

# Caribbean World

Ecologically Sustainable Resort  
& Adventure Park

**Puerto Rico**

so much. so near.





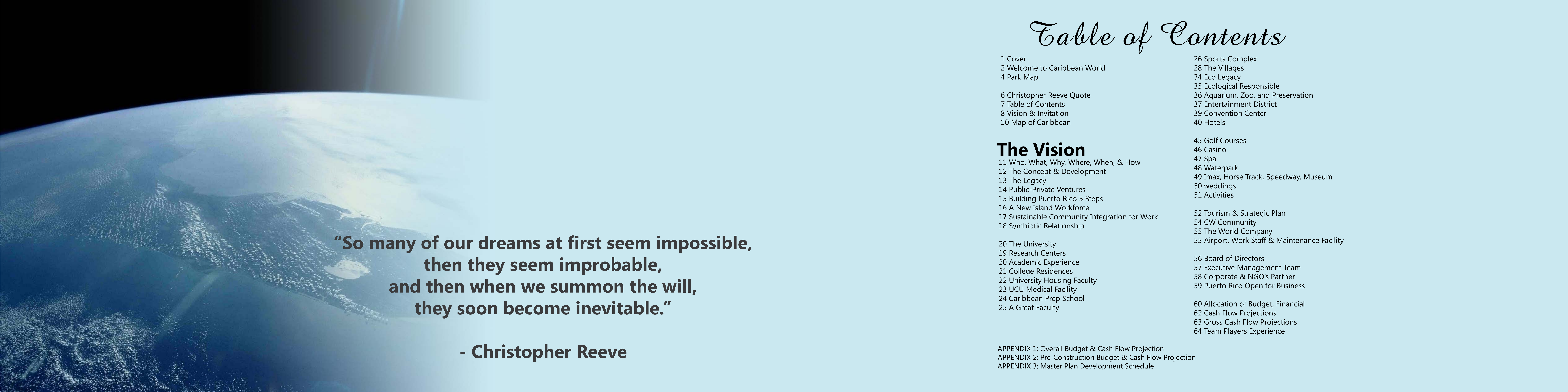


Welcome  
Bienvenido









**“So many of our dreams at first seem impossible,  
then they seem improbable,  
and then when we summon the will,  
they soon become inevitable.”**

**- Christopher Reeve**

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## Vision and Invitation from the Founders

By D'Manti Diamond and Armando Castro M. III

Having been part of the process that turned the islands of Hawaii into one of the world's most visited destinations in the Pacific, my wife D'Manti and I became passionate about the idea of getting the Puerto Rico to achieve similar success in the Caribbean. As we considered which elements our years of experience had taught us were effective in building a profitable tourism industry, we began to lay out the foundations that gave birth to what we call today, Caribbean World.

A two hour flight from Miami into the heart of the Caribbean, Puerto Rico has become an attractive spot for the budget-minded traveler. Our vision through Caribbean World is to make the Puerto Rico the all in one destination where vacationers from North America, Europe, and Asia are able to experience all they dream to find in the Caribbean.

It is a pleasure to invite you to partner with us in transforming this visionary dream into reality.

Puerto Rico, the Capital of Caribbean World!





**Who?**  
Caribbean  
World  
Company

Caribbean World (CW) is a group that came together with a dream to create an enduring sustainable ecological project that will benefit the people of Puerto Rico and the entire region.

**What?**  
Building the largest  
Sustainable  
& Ecological  
Destination

CW is the largest development project in Caribbean history, meant to position Puerto Rico as a prime global destination while rapidly accelerating the island and the region's economy. The 50,000 acre ecological and sustainable development will cost USA \$10 billion. An independent district

within the country of Puerto Rico, CW will be one of the most prized pieces of glittering waterfront property in the world.

#### The master plan for Caribbean World includes:

- The Caribbean World Adventure Park
- comprised of (28) authentically recreated island villages
- A Hospital and University Complex
- A Water Park
- Shopping, Restaurant, Business & Entertainment District
- (290 shops, 100 restaurants, lounges, bars, and nightclub areas)
- Exhibition & Convention Center (2.6 million sq ft)
- Six (6) luxury resort hotels (20,000 combined rooms, offering options to each segment of the tourist market)
- Residential Communities and Villas
- (8) Golf courses
- Large yacht marina
- Five-mile Ocean Walk
- A full-scale world-class casino

**When?**  
**NOW!**

Upon receipt of construction funding, CW plans to commence development July 2013. Stage One will be completed within (15) months of funding commencement, and will include the Island Villages and United Caribbean University. Projected opening date is October 2014.

**Where?**  
Puerto Rico

Puerto Rico



## Lets Build A Strong Puerto Rico

**Why?**

Because the Puerto Rico can become one of the top tourist destinations in the world. This means empowering Dominicans to become economically independent.

We can boost confidence in the Puerto Rico's economy by creating 150,000 direct and indirect construction jobs and 150,000 permanent employment positions. Attracting foreign investment and substantially increasing tax revenues.

**How?**  
With Visionary Plan.  
World Cooperation

CW will be developed through a dynamic variety of private and public investors, including IMF, IABD, the World Bank, USA, and EU. CW will also partner with Universal Studios, major hotels, tour operators, cruise ships, and airlines to create the most successful destination resort in the Caribbean.

Symbiotic Relationship at Work: Business/Education  
The uniqueness of CW includes our connection with the United Caribbean University (UCU), working together to create an academic institution that will serve and prepare young men and women for a better tomorrow. This is truly a symbiotic and mutually sustaining relationship in which one compliments the other.

There would be no CW without the UCU's students.

UCU students, who will comprise 60% of CW's employee population, bring energy, vitality, and an abundance of Caribbean spirit with every smile. They will express the warmth, friendliness, kindness, hospitality, and love rarely seen or experienced elsewhere to visitors from around the world.



# The Concept and Development



Caribbean World (CW) is a fifty thousand acre ecologically sustainable complex designed to become the largest and most visited recreational resort park in the world.

An unbelievably diverse CW master plan includes:

- CW Adventure Park, comprised of authentically recreated and staffed Caribbean island villages representing the (28) Caribbean island nations, each with live cultural shows, arts, & entertainment
- CW Amusement Park & Water Park
- UCU University, Medical Facility, & Sports Arena
- CW Hospital and University Complex
- Shopping, Restaurant, Business & Entertainment District – (290) shops, over (100) restaurants, lounges, bars, & nightclubs
- (6) Luxury Resort Hotels – (20,000) combined rooms, offering options to each segment of the tourist market
- Imax Theater
- Interactive Museum
- Aquarium
- Large Yacht Marina
- (20) Miles of Pristine Beachfront Property
- A plethora of cultural, water, & land activities
- CW Mega Resort - residential communities, villas, (8) golf courses, Entertainment Arena/Exhibition & Convention Center (2.6 million sq. ft.), & a Full-Scale World-Class Casino (2nd stage of development)

## The Tourist Capital of the Caribbean

CW is the world’s most ambitious project. This matchless ecological and sustainable development was designed to catapult Puerto Rico onto the global market. CW means to turn the tide in Puerto Rico and make it over into the tourist capital of the Caribbean. Luxury hotels, entertainment, and outdoor activities will cater to tourist segments that incorporate all age groups, world regions, and activity preferences.

CW has captured the interest of dymanic investors, Inlcluding: The World Bank, and its private sector arm IFC, and the IADB. As soon it opens, CW will attract millions of tourists annually from around the world.

CW will deliver attractive financial returns plus superior and memorable experiences at its resorts and parks. We can achieve this by bringing an obsessive attention to detail in our design, a high level of discipline during development, and a hands-on approach from initial implementation to practical completion.

## The Villages

You won’t need your passport or visa in order to visit CW Adventure Park! Visit the history, view priceless artifacts, taste the local fare, and find original artwork for sale in the authentically recreated villages, each representing (1) of (28) Caribbean Island nations, all presenting live cultural shows.

## Our Core Purpose

To make Puerto Rico the #1 visitors’ destination in the Caribbean and to create innovative and enlightening experiences that rejuvenate our guests’ love of the slow life by providing a sustainable, organic, wholesome, inspiring, glorious experience at CW.

## Branding the Puerto Rico

While selling Puerto Rico as the premier tourist destination of the Caribbean, CW will function as the catalyst for a galvanization of resources for the beautification and improvement of Puerto Rico’s tourist areas. First class venues will offer outstanding customer service and memorable experiences. CW will entice the excitement and recognition of visitors from the USA, Canada, Europe, Asia, and the rest of the world.

## Pure Life

Vacationers of all ages will discover the magical splendor of the Caribbean’s natural beauty through a full range of fun, recreational, and cultural activities. Learn a native dance or explore an ancient ruined castle. Hike or canoe through lush gardens and tropical rainforests. Experience the breathtaking waterfalls and exotic wildlife. Float or surf in the warm clear waters awaiting you. No matter your speed, CW has the ideal escape for you!

## Strategy

Position Puerto Rico as the #1 visitor destination in the Caribbean by establishing CW as its cultural center of excitement. Offer the new opportunity of experiencing the varying cultures, folklore, and beauty of all of the Caribbean Islands in one single destination.

Our strategy sets the framework for partnership with Airlines, Cruise Ships, Local Authorities, Tourism, Convention Wholesalers, Leisure Organizations, and Key Industry Players to create Caribbean World and Puerto Rico as THE Destination Brand.

Such partnerships, working together thematically on all geographical scales, will increase tourist numbers to (15) Million by 2015. This increase will add value to Puerto Rico’s economy, help support local businesses, and lend a hand nurturing a better existence for all Dominicans. Caribbean World is a showcase for the Caribbean, its creativity and heritage, and sets a new standard of excellence for quality and sustainability.

## United Caribbean University (UCU)

CW’s partnership with the United Caribbean University & Sport Arena (UCU) combines an opportunity for (14,000) students from all the Caribbean nations a chance to attend and work their way through college, and helps preserve their native island heritage by sharing it with visitors from all over the world. CW will inevitably be an attractive place to “live, work and play” for the entire growing Puerto Rico population.

CW will work with VolunteerPlanet.Org, a nonprofit organization that will sponsor thousands of students from throughout the Caribbean and thousands more from around the globe to attend the United Caribbean University (UCU).

The vision is to assist the student population to obtain an advance education by way of sharing their island heritage with visitors and guests. VolunteerPlanet.Org will manage the Agricultural Colony of the CW District, as well as the volunteer programs that will bring thousands of volunteers from all over the world to Puerto Rico to help provide for and compliment the requirements of the Puerto Rico populous.

# The Legacy

The Caribbean world is incredibly unique in that its earliest inhabitants shared a vision for leaving the planet and all its people in a more abundant and enlightened state than we found it in.

Caribbean World is inspired by this beautiful concept. Also known as Tekun Olam, this ancient Judaic principle promotes the individual leaving the world in a better state than that in which they found it. It means “repairing the world.” The parallel Sanskrit term Vasudhaiva Kutumbakam, or “the world is my family,” also teaches us to embrace the world as one family. A distinctive treasure created to enable and share the cultures, diversity, and unique characteristics of the Caribbean with the rest of the world, CW is designed with these key interests at its core.

