Exclusive country club with all amenities.
- Five star resort hotel with range of accommodations from deluxe rooms to expansive villas and all amenities



SITE

RESORT AND MARINA VILLAGE MAGDALENA BEACHES



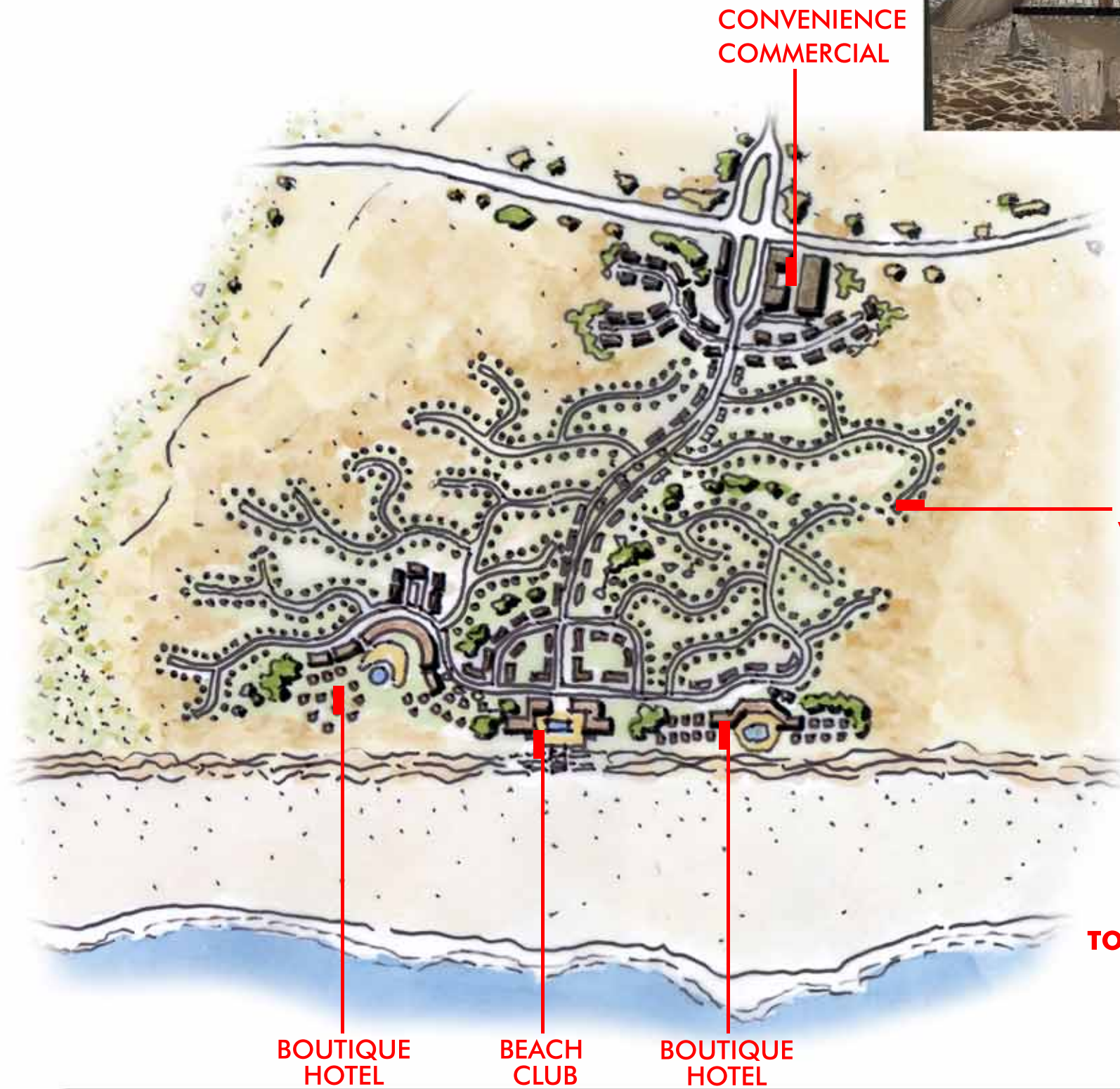
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BEACH CLUB



DETACHED VILLAS

- Highly amenitized luxury beach club for all residents
- Beach front cabanas with food and beverage services
- Multiple pools with swim up bar/restaurant
- Ocean excursions and equipment rentals

TOTAL AREA APPROXIMATELY 200 ACRES

BEACH CLUB MAGDALENA BEACHES



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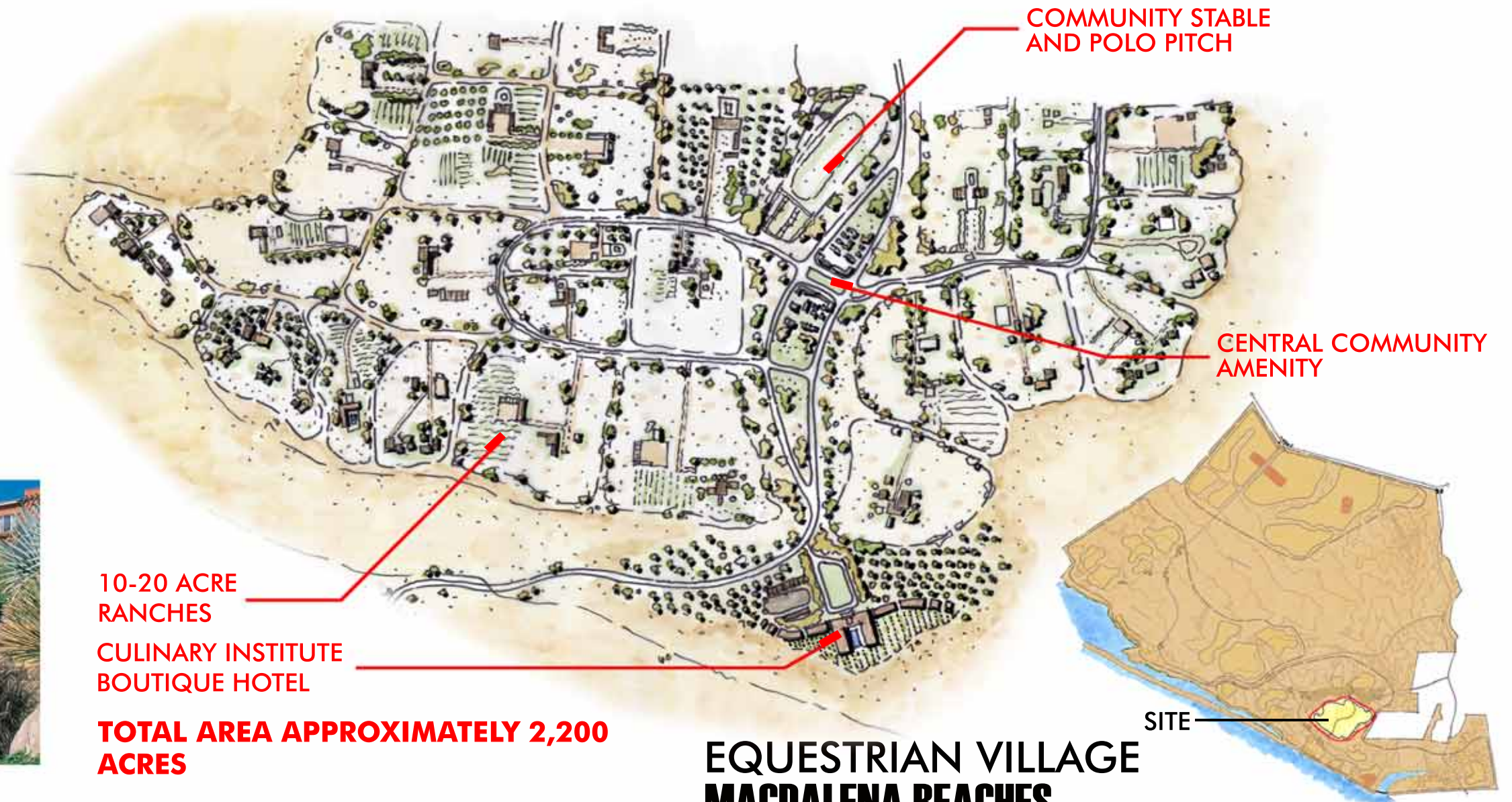
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EQUESTRIAN VILLAGE