Caribbean World will:

- Preserve and portray the cultural arts and crafts of each island of the Caribbean
- Create career opportunities within the Caribbean
- Contribute to the educational enrichment and academic development of all students enrolled at the UCU (United Caribbean University)
- Combat poverty where it lives and promote social equity
- Foster free trade and regional integration
- Demonstrate and radiate a spirit of love and service, uplifting and blessing all guests who experience this special place
- Share with the world the cultures, diversity, and beauty of the Caribbean spirit

## CW’s Mission & Priorities parallel those of UNESCO:

(United Nations Education, Scientific & Cultural Organization)

- Contributing to and encouraging the “building of peace”
- Reducing poverty via introduction and employment of quality education and advancement of training
- Addressing emerging social and ethical challenges
- Fostering the cultural diversity therein
- Focusing on the core principles of Race and Gender Equality

## Controversy

### Procedural Concerns?

None.

### Environmental Concerns?

CW’s development is based upon preserving and promoting the ecological best interests of the region. There are minimal quantifiable concerns for marine, flora, or fauna, which will, in fact, prosper due to CW’s development.

### Depletion of Natural Resources?

None. CW is about self-sustainability and natural preservation.

### Militarization?

CW will feature its own security team for purposes to ensure safety and order. There will be no military use of the facility.

### Traffic Congestion?

The majority of visitors to the park will be transported by fuel-efficient public transportation.

### Incorporated City?

The CW District will possess the regulatory standards of an Incorporated City, which will include the capacity of issuance of tax-free bonds. The CW District will possess immunity from current or future state, province and country land-use laws and/or regulations. The only code review regulations that would apply are elevator lift and annual inspection thereto.

## Development Timeline

The entire CW project will cost \$8.5 – 10 billion and will require (6) to (10) years to be fully completed. The projected starting date is May 2013. CW will be developed in 3 stages:

- The Caribbean World Cultural Park (CCP), United Caribbean University (UCU) and the surrounding agricultural areas
- CW Resort, Spa, Golf Courses, Casino, and Exhibition & Convention Center
- CW Water Park, Monorail, and Stadium Arena

2012	Announces Project
2012	Construction Begins
2012	Caribbean World: Main Island Villages
2013	University, Cabaret, Market Place
2013	CW all other Island Villages, Museums, Imax
2014	Water Park and Aquarium/Zoo/Animal Preserve
2014	Opening grounds for Resort, Spa, & Golf
2015	Convention & Exhibition Center
2016	Monorail
2017	Sports Arena Complex

## Scope And Deliverables

Prior to commencement, a scope of services and tasks will be prepared, discussed, fine-tuned, and approved alongside the Puerto Rico Government.

## MASTER PLANNING SCOPE OF SERVICES SUMMARY

Having met Puerto Rico’s functional requirements and recommended future needs and having incorporating the Caribbean community’s input, the CW Master Plan will stay within established schedule and cost parameters. The Planning Phase of the project will include:

- CW Commencement Meeting
- Site reconnaissance visit to incorporate a comprehensive existing conditions report and background gathering
- Initial planning session with the Puerto Rico government
- Market Research Consultant (MRC) to explore and prepare all alternatives
- Meeting with Puerto Rico officials to review alternatives and refinements
- Caribbean Community Design Workshop to present the Master Plan and provide locals with an opportunity to contribute to the planning process
- All LEED recommendations incorporated into Master Plan
- Preparation of Basis of Design Report (BODR)
- Review and presentation of BODR with Puerto Rico officials
- Preparation and presentation of a comprehensive final Master Plan and BODR for approval by the President.



## 1. Building Infrastructure

- A healthy and educated population existing within a sense of safety will bring peace and stability to Puerto Rico
- New roads, harbors, railways, and upgraded airports will allow new goods and services into Puerto Rico, transporting them faster, more economically, and creating instant commerce to stimulate the economy
- Creating commerce means create jobs, which will create tax revenues, allowing the government to become self sufficient; creating revenues to build sewer systems to prevent cholera outbreaks, build schools to educate the population for modern jobs, and build hospitals to keep the population healthy

## 2. Tourism

- While the infrastructure is being completed, the resort development can begin
- Hotels & other investment companies will start building resorts
- Cruise ships and airlines will begin offering vacations of a lifetime
- Puerto Rico will provide memorable safe experiences for tourists

### 3. Reinvestment

- With the resorts and infrastructure built it will create hundreds of thousands of jobs
- Jobs bring tax revenues
- Tax revenue needs to be reinvested into the country's schools, hospitals, sewer systems, etc.
- This path of growth will benefit everybody, rich or poor



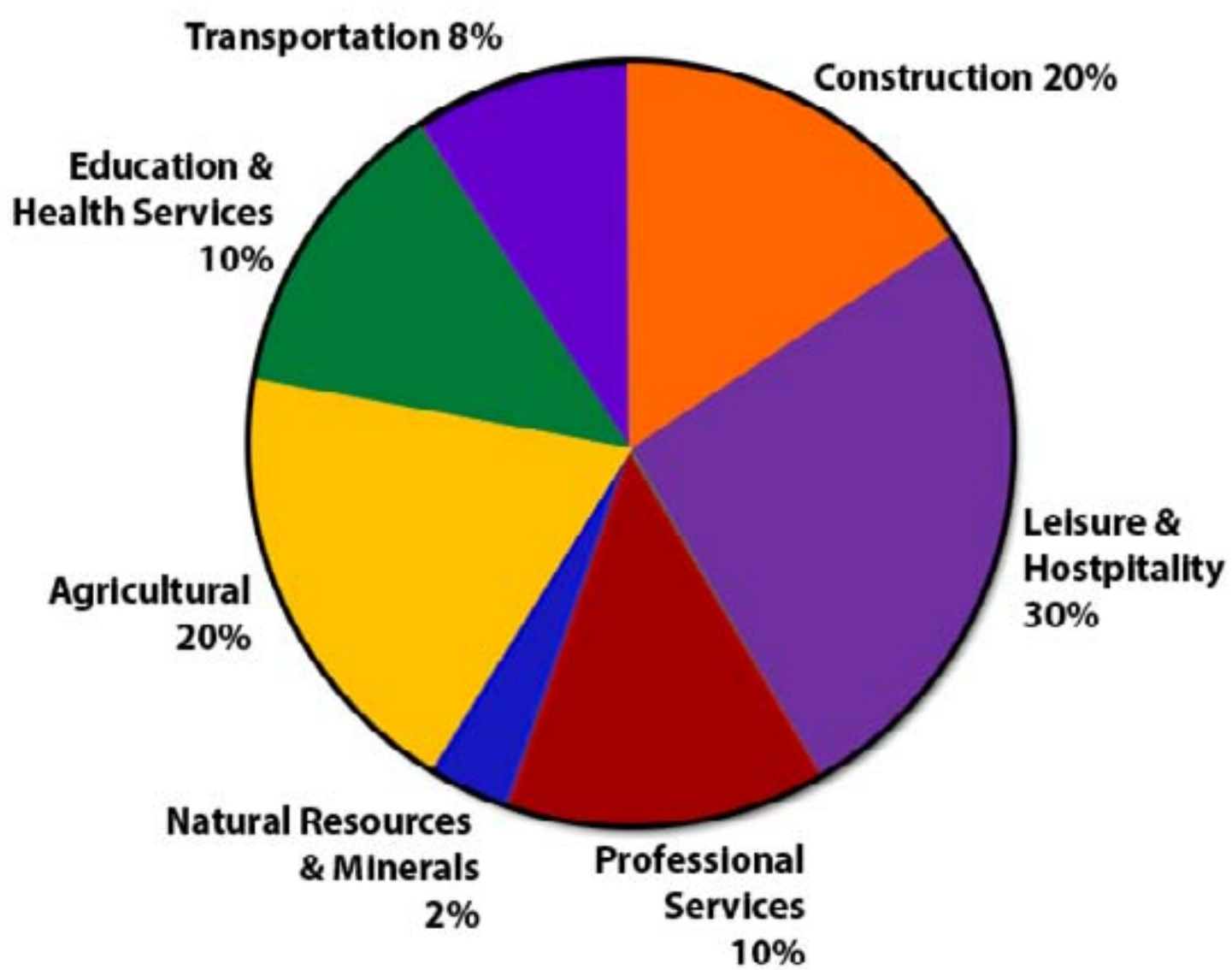


## A New Island Workforce

- Ensure a sufficient and highly qualified workforce while providing meaningful careers and advancement opportunities
- Provide an adequate source of quality workforce to support the multifarious needs of the tourism industry
- Ensure the local community has sufficient employment and advancement opportunities within the industry



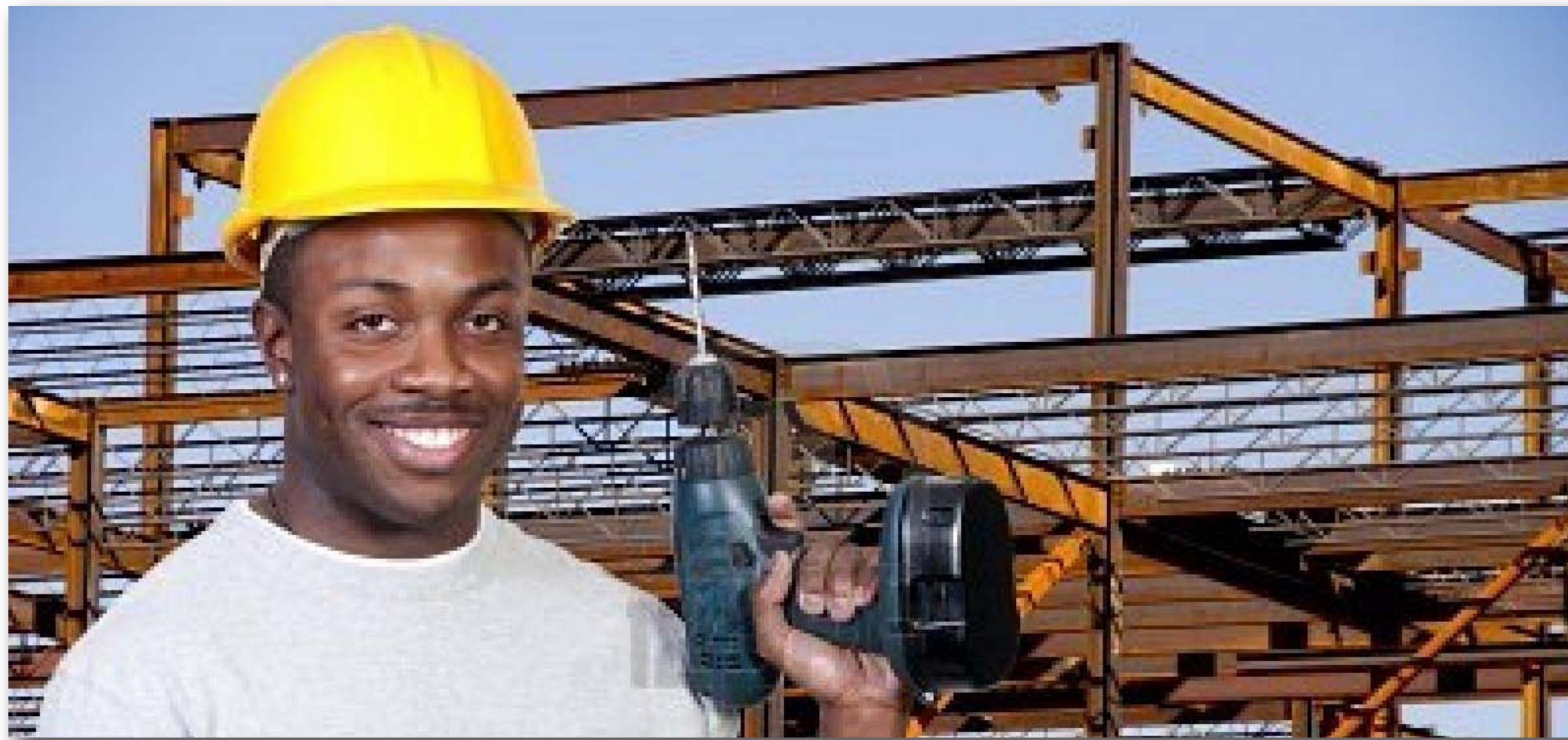
## Employment by Industry - Percent of Total Caribbean World Workforce



## Tourism Workforce Development Strategic Plan

Designed to consolidate and coordinate all employee development, training, and human resource services, this plan is intended to be a guiding document for all Dominicans involved in every aspect of Puerto Rico's tourism industry. The plan also identifies lead and supporting organizations with recommended timelines and assessment measures.