- Large ranch style estates situated around equestrian trails and open space
- Exclusive equestrian center with amenities including community center and clubhouse, stables, riding rings, jumping courses, show arenas, and veterinary facilities
- Will feature equestrian oriented resort with horse back excursions



EQUESTRIAN VILLAGE MAGDALENA BEACHES

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2. ECO-MANGROVE VILLAGE

ECO-MANGROVE VILLAGE RENDERING



ECO-MANGROVE VILLAGE RENDERING MAGDALENA BEACHES



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ECO-MANGROVE VILLAGE

DEVELOPMENT AREA

RESORT

AIRPORT
(7500' RUNWAY)

TOTAL AREA APPROXIMATELY 33,200 ACRES



SITE

ECO-MANGROVE VILLAGE MAGDALENA BEACHES



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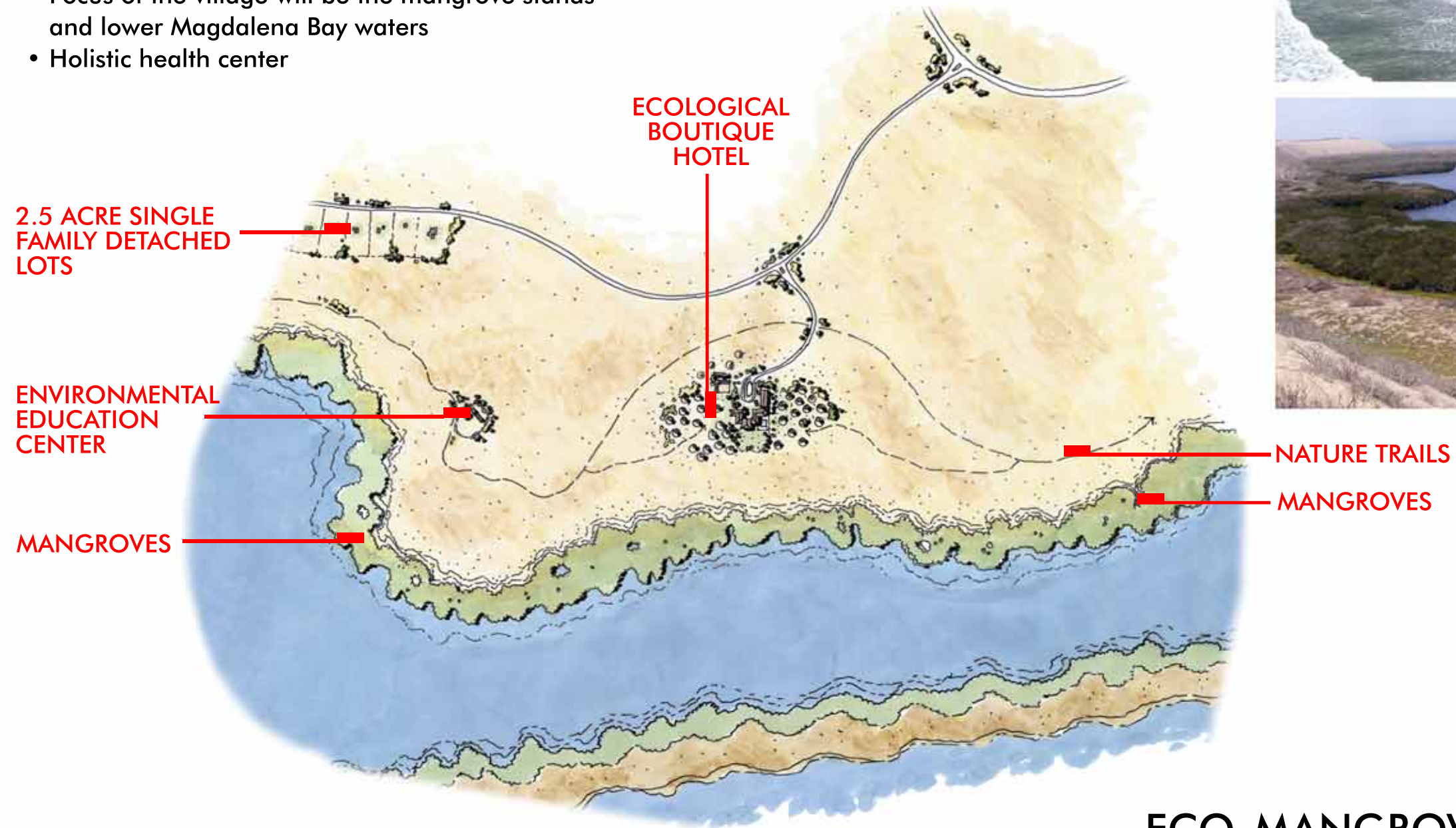
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ECO-MANGROVE VILLAGE