Caribbean World will partner with the Puerto Rico Department of Education to create a National Hospitality & Tourism curriculum program. This will target students from 8th – 12th grades, and is designed to provide hands-on learning experiences for students interested pursuing a career in the fields of travel and tourism.



## The DACUM method to hire and train the work force

Our standard requirement for a potential employee is to identify the individual's general areas of competence, interests, and specific skills. Who has the right knowledge, the best facility, and the behavior patterns required to operate effectively in a specific job?

All future CW employees will have a training plan that requires true commitment in (3) separate areas of training:

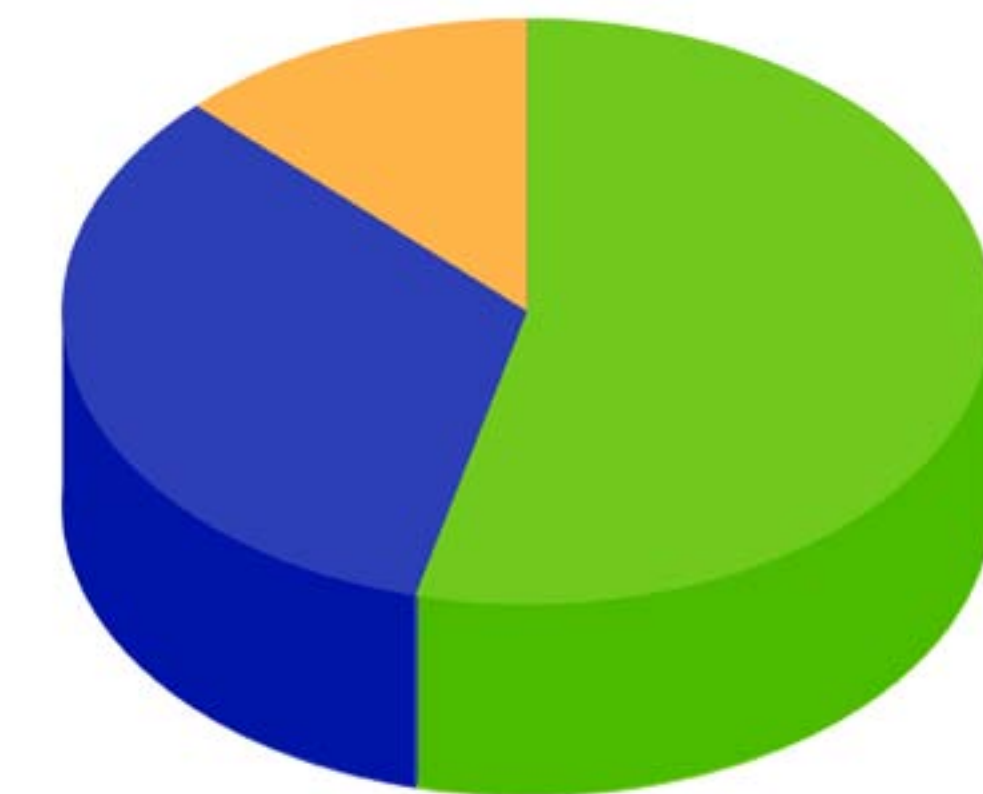
- Assimilation with CW's altruistic core intentions
- Basic CW training and knowledge
- Specialized training in their specific CW area

CW will construct a workplace where personal objectives are met by employees who give their best and work together as a team or family in an environment of trust and respect.

## Caribbean World

### JOB IMPACT on Dominican Republic

■ Under 18 ■ 19 to 44 ■ 45+



**214, 035 Regular Jobs Created**  
**1.5 Million Support Jobs Created**



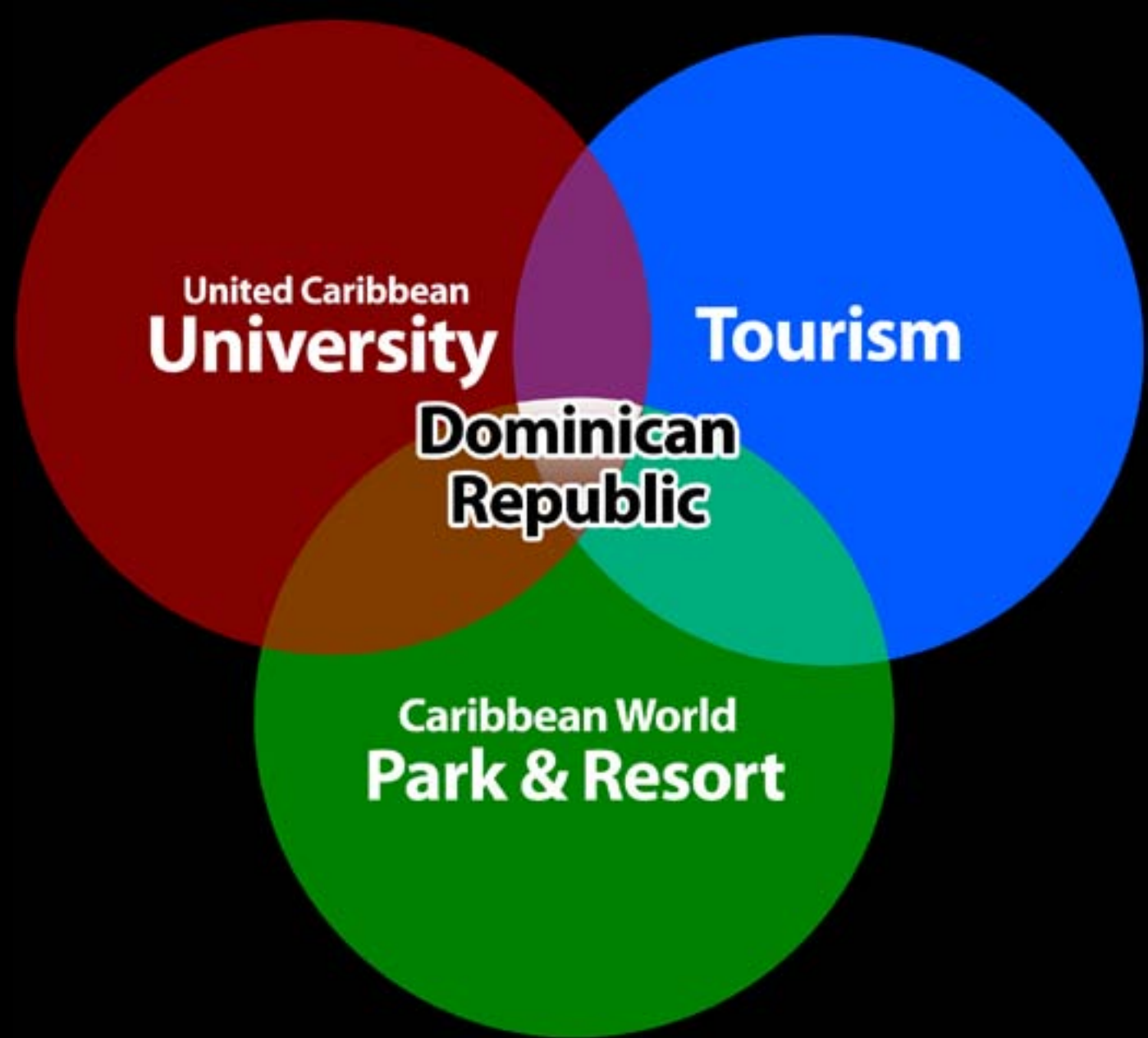
## Sustainable Community Integration

- Successfully integrated sustainable multipurpose community with low and high-density housing, apartments, shops, commercial areas, and civic buildings
- Pedestrian friendly, safe, vibrant, & diverse
- Attractive to CW employees
- Stimulates general migration to the area

Our grid-like street networks allow pedestrians, drivers, joggers, and bikers to travel easily within the community, alleviating traffic congestion and maximizing social interaction.







### Symbiotic Relationship at Work

#### Caribbean World Resort & Park Funds UCU

Unique in all the world, UCU and CW share an unusual educational / business symbiotic relationship. CW will fund the University from sales and other revenues generated at the park and resorts.

- The i-WORK Program encourages students to gain on-the-job experience by working in the field of their study while strengthening and refining their professional objectives
- Every year, over 15,000 students supplement their educational expenses by working at the CW
- English, French, and Spanish language skills are learned and honed by interacting with thousands of visitors each working day
- CW will provided nearly \$900 million in total financial support to UCU and its students
- Students work their way through college by sharing their island heritage with tourists

CW and UCU will play an important role in the future prosperity of the Caribbean because students returning to their countries will possess a foundation rich in morality, skills, and learning, as well as a trade which will contribute in the advancement of their own island.

## Give a man a fish and feed him for a day, teach a man to fish and feed him for a LIFETIME



#### United Caribbean University Universidad Unida Caribena Universit   Unis Cara  bes

"Seeking Solutions" to the third world problems

<b>Motto</b>	<i>L'union fait la force</i>
<b>Motto in English</b>	Unity makes strength
<b>Moto en espanol</b>	En la Union esta la fuerza
<b>Acedamic Staff</b>	1,910
<b>Students</b>	15,000
<b>Undergraduates</b>	15,000
<b>Postgraduates</b>	1000
<b>Location</b>	<b>Caribbean Word</b>
<b>Campus</b>	10,000 acres (3,310 ha)
<b>Athletics</b>	NCAA Division I

#### The United Caribbean University (UCU)

is a coeducational and nondenominational American-based research university located in Caribbean World's Independent District of Puerto Rico on a 10,000-acre (4,000 ha) campus matriculating thousands of undergraduate and graduate students.

#### Sustainability

This is truly a symbiotic, mutually sustaining and reinforcing relationship. One entity cannot function without the other to its fullest and most glorious capacity. There would be no CW without the UCU student employees.

#### The Caribbean World Mission & Goals:

Prepare students with character and integrity who can provide leadership in their families, their communities, their chosen field.