- Preservation of existing mangrove stands
- Eco-lodge and hotel
- Amenities include nature center, walking and hiking trails, interpretive/educational signs
- Focus of the village will be the mangrove stands and lower Magdalena Bay waters
- Holistic health center



ECO-MANGROVE VILLAGE MAGDALENA BEACHES



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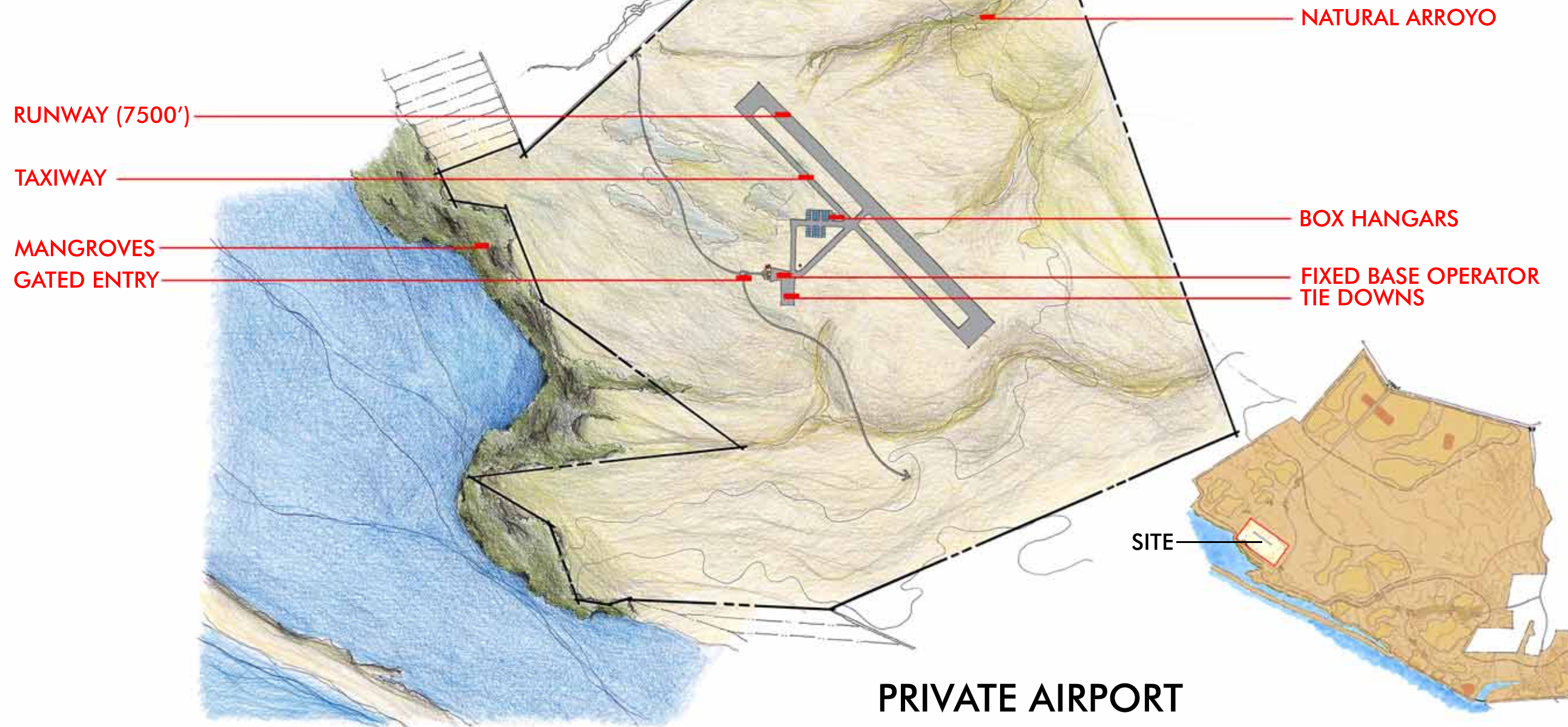
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PRIVATE AIRPORT