The University's Mission Goals are:

- To educate and empower UCU students with character, integrity, and leadership skills to utilize in their families, communities, and chosen field
- To create a residential campus where the total student experience is encouraged through learning, leading, and building a better future
- To realize annual graduation rates of at least 80%
- To achieve gainful employment for all graduates in their home region

## Research Centers and Institutes

#### Institute of Caribbean Studies

The Princetown Tropical Agriculture & Research Center, a world-class research facility at UCU, will be committed to protecting and improving tropical agriculture on the island and entire Caribbean region.

Basic engineering, conventional, and organic methods will be studied to meet the challenges caused by pests, diseases, and climate change.

Biotechnology projects range from pineapple nematode resistance to ornamental flower production. Most initial projects will be designed to help CW Sustainable Farms and Puerto Rico crops such as banana, papaya, and orchids. Of course, there is the potential to transfer the sustainable research and technology to other countries where tropical crops are vital.



#### Institute of Marine Biology & Undersea Research

This 78,000 sq.ft. teaching laboratory for chemistry and biology studies. Its program includes an additional 24,000 sq.ft. of shell space for future research use. Instructional labs will accommodate (24) students with work stations enabling students to work effectively either individually or in groups depending on assignments.



#### Jose Maria De Hosto Library



A total of 45,000 sf state of the art library.

#### The Puerto Rico Research Institute

The 101,060 sq.ft. facility will house gross anatomy, cell biology, biology, and pathology labs as well as a morgue and bio-imaging research and teaching facility.

The Institute will bring together researchers in physics, chemistry, biology, medicine, and computational sciences in an integrative research practice that attempts to visualize molecular and physiologic tissue properties with unprecedented specificity and in a noninvasive manner.



#### Other Campus

UCU intends to operate in various locations within CW yet outside of its main campus.

- The Bill Clinton Biological Preserve is a 1,200-acre (490 ha) natural reserve owned by the university and used by wildlife biologists for research
- The Caribbean World Agriculture Lands is a facility operated by the UCU Department of Agriculture
- The Marine Biology Research Institute is research center operated by UCU

#### UCU Research Complex by Apple



The two story, 42,000sf Marine Science research building will feature three modular components housing the laboratories, support space, and offices.





Academic Experience

The United Caribbean University (UCU) will provide an extensive array of academic units for undergraduate and graduate students.

UCU Schools & Colleges:

- School of Architecture
- College of Arts and Sciences
- School of Business Administration
- School of Communication
- School of Education
- College of Engineering
- School of Hospitality and Tourism
- School of Humanity
- School of Law
- School of Marine and Atmospheric Science
- Miller School of Medicine
- Frost School of Music
- School of Nursing and Health Studies

Partnering to bring World Class Education

We aim to work with major universities from around the world such as Harvard Connell, University of Miami, McGill, Heidelberg and Tokyo.



A Diverse Student Body

The student body will comprise a brilliant collection of talents, abilities, and backgrounds from the world over.

The projected diverse body of (18,000) students from over (150) countries will come together and contribute to a vibrant campus community, where warmth and the island spirit prevail.

Students will learn to appreciate diverse customs, accept varied perspectives, and foster cooperation, developing lifelong friendships that transcend all cultural or political boundaries.

The students will also work at on-campus jobs or at the neighboring Caribbean World Park and Resort, instilling a sense of teamwork and stewardship while gaining marketable skills and work experience to nurture their inherent potential.



Student Groups & Activities

Student groups will range from Athletic/Recreational, Careers, Community Service, Ethnic/Cultural, Fraternities/Sororities, Health/Counseling, Media/Publications, Music/Dance/Creative Arts, Political/Social Awareness, and Pre-Professional to Religious/Philosophical.



Volunteering to Help

VolunteerPlanet.org is an independent nonprofit organization that has made a significant impact in the Puerto Rico and Dominican communities by striving to serve disadvantaged people through providing education and job training.

Teaching Puerto Rico to Read

VolunteerPlanet.org, along with UCU students, will spearhead the volunteer “Teaching Puerto Rico-to-Read Campaign” to alphabetize Puerto Rico and the Puerto Rico in a 3 year period.

Demographics of Caribbean United University (UCU) & UC Preparatory School (UCPS)			
Island	Undergraduate	Graduate	UC Preparatory School
Anguilla	100	10	50
Antigua and Barbuda	200	20	50
Aruba, Bonaire, Curaçao	200	20	50
Bahamas	200	10	50
Barbados	200	10	50
Cayman Islands	200	10	50
Cuba	1,000	100	500
Dominica	500	100	50
Dominican Republic	1,000	100	1,000
Grenada	100	10	100
Guadeloupe & dependencies	100	10	50
Haiti	6,300	100	5,000
Jamaica	1000	100	900
Martinique	500	50	100
Montserrat	100	10	50
Saba, Sint Eustatius & Maarten	100	10	50
Puerto Rico	900	100	250
Saint Barthélemy	100	10	50
Saint Kitts and Nevis	100	10	50
Saint Lucia	100	10	50
Saint Martin	100	10	50
Saint Vincent & the Grenadines	100	10	50
Trinidad and Tobago	500	50	150
Turks and Caicos Islands	100	10	50
Virgin Islands (British)	100	10	50
Virgin Islands (USA)	100	10	50
International Students	1,000	100	1000
	15,000	1,000	10,000
Local	81%	81%	90%
International Students	19%	19%	10%
	100%	100%	100%
Women	60%	60%	60%
Men	40%	40%	40%
	100%	100%	100%

Excel In Athletic Competition

Since the UCU plans to participate in the Pan-American and Olympic games, among others, the curriculum will include a healthy focus on sports as an integral portion of the core curriculum.

UCU will also participate in the National Collegiate Athletic Association, Division I-AA FCS, with varsity teams in (31) sports.

UCU will own and operate the (100) acre (45 ha) Caribbean Sports Complex, which includes the (78,000) seat AT&T Caribbean Coliseum. The UCU Sport World Complex will include facilities for baseball, diving, fencing, field hockey, lacrosse, rowing, soccer, softball, swimming, tennis, track and field, volleyball, and wrestling.



College Residences



The smart, highly efficient (2) building 7-story configuration, linked by a common walkway, is a 152,000 sq.ft. (600) bed complex that features a mix of 2br/1bath and 3br/1bath units.



Amenities of the Student Housing:

- 10,000 sq. ft. full-service dining hall
- Meeting, study and multi-purpose rooms
- Computer labs
- Common living and compartmentalized bath
- 2 student lounges per floor
- Volleyball courts
- Swimming pool
- Barbeque & al fresco dining area
- Convenience store, common kitchen & laundry
- Gardens interiors are vibrant in their color palette
- 4,500-seat Activities Center
- TV studio & fitness center
- Performing arts and intramural athletic programs
- Services for the learning disabled, hearing, and speech impaired students

Personal Interaction

Faculty and student interaction is another hallmark of UCU. With a low student/faculty ratio, students will have greater opportunities to learn from their professors. Committed faculty members can spend time mentoring their students beyond regular classroom hours.

Professors will see their roles as much more than teaching courses - they are developing and guiding the world's next generation of leaders.

USA & International Students are Welcome

UCU will offer a variety of scholarships for USA National, international, and Puerto Rico residents. Federal aid will be readily available through Pell Grants, Academic Competitiveness Grants, Veterans Programs, National SMART Grants, TEACH Grants, Stafford Loans, and Parent PLUS Loans.

UCU will also offer unique financial aid programs for eligible international students through part-time employment on campus and at Caribbean World.

Online class options, offered at an even lower rate, will also allow students to access a quality UCU education from anywhere in the world.





University Housing for the Faculty

Through our various university affiliations, top professors from around the world will step in to teach at UCU. Many will want to take their sabbatical at UCU while teaching and researching.

Faculty Residences

One of the benefits of being a UCU faculty member is Paradise Island, an oasis for faculty members to live within walking or biking distance of campus. The 100,000 sq.ft. hotel-style condominium complex includes a (5) stories of custom suites ranging in size from 2,000 - 3,800 sq.ft.



Administration and Organization

UCU is a tax-exempt corporate trust owned and governed by a privately appointed (15) member Board of Trustees.

Trustees serve (5) year terms and meet (4) times annually. UCU trustees also oversee all the university's research facilities, The United Caribbean Preparatory School, and the United Caribbean Hospital Facility.

The Board of Trustees will appoint a President to serve as the chief executive officer and prescribe the duties of professors, courses of study, financial and business affairs, and the appointment of (9) Vice-Presidents.



United Caribbean University Medical Facility

- 131,000 sq.ft. (4) story Medical Center on a (5) acre site
- 5,000 sq.ft. Urgent Care Center
- 7,000 sq.ft. Imaging Center

- 15,000 sq.ft. Outpatient Surgery Center
- 12,000 sq.ft. Laboratory
- 2,500 sq.ft. of Retail Space



Nurse Carolyn May Hospital and Medical Office Building

This 350,000 sq.ft. hospital will offer (300) beds and employ (500) staff members. The twin 115,000 sq.ft. medical office buildings are designed to be a one-of-a-kind medical center.



Elements include a massive emergency room for heightened level of service, (10) delivery rooms, a state-of-the-art radiology and surgery center, oversized family care suites, top of the line ICU/CCU units, a general service lab with facilities for phlebotomy, (2) blood drawing stations, a specimen processing center, chemistry center, serology department, urinalysis, hematology center, blood bank storage, and grossing room.



United Caribbean University (UCU) Dental Education Building

This 40,000 sq.ft. complex serves the dual purposes of teaching students in a traditional classroom setting, and in a dental practice/surgery setting. Care will be made available to all UCU students, CW employees, and the surrounding community.

Located on the building's main level are (2) closed operatories and (64) open operatories designed in pods of (8) dental chairs. Each pod specializing in a specific area of dentistry, including pediatric, ortho, endo, and perio dentistry.

Supporting the operatories are the administrative areas, consultation rooms, a wet lab, dental imaging, a CT scanner, Pan Cephalography for diagnostic imaging, and a patient service areas. The second floor is devoted primarily to classrooms.







## To Create a New Public Secondary School Specializing in Science, Math and Engineering

Up to (10,000) students will be matriculated at the United Caribbean Secondary Preparatory School in over (83) course offerings, with a focus on science, math, and engineering.

Beginning with founding 6th to 12th grade classes, the school will add one grade per year until it reaches its full enrollment of (2,000) students.

The average class size is (14) students. Special education classes have smaller student numbers for more one-on-one teacher guidance. Enrollment will be selective, with priority given to Dominican students. At least (90) students of the school's total enrollment will be comprised of students from elsewhere in the Caribbean.

Study programs will provide a challenging academic experience that prepares students for college and careers in science, math, and engineering. Students will be taught to respect diversity, be socially and politically conscious, be aware of their responsibility to their communities and the world, and to be dedicated to a life of creation and discovery in service of humanity.



## A Great Faculty

The United Caribbean Secondary Preparatory School faculty will consist of a principal, (3) assistant principals, (2) staff psychologists, (6) guidance counselors, an intervention counselor, a college counselor, librarian, nurse, and (117) qualified teachers.



## Balance Between Academic Work

Students are encouraged to maintain a wide range of extracurricular activities, with sporting and cultural achievements valued equally.

## The Introductory Program

The (10) week introductory program partners with leading doctors and scientists for an intensive laboratory experience, designed to spur students to pursue careers in medicine and science.

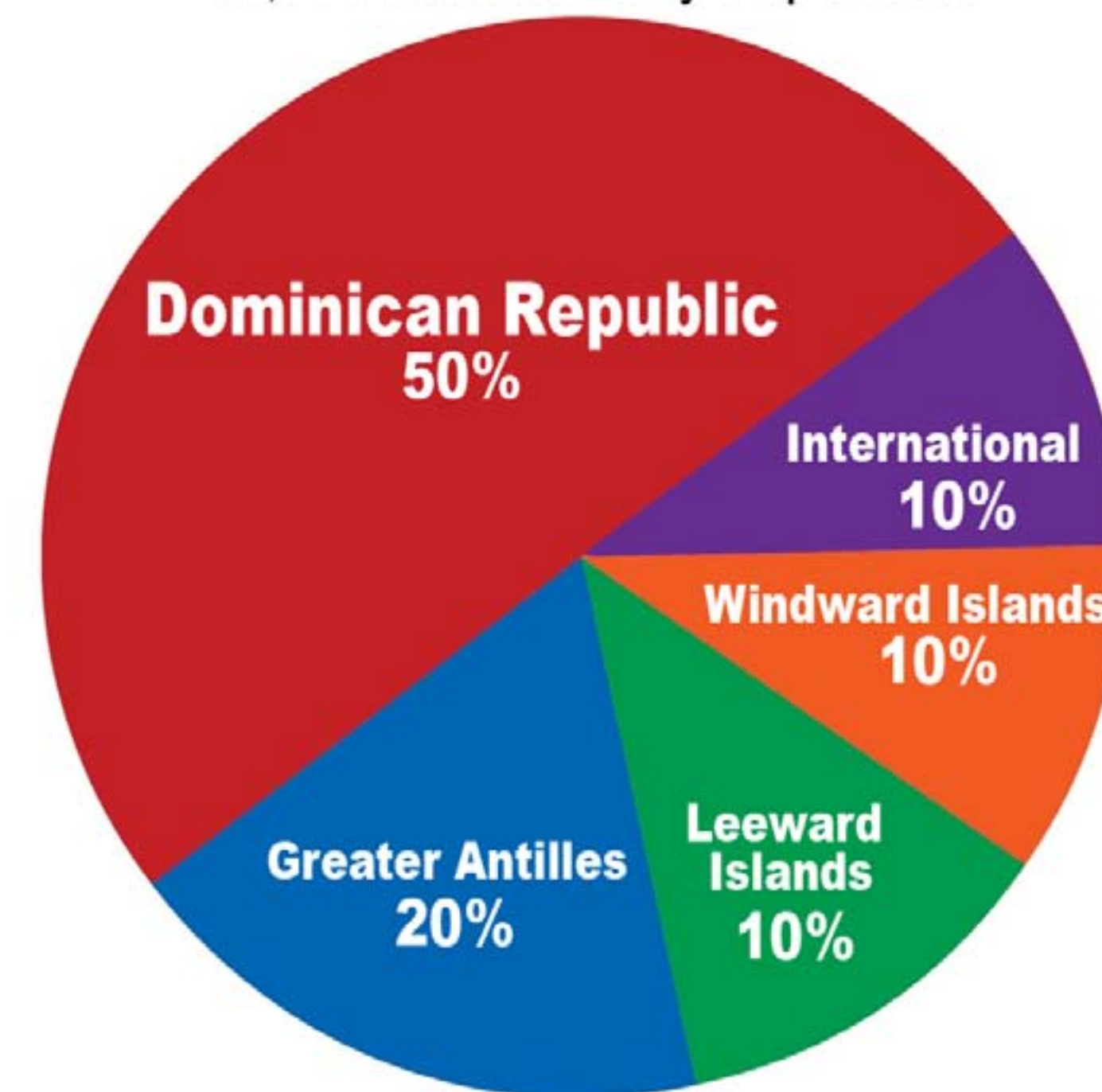
During the summer, under the guidance of their mentors, the students will conduct intensive medical and scientific research. At summer's end, students will present their findings.

## Working Together

The unique relationship between the Caribbean World, United Caribbean University, United Caribbean Secondary Preparatory School, and the local community will change the lives of those who matriculate here. To study here will be a magical part of their lives. Students will be uplifted by the deep-rooted Caribbean spirit.

Everything Caribbean World does is for these students: their growth, education, and practical experience — all because we are working together.

United Caribbean Preparatory School  
10,000 Student Body Population



## Specialized Education Mathematics

Instead of requiring the use of the traditional textbook, the math department will conduct lessons primarily within a lecture and discursive format, pursuing an integrated curriculum that combines varied current topics within mathematical strands. Additionally, there will be a concentration on the core mathematical fields of algebra, geometry, trigonometry, applied mathematics and analysis, and calculus.

## Science

The science program will establish its foundation in fundamental scientific principles by requiring interdisciplinary study of biology, chemistry, environmental science, molecular and environmental biology, and physics. Elective classes are to be offered in animal behavior, astronomy, and science ethics.

## Technology Integrated Curriculum

In an attempt to blend technology and student life, the school will operate (3) full-service computer labs and (4) classrooms fully equipped with laptop computers. Every incoming student will be provided an Apple MacBook Pro laptop computer.

## World languages

The school will offer a demanding bilingual and bicultural curriculum with the languages of general instruction being French, English, and Spanish. A (5) year program in Mandarin Chinese will be offered.

## Arts

Students are required to fulfill the Visual and Performing Arts education requirement by completing two semesters of arts classes within two disciplines. The Arts department will offer courses in visual arts, drama, music, and dance, and will also conduct collaborative productions intertwining disciplines, such as musical theatre.

## History

Student must take courses in world history, western and eastern civilization, and United States history. These courses regularly include introductory economics and government.

Education to promote international understanding, uniting people, nations and cultures for peace and a sustainable future.





## The Caribbean World of Sports Complex

Designed to grace over (1000) acres overlooking the blue Caribbean, the CW Sports Complex's (9) separate venues (and cross-country course) will play host to multiple amateur and professional sporting events and concerts. This complex will open in the third stage of construction with inaugural major league exhibition games. Complex-wide audio systems and an HD broadcast production facility complete this breatCWTAKing seaside complex.

## Sports

Sporting events benefit the island's economy, image, and quality of life for tourists and residents alike. Recognizing these benefits, Puerto Rico Tourism Authority has developed a sports marketing program designed to maximize our sports presence to a globally competitive level, enhance the visitor experience, highlight island diversity, and build a sustainable sports-based tourism market.

CWTA will partner with the NFL, MLB, NBA, PGA, international fishing tournaments, professional surfing competitions, and world championship triathlons.

Designed to help CWTA achieve a goal of steadily increasing visitor expenditures, the benefits of a thriving sports enterprise include:

- 1. Economic impact** - People coming to CW to participate, attend or operate events translates to visitor spending, which helps to create and sustain jobs, and generate tax revenues.
- 2. Media Coverage** - Positive media and publicity generated from national and international sporting media coverage helps showcase the island as a desirable sports venue and an attractive tourist destination.
- 3. Enhancing Residents' Quality of Life.** Sporting events provide residents with opportunities to attend or participate in additional leisure activities, adding to their quality of life. Additionally, each event will require the support of numerous student and local volunteers. Many who participate in these types of events will be able to personally contribute and become part of something important to the entire island. Lastly, with almost every major sporting event having a charitable component, participants and organizers will also be able to give back to our island communities.

## Sport Industry is Profitable

According to SGMA, the U.S. sporting goods industry alone is worth upwards of U.S. \$70.4 billion. Its growth rate is still greater than the 2.2% rate of growth for the U.S. Gross Domestic Product for nondurable goods. The business of sport is a multi-billion dollar global industry enormously propelled by unstoppable consumer demand. In the U.S., professional sports rank 14th as the largest grossing industry sector. This bests steel and the railroads. Growth in sports closely follows the explosion in entertainment, especially in terms of economic influence and the shaping of our zeitgeist.

## Venues

### **at&t Caribbean Coliseum**

This facility will play a major role in the UCU Athletic Department's commitment to training and nurturing world-class athletes:

- Retractable Roof Multi-Purpose Ballpark Stadium
- (70,000) Spectator Capacity
- Configurable using air casters into a diamond for baseball and soccer, an oval for football, or a triangle for concerts

### **TOYOTA J. Marichal Champion Stadium**

- (10,500) Seat Baseball Stadium
- Destined to be the spring training home of the Yankees and the recurring home for the Dodgers
- A similar stadium hosted (2) regular season Major League Baseball series in 2007 and 2008, home to the Tampa Bay Rays

### **Softball Diamondplex** (6) fields used for softball and youth baseball.

### **airJamaica**

## Arthur Wint & Herver Mckenley Arena

- (5,000) Seat Multi-Purpose Arena
- Aims to host the Old Spice Basketball Classic annually
- Field House spans (70,000) sq.ft. with stadium-style seating
- Small Gymnasium attached to the main arena

## Johnson & Johnson Arena

- (1,500) Seating Capacity
- (50,000) sq.ft. Arena with Basketball / (6) Volleyball Courts



## **Cross Country Course**

Consists of multipurpose fields, the Track and Field Complex, and a 0.7-mile (1.1 km) wooded trail.

## **Crawford & Lara Track & Field Complex**

- (500) Seat Facility for Track and Field events
- (9) lane track
- Designed to International Association of Athletics Federation specifications

## **Ricardo Garner & Fuller Sports Fields**

These eight multipurpose fields can host a number of different sports. Two fields are equipped for night play, and four are made to international soccer dimensions.

- (8) Multipurpose Fields
- Adaptable to host any number of different sporting events
- (2) Fields equipped for night play
- (4) Fields designed to international soccer dimensions
- (1) Field has (500) permanent seats
- Field (7) has (1,000) permanent seats, expandable to up to (3,000), and can host the annual (4) team preseason soccer tournament featuring Major League Soccer teams

## **Roberto Clemente Baseball Quadraplex**

- (4) Professional Baseball Fields
- (1) Practice Infield
- Batting tunnels, pitching mounds, hitting tunnels, master pitching machines
- (10) Bullpens
- (2) Fields equipped for night play





# The Villages

## Caribbean Planet Adventure Park

Caribbean World Adventure Park (CAP) is an opportunity to escape into the unique people, food, music, trade, and other traditional aspects of all the Caribbean cultures within a single unified experience. Building of the island villages will be divided between all (3) construction phases.

Each of the (28) Caribbean Villages will be a traditional composite showcasing the authentic culture of each island. When CAP guests traverse from one island village to the next, they will absorb the sights, smells, tastes, sounds, and emotions that can only be found near the beating heart of each individual island.

Visitors are encouraged to take part in any number of cultural activities, from games and crafts to food preparation and dance.

The weekly Carnival Canoe Pageant will present the dance and costumes of each island.

Surrounded by the glittering ocean, sparkling lagoon, waterfalls, lush tropical flora, and an “erupting” volcano, the Caribbean World Adventure Park captures the romance and excitement of the Caribbean Islands. One visit to this attraction represents a chance to travel through all of the islands in a single day. Participate in a celebration of centuries of Caribbean culture — no passport required.