PRIVATE AIRPORT MAGDALENA BEACHES



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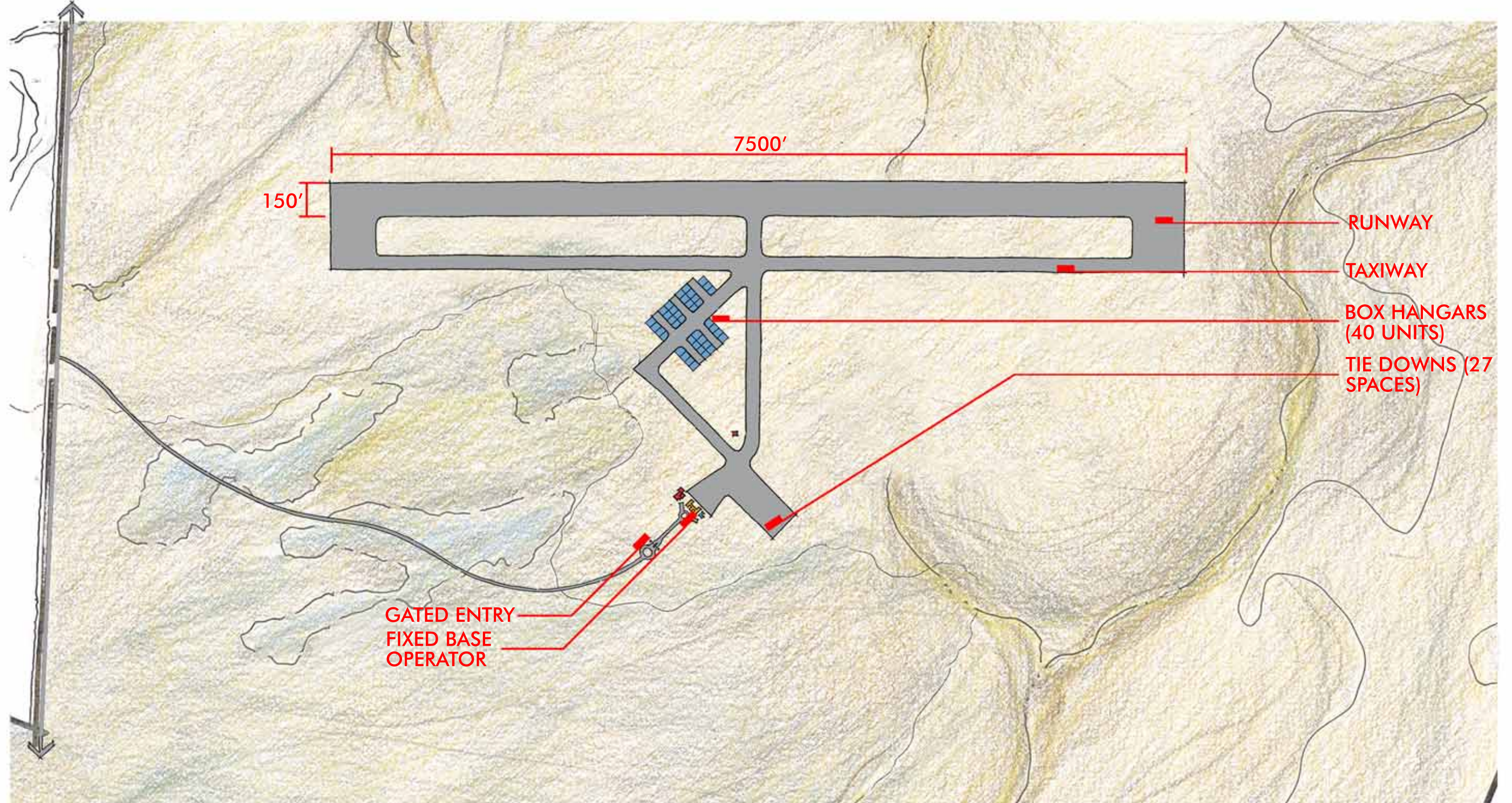
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3. NEW TOWN VILLAGE