KEEPING The Spirit of the Islands ALIVE is the inspiration for the creation of Caribbean World. Its magic and mystique emanate from the Caribbean itself. The people, traditions, and the very essence will move, excite, and enlighten guests from around the world when they come and relax into their vacation in this gorgeous tropical setting. Guests will depart Caribbean World invigorated, informed, and deeply inspired by all the wonders that only the Caribbean can offer!



## The Elements

At the heart of the Caribbean World experience, is the Caribbean Adventure Park (CAP), recreated island villages, which offer visitors a unique opportunity to learn about the customs of each island, while having a fun and interactive experience.

Visitors are encouraged to take part in a number of authentic activities, from games and crafts to food preparation and dance.

The **Carnival Canoe Pageant** is presentation of the dance and costumes of each island.

**DA Luau** (the underground oven)

The all-you-can-eat **Grand Buffet**

**The Tropicana.** At the Celia Cruz ‘s Cabaret and Theater is the grand finale with the most extravagant show in the world .

With its ocean view, large lagoon, waterfalls, lush tropical flora, and an “erupting” volcano, the CAP captures all the romance and excitement of the Caribbean Islands.

A visit to this attraction represents a chance to travel through all the Caribbean Islands in a single day, and participate in the celebration of centuries of Caribbean culture — no passport required.



## The Carnival Extravaganza



The luxury of Las Vegas and the extravagance of the illustrious Brazilian festival will move to the rhythm of the Caribbean. The Carnival Extravaganza is a spectacular festival encompassing all the best music and dance of the Caribbean and the world’s longest conga line.

## Grand Caribbean Buffet Extravaganza

Sink your teeth into DA Luau, or the Grand Caribbean Buffet EXTRAVAGANZA. Why only be entertained when you can be wined and dined as well? From which island would you like to feast? A word of caution; sample a little of each so that you don’t miss any of the fantastic dishes!



## Fieston Luau

Experience the Fieston Luau, the island tradition of unearthing the ceremonial roasted pig from the Fogon, the underground oven.



## The Spirit of the Islands

From tropical rhythms to Caribbean cooking, CW guests will be entertained from sunrise to sunset, and well into the moonlight with cocktails, live music, and dancing.

Remember, CW is not all about feasting and celebration. CW will also nourish the cerebral cravings of our guests with generous offerings of “Go Native” activities. Quilt making, coconut tree climbing, coffee grinding, Taino canoe paddling, making cazabe (baking bread from yucca), Taino spear throwing, and cooking demonstrations will allow guests to actively participate and experience Caribbean culture for themselves.

## Celia Cruz Arena And Cabaret

At The Tropicana, drop into Celia Cruz’s Cabaret & Theater and be dazzled by one of the most extravagant grand finales in the Caribbean. CW’s cabaret features a rich Caribbean Carnival Extravaganza of native dancers who move to all the right beats. Jump out of your seat dancing along with Jamaican reggae, Trinidadian calypso, and the Cuban cha cha cha, to name but a few.





Experience 13 Island Villages

No Passport Required

CUBA



The island nation of Cuba’s fascinating history includes multiple upheavals and revolutions, but one thing has remained true - the warm hospitality of its people, their sense of humor, and the unforgettable music.

Like Cuba itself, this village is a fusion of Indo-American, Hispanic, and African influences

Layout

Visitors enter through a display of Cuban artwork, the “La estampa Cubana” art collection.

Visitors enter through the captivating La Estampa Cubana art collection.

Wander through Old Havana’s tight twisting alleyways lined with cobblestones and coral rock. Amidst the beautiful Spanish colonial buildings and plazas, encounter artifacts from not one but two famous Cuban landmarks, El Morro Castle and El Cristo de San Cristobal. EL SOLAR is where Cuba’s infamous street music springs to life as a Cuban primo (cousin) delivers an earful of music. Shake your thing during a lesson on the cha cha cha, rumba, danzon, or Cuban song. And, visit the section of Old Havana dedicated to Afro-Cuban religion and culture, with Catholic and African representations of the Afro-Cuban gods.

Attractions

- **El Ferry a Musical Ride** a musical ride, will serenade guests with the popular history of Cuban song, while a slow ride detailing the cultural and historical highlights of the cities of Colon, Trinidad, and Santiago nurtures your inner Cuban.
- **Cigar Farm & Factory:** will present a true working model of a cigar factory. Criollo tobacco leaves are grown in the outdoor farm with many bohios (huts) to cure the leaves. Cigar making is fun, and skilled craftsmen will help you roll the leaves and bind them with a wrapper into the familiar tubular shape. Visitors can experience the entire process and purchase their own freshly made cigars.
- **Dining & Nightlife.** Visit Hemingway’s favorite restaurant or step back into a world famous nightclub.

- **The Cuban Music Hut:** Stand outside one of the local country houses, and the Cuban primo (cousin) will give you an ear full of music. Take a lesson on the cha, cha, rumba, danzon, or Cuban song.

- **Little Havana in the Ports of Call Marketplace:** Here you will walk down tight alleys lined with cobblestones among Spanish colonial buildings with walls built from the coral rocks. It is here where you can visit the restaurant that Hemingway frequented or step inside the world famous Tropicana nightclub.

- You can also buy Cuban cigars, Cuban CD’s, dance costumes, and photos.



Dining ( 24 hours)

“**La Veranda Restaurant**” offers an evolving nightly menu of exquisitely fresh Cuban and international cuisine and seasonal wine lists.

“**La Barraca** Creole Restaurant,” located in tropical gardens with a spectacular ocean view and overlooks the entrance to Havana Bay. An excellent menu of Cuban food cooked on charcoal and served in clay pots.

**Kubanakan**, offers families a scrumptious buffet in a celebratory carnival setting. Arroz con pollo, frijoles negro, and aduros offer tastes of real Cuba.

**Snack bar and food carts ( 24 hours)** offering snacks and a variety of Cuban sandwiches, ice cream, and crispy churros.

**6 Bars (from 10 am to 6 am)** Indulge in a wide assortment of Cuban and international cocktails at La Bodegita del Medio, El Floridita, The Mojito (a rum bar with a vast selection of rum, specialty mojitos, light Cuban appetizers, and hosted by a “Rum Sommelier” who educates and interacts with guests), Club Hemmingway, Churchill Bar & Cigars, and Cabaret Parisien, a high energy food and drinks spot offering a lively mini-show, “Cubano, Cuban.”

Shopping

Enjoy fine shopping at the Ports of Call Marketplace, featuring El Encanto, Di Tu, Caramel-Karamel, Varadero, and street artisans.

Entertainment

The nightly firework show, Water & Lights - Reflections of the Caribbean, emanates from the village of Cuba.

Past the Main Hut at the center of the village, a dock loads passengers on a boat ride continuing to the island villages of Jamaica, Puerto Rico, and the Puerto Rico.

Experience 13 Island Villages  
Each island village will share a unique experience.

Puerto Rico



HAITI



PUERTO RICO



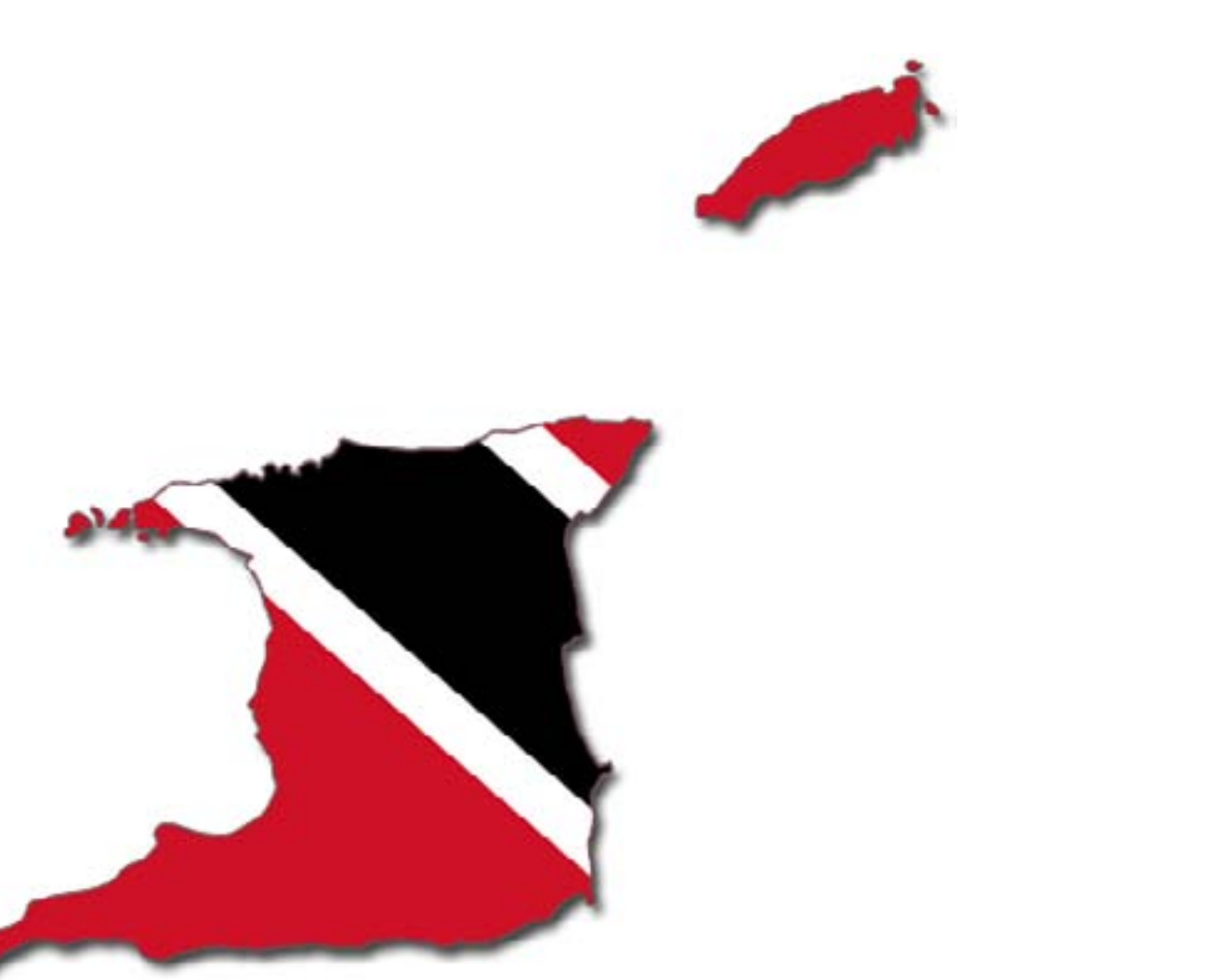
BAHAMAS, TURKS, CAICOS, & THE CAYMAN ISLANDS



BRITISH & AMERICAN VIRGIN ISLES



TRINIDAD & TOBAGO



DOMINICA



JAMAICA





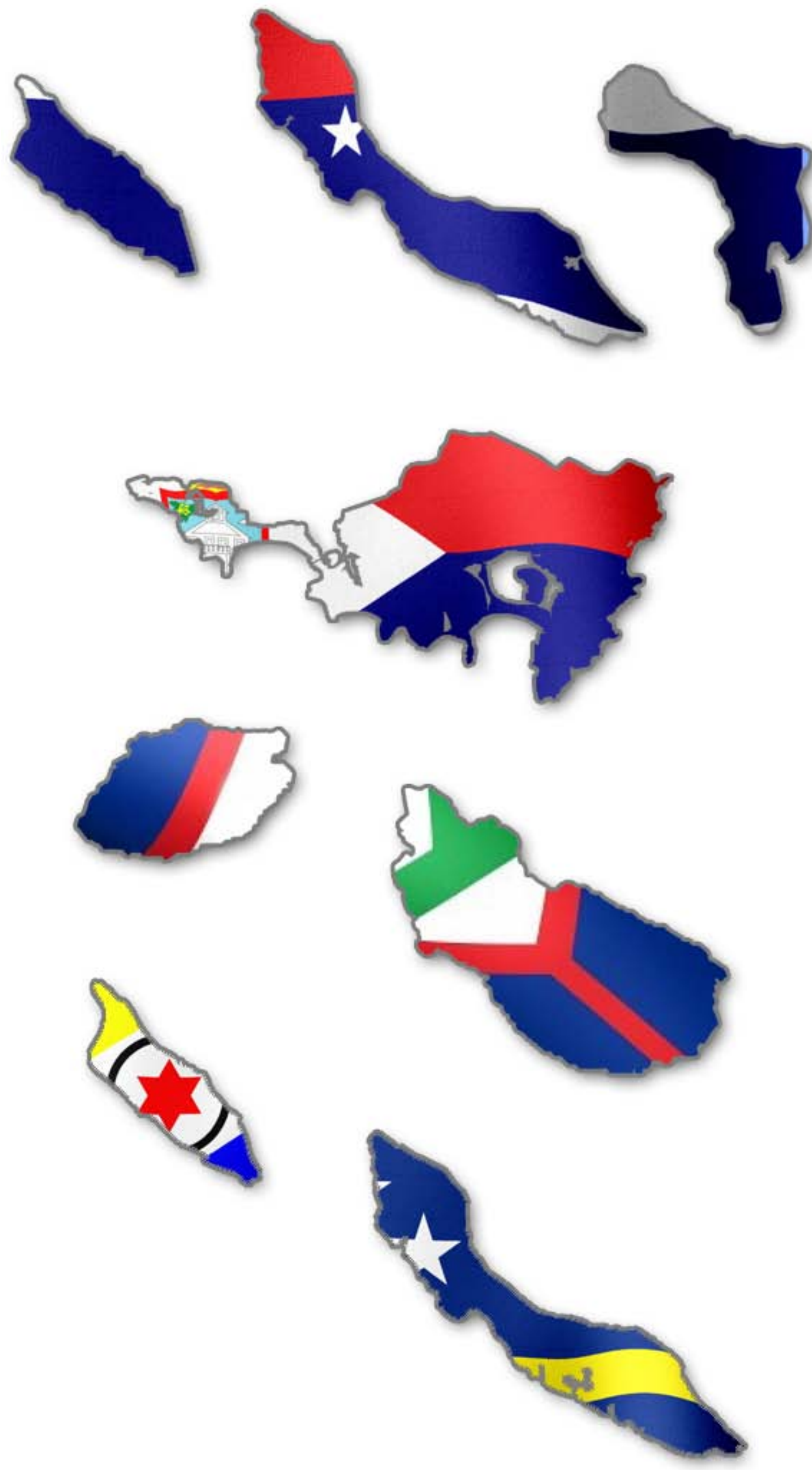
**FRENCH ANTILLES**

Guadeloupe, Saint Barthelemy, Saint Martin



**NETHERLAND ANTILLES**

Sint Maarten, Saba and Sint Eustatius (SSS islands),  
Aruba Bonaire and Curacao (ABC Islands)



**LEEWARD ISLANDS**

Anguilla, Antigua & Barbuda, Montserrat,  
Saint Kitts & Nevis



**WINDWARD ISLANDS**

Saint Lucia, Saint Vincent & Granadines, Grenada,  
Martinique, Barbados





## Environmental Sustainable Commitment

Caribbean World (CW) is committed to improving the ecology of the Caribbean and minimizing any carbon footprint from activities associated with the resort park and tourism industry.

## Stakeholder Engagement

CW has a strong commitment to contribute to Puerto Rico's future. This is clearly reflected in a preference for local products, suppliers, and hosts. Through this commitment, local Puerto Rico communities and the economy will greatly benefit from the resort and park operation. Great pride will be taken to maintain good relations with all stakeholders.

Additionally, 1% of total revenue is dedicated through the Social & Environmental Responsibility Fund (SERF) to various projects on local and global levels.

## The 3<sup>r</sup> Principal



**REduce** - Plastic is eliminated through the introduction of The Aqua Drinking Water Plan, using reusable glass bottles.

**REuse** - Composted soil is reused in landscaping, farming, and gardening.

**REcycle** - Waste is separated into paper, plastic, metal, glass, used cooking oil, kitchen waste, garden waste, and toxic waste.

## We WILL Make a Difference

CW's core values include the commitment to contribute resources, both financial and human, to help better Puerto Rico while remaining in harmony with the environment and cultural surroundings.

"Intelligent Luxury" refers to an attitude of responsibility, a steady unwavering balance where neither guest comforts nor the environment in which we operate are compromised.

Due to our commitment to operating at the world's highest environmental standards, CW will participate in the Green Globe Certification Program.

CW is committed to comply with, and wherever possible improve upon, international legislative requirements regarding the environment, public and occupational health safety, hygiene, and employment legislation.

CW shall, whenever possible and feasible, give preference to the employment of persons living in Puerto Rico or other Caribbean islands, local products and services which do not adversely affect the resort's operational activities, viability, and environmental and social impacts.

## *gogo* - Be Mobile!

Activities utilizing non-fossil fuel powered energy, such as kayaking, sailing, and bicycling, are encouraged.

Electric golf carts will be utilized because they release zero exhaust emission and avoid excess energy consumption.



The goal is to plant one million trees a year. This will create wildlife corridors, prevent erosion, restore biodiversity, reestablish national pride, and generate jobs.

# Biodiversity

## respecting the balance

Minimizing any negative impact on the environment remains CW's firm commitment. CW farmland occupies 90% of the resort and provides the park's cuisine, from pineapples to pork.

Soil from the resort's composting facility is used to nurture growing conditions without need of chemical fertilizers. Lemongrass, citronella, and other natural pesticides will be cultivated.

## Triple Bottom Line Operating Philosophy

"People, Planet, Profit" or "The Three Pillars"

The CW Founders share a very real vision of Caribbean World as an abundant source of nourishment for everyone who partners with the project, at every level.



Caribbean World

**ECOLOGICAL RESPONSIBLE**

## Energy Management

- Improved energy efficiency ensures a reduced carbon footprint and an increased bottom line.
- All CW lobbies and food and beverage outlets will be naturally ventilated.
- Medium voltage (6,6kV) underground electrical cables achieve less power loss and radiation.
- All energy will be produced via a hybridsystem 1.7 kw Sky stream wind turbine and 6.2 kw of photo voltaic solar panels with (3) day backup.

## Water Management

All water will come from CW's own reservoir and deep-water wells, making the entire resort self-sufficient.

Water is treated through a sediment tank, carbon and ceramic filters, and chlorine peroxide. Drinking water is then further treated by reverse osmosis and UV light.

The Aqua Drinking Water, still and sparkling, is produced and served in re-usable glass bottles to ensure carbon footprints from transportation and plastic production are decreased.

## Waste Management Commitment

Waste is a huge cause of environmental degradation. All treated waste water will be used for garden irrigation. No water discharges will flow into the ocean.

## Chemical Management

As much as possible, biodegradable and low volatile organic compound (VOC) chemicals will be used.

## Responsible Design & Construction

In many ways, Caribbean World is an excellent example of an ecologically accountable business model. For example, no rainforest wood is to be used. Only wood from managed forests of easily grown trees or recycled wood will be used. This absolute sense of ecological responsibility will be respected throughout every phase of CW's development.

## Air Quality

CW will make every effort to ensure the very best air quality on property. We all require fresh air for breathing. A rich profusion of plants and vegetation will be planted and maintained.

## Ecological and Sustainable

Caribbean Planet Adventure Park is aimed at creating a better world for all!



Caribbean World will attract many visitors to the Island in a way that would not harm the physical environment or the communities that surround the project. It will serve to support the communities, and to preserve and enhance their natural and cultural heritage through an ecologically sustainable tourism approach.

## Restoration & Conservation

Caribbean World is dedicated to the restoration, protection, conservation or improvement of natural sites or ecosystems, environmental enhancements or rehabilitation of existing tourist sites, restoration or development of heritage or historic site or building with the aim of preserving them. Projects will be aimed at diminishing the negative impacts related to tourism.

## Carbon Absorbtion Fund

This fund has been established and budgeted, with 2.5% of the total CW bill mitigating any carbon footprint.



## An Agricultural Community



All agricultural products will be organically produced within the confines of CW property, wherever possible, and employ the most progressive and earth-friendly methods available. All meat, fish, dairy, fruit, and vegetable products will be efficiently and profitably developed within the project itself. This will ensure high quality and maintain low costs, with little impact to our budget or environment.

Simultaneously, food production will be an integrated component of our humanitarian effort to educate island inhabitants and farmers on the latest agricultural sustainable practices.



## Renewable Energy

CW will employ the best solutions for electrical power from renewable, sustainable sources such as wind, solar, and tidal power generation.



**AIRFRANCE**  
**THE ENDANGERED PLANT & ANIMAL PRESERVE**  
Nurturing wildlife and enriching the human experience.

Nurturing wildlife enriches the human experience. CW Animal Preserve and Sanctuary is our dedication to nature and the conservation of endangered animals and plants.

CW plans for more than (1,700) rare and endangered mammals, reptiles, and birds to call the (1,000) sprawling acres of lush landscape home.

The preserve will take advantage of the most innovative behavioral enrichment devices, plus extensive use of indigenous trees, plants, and other native species. Guests will be immersed in the misty, tropical rain forest environment.

The Preserve will be feature flora and fauna from Africa, Asia, North and South America, and include a Tropical Bird Sanctuary.

**Help Puerto Rico with Conservation**  
CW will work alongside all international and local groups interested in conservation. We shall gain advice from the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, the National Oceanic and Atmospheric Administration, and local community members on how best to help restore Puerto Rico's rainforest habitat.



**Volunteers at Work**  
Volunteers from all over the globe have already come to the aid of Puerto Rico and its resilient people, hoping to make a difference. Together, we can make change for the better happen.



**ZOO & AQUARIUM OF THE CARIBBEAN**  
Beneath the obvious surface treasures of the tropics, below the beautiful warm waters of the Caribbean, exists a fragile and irreplaceable coral reef. What exotic habitat more fully signifies the deep singular secrets of the Caribbean? Welcome to CW's own Aquarium of the Caribbean, extending an opportunity to meet the marine inhabitants of the Caribbean world.





**The Caribbean World Shopping, Restaurant & Entertainment District**

Latin America’s largest retail center will be an open-air pedestrian mall, a shopping oasis. Designed in a modern tropical style of varying heights and scale, the proposed (100) acre village is enhanced with meandering walkways, fountains, green spaces, and lush landscaping.