NEW TOWN VILLAGE RENDERING



NEW TOWN VILLAGE RENDERING MAGDALENA BEACHES



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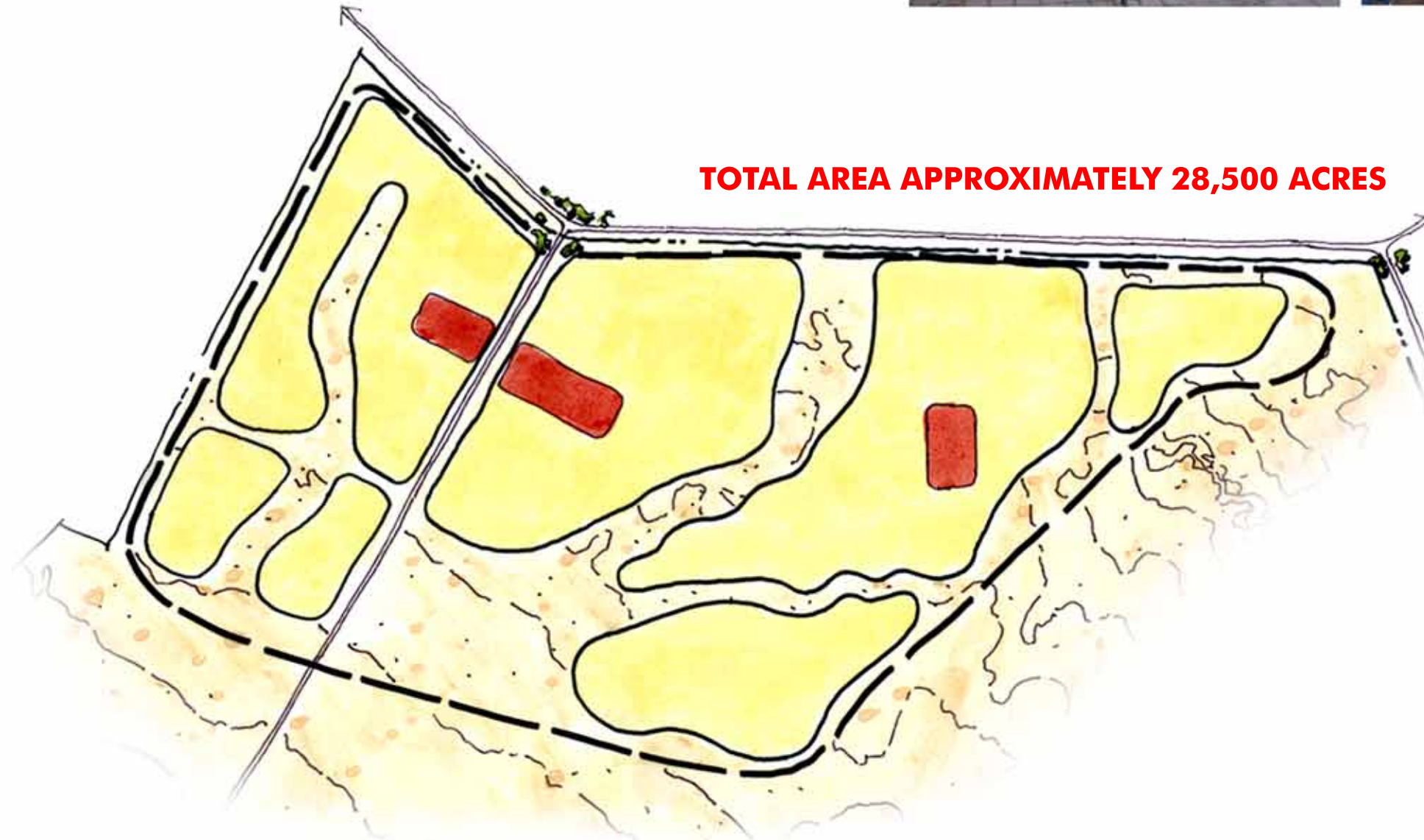
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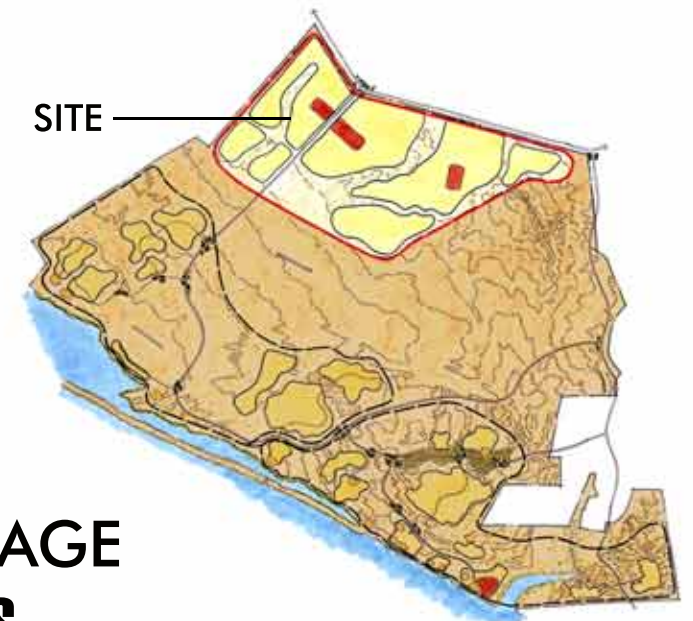
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NEW TOWN VILLAGE

- Central urban nodes with surrounding expansion areas
- Large amounts of natural open space will be preserved throughout the lifetime of the project



TOTAL AREA APPROXIMATELY 28,500 ACRES



NEW TOWN VILLAGE MAGDALENA BEACHES



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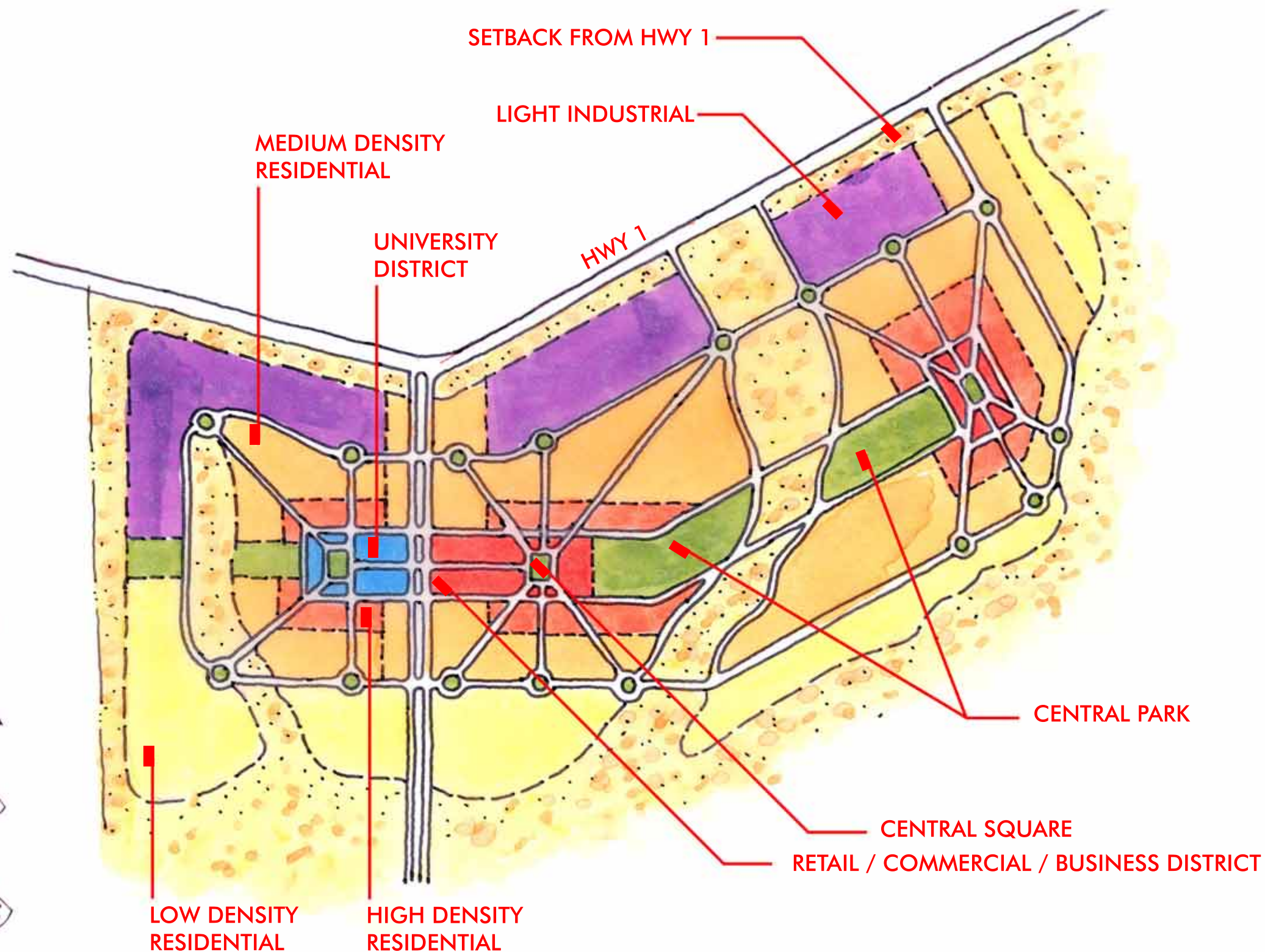
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NEW TOWN VILLAGE

- Historic town concept and planning
- Density will be focused in central core areas around large public plazas with axial streets radiating
- Natural topographical features guide development areas, preserving major arroyos, mesas, and vistas
- Will provide residences, services and amenities for employees of resort complex



CENTRAL CORE DIAGRAM



NEW TOWN VILLAGE MAGDALENA BEACHES



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