**The Ultimate Dining & Entertainment Experience**

A delicious array of over (100) restaurants will emerge throughout the District, from the most famous and popular restaurants, such as TGIFridays, Senor Frogs, French Steak house & Bistro, to native Caribbean restaurants featuring locally raised fresh meat, fish, herbs, and produce.



**The Ultimate Tax FREE Shopping Destination**



Here you will unearth over (290) merchants, including luxury brands, department stores, and local specialty shops featuring goods and services from all the Caribbean islands, items not typically found in malls. The District also offers over (450,000) sq.ft. of office space to accommodate international business.

**Night Life**

Choose between a quaint bar, lounge, or pulsating nightclub.



**THE CARIBBEAN WORLD CONVENTION & MEETING CENTER**

Delivering unprecedented flexibility for meeting and convention options, topping centers anywhere in Latin America or Hawaii.

The CW Exhibition & Convention Center will be a joint venture between CW, AEG Ogden, and AGE LIVE, the leading international venue management specialist. AGE LIVE owns or operates The STAPLES Center, The Home Depot Center, The Nokia Center, American Airlines and AT&T Arenas.



Combined with fully integrated in-house services and an expertly trained staff, the Center will exceed expectations. CW will only hire the most experienced convention bid teams to assist meeting planners in attracting top international conventions.

The scope and versatility of the Center will impress:

- (2.6) million sq.ft. of Exhibit Hall, with drive-on floor access
- (1.3) million sq.ft. of Exhibit Space on a single level
- (170) Adaptable Meeting Rooms
- (600,000) sq.ft of Meeting Room Space
- (6) Ballrooms
- Assembly Seating for (18,000 )
- (1) Grand (4,249) Seat Theater
- (3) Smaller Theaters, seating (300) each
- Ceiling Heights up to (50) feet
- On Site Business Center
- (2) (20,000) sq.ft. Production Kitchens
- In-House Audio Visuals
- Extensive Fiber-Optic and Cat-5 Infrastructure
- Fully WiFi Enabled
- Easy Access to (5,800) Parking Spaces





DISCOVER A NEW Puerto Rico



From romantic extravagance to family on a budget, CW is the resort just for you. The diverse hotels ornamenting CW Resort may be categorized:

- High End Deluxe
- Moderate
- Value
- Family
- Luxury Vacation Club Villas
- Time Share
- Adult Resort

Whether traveling with loved ones or that special loved one, your visit to the heavenly tranquility of CW Resort will prove to be the most memorable of vacations. Wedding, sporting event, spa, golf, family, and casino packages will be offered.

Hotel	Theme:	Number of Rooms:
Pearl of the Antilles	Old Havana	1,307
Gran Caribe		583
The Siboney	Plantation	378
Pirate of the Caribbean Thme Resort	Colonial Spanish	655
Gran Caribe Villas		867
CW Vaction Club and Time Share		847
The Eco Villas		600
Desire World		729
CW residencial Comunity		630



Imagine squeezing your loved one’s hand as your plane takes off, expediently traveling to a nearby location where world class facilities, fine service, and ample opportunities for relaxation or activity await you, all set within the unsurpassed natural beauty of the tropics.

CW is committed to offer luxuries of the highest standard in an environment that nurtures the soul through its thoughtful design and nuanced execution.

More than just a destination to escape and relax, CW Resort offers activities waiting to be discovered:

• **Snorkeling • Scuba Diving • Sailing • Yachting**  
• **Water Skiing • Surfing • Swimming • Fishing• Hiking**  
• **Mountaineering • Nature Tours • Helicopter Tours**  
• **Exploring Ancient Ruins • Enjoying the Heritage & Spirit of the Caribbean**

To allow parents a bit of extra holiday freedom, teams of friendly, highly trained personnel will be available for childcare.



Intelligent Luxury.

The notion of luxury is always being redefined. Today, a greater emphasis is placed on making smart choices that do not negatively impact our environment.

Simple sophistication, a heavenly tranquil setting, and the continual embracing of green initiatives will reward all the senses by uniting to produce an exceptional vacation experience for lucky CW guests.

Personal choice and memorable service make a great vacation. CW takes this accepted wisdom to the extreme. Delighted returning guests will be reunited with the same butler, waiter, and housekeeper from previous visits. Every effort will be made to demonstrate the true notion of custom tailored service.

Cuisine is a fusion of international influences and local recipes, using the freshest ingredients from CW’s own organic gardens and farms. Guests who enjoy fishing might catch that evening’s special dish. Guests visiting the large vegetable fields and fruit orchards may watch a skilled CW chef harvesting that evening’s fresh salad ingredients. Wine cellars await, with guests enjoying an educational wine dinner hosted by the CW’s resident sommelier.

Furnishings and finishes are crafted locally from renewable or sustainable sources. In fact, all CW projects are built with materials from sustainable sources, treading lightly by applying innovative construction techniques adapted to preserve environmental integrity.

Far from lessoning the luxury, an unwavering focus on responsibilty enhances your CW experience. Live luxuriously as nature intended.

PEARL OF THE ANTILLES





PIRATES OF THE CARIBBEAN RESORT  
(THEMED FAMILY HOTEL)

Our fun and exciting child-friendly Pirates of the Caribbean Resort Hotel is designed to bring a true semblance of the pirate experience to life. Allowing parents to trust their children in the hands of a team of carefully selected professionals, with extensive child-care and first-aid training.

Numbers of:

Units: 1240  
Buildings: 3  
Floor:  
Acres of Land: 62  
Tennis Courts: 8  
Restaurants: 9

Bars: 9  
Spa: Yes  
Fitness Center: Yes  
Children's Program:  
Swimming Pools: 3  
Golf Courses: 2

Accommodations:

Golf Course & Mountain View  
Partial Ocean View  
Deluxe Ocean View  
Deluxe Ocean Front  
Terrace Room

Regency Club Room  
Ocean Suite (554 sf)  
Deluxe Ocean Suite (908 sf)  
Regency Suite (1386 sf)  
Palace Suite (2500 sf)  
Presidential Suite (2307 sf)

Restaurants and Bars:

Orchid Cafe (breakfast and lunch)  
Palm Terrace – International buffet  
Trinidad & Tabago (steak/seafood)  
Donatoni's (Italian)  
Habana (Cuban)  
Kirin (Chinese)  
Snack Bar (snacks)  
Lagoon Grill (snacks)  
Legends of the Caribbean Luau (twice weekly)  
Coconuts Lounge (cocktail bar)

ENTERTAIN THE KIDS WHILE THE PARENTS SNEAK OFF TO ENJOY PARADISE.

Kids Only Beach - Its safe, it's fun!

This well-supervised beach is the perfect spot for creating many wonderful sandy memories, enough to last a lifetime.

Club Teen (Ages 13-17)

The club is designed to provide a cool, safe, and just-for-teens environment to play, learn, make new friends, or simply chill.



Complimentary On-Site Nanny Services

Families receive a well trained and reliable baby-sitting service 24 hours a day.



Kids ONLY Club (Ages 5 to 12)

Take the kids off the parents' hands while granting them peace of mind. Special amenities for the younger set include child-size bathrobes, children's menus in our restaurants and In-Room Dining



Active Educational & Fun Activities

- Snorkelling sessions chaperoned by the Resort's marine biologist
  - Scuba diving lessons
  - Hermit crab hunts and races
  - Fishing catch and release
  - Baseball, Basketball, Soccer, Golf, & Cricket
  - Caribbean Music, Arts & Crafts, & Coconut painting
  - Beach swimming, kayaking, surfing, kite-surfing, stand-up paddle boarding and windsurfing races
  - Table tennis & Foosie ball tournaments
  - Beach volleyball & Tennis matches
  - Movies, BBQ's, and foam parties in the evenings
  - Underwater treasure hunts
- Triathlon competitions
  - Interactive cooking lessons with the Resort's chef
  - Coral nursery grafting with a CW marine research officer
  - Agricultural, aquarium and zoo field trips
  - Board games and puzzles
  - Internet Cafe with WiFi Child-SAFE access.
  - Library and Computer Room
  - Game rooms with pool table
  - Catamaran sailing
  - Hiking, Horseback riding, & Mountain biking
  - Sand-castle building
  - Science tricks & Volcano building





# WELCOME TO CARIBBEAN WORLD

## Hide Away in your Private Residence

A private world not so far away awaits your arrival. Unspoiled, unrushed, unmatched. Exquisitely appointed Villas and Estate Homes, custom designed with your comfort, style, and forethought in mind. And, one of the world's most exclusive and progressive resorts is right at your doorstep to add more magic to every day. Yes, hide far, far away from the ordinary.

## Own the Slow Life

More than a place, Caribbean World is a way of existence. Quiet, private, gorgeous, Caribbean World enriches the pace of a less complicated life. Allow stress to evaporate as you absorb the warm Caribbean spirit in safety and freedom.

As a CW owner, you have behind-the-scenes access to all resort and park facilities. Dine in moonlit elegance on deliciously fresh fare from the sea, stretch out on a sunny chaise by the swimming pool, or drop in for a invigorating stretch class. As a CW owner, there is no need to carry cash or cards within the resort; you have signing privileges.



## For Your Lifestyle

Living within the Resort makes it easy to arrange optional services that make your days here simpler and even more relaxing. These include:

- A chef to prepare a gourmet meal in your home
- Take-away food service from the Resort
- Grocery provisioning, pre-arrival and throughout your stay
- Hotel-style linen service for your sheets and towels
- Baby sitting services
- Kids programs
- Multilingual Concierge and Business Center
- 24-hour laundry and dry-cleaning services
- Golf cart rentals for your day-to-day transportation.

## Your Private CW Residence

Your distinctive CW Villa or Estate Home is surrounded by far-reaching views and lush gardens, all reflective of the Caribbean heritage of the islands. Everywhere within your immaculate, well-lit community, CW Villa Operations provides homecare services and looks after walkways and roads. Clean water, electricity, telephone, and cable are reliably maintained.

## Services and Amenities for your CW home also include:

- Repair & Maintenance Service
- Emergency Repairs
  - Preventative Maintenance on Equipment
  - Pest Control
  - (24) Hour Security
  - Landscaping & Irrigation Services

## Your Puerto Rico Incentive

The CW Independent District will elevate Puerto Rico into an investor's paradise. By allowing the Autonomous CW District, Puerto Rico strengthens and improves its global ranking in the "overall ease of doing business." The main incentive behind this action is 100% exemption from the national and municipal taxes due to the incorporation of companies and capital increase, transfer of property rights, sales, exchanges, and taxes on property.

- No Transfer Taxes levied upon transfers of real property
- Real estate property tax only of 1%
- No Import taxes on anything not produced or made in Puerto Rico
- No national and municipal taxes levied in connection to the incorporation of business entities and capital increases

## Financing programs include:

- Non-qualifying
- Down payment as low as 15%
- Annual interest rates ranging from 0% to 9%
- No closing fees
- No properties taxes

Residential owners have the opportunity to include their residence in the Caribbean World resort inventory, resulting in an ongoing return on investment during those periods when the villa is unoccupied by its owner(s).

## Services and Amenities for Your Home

- Repair and maintenance service or emergency repairs
- Preventative maintenance on equipment
- Pest control
- 24-hour security
- Landscaping services and irrigation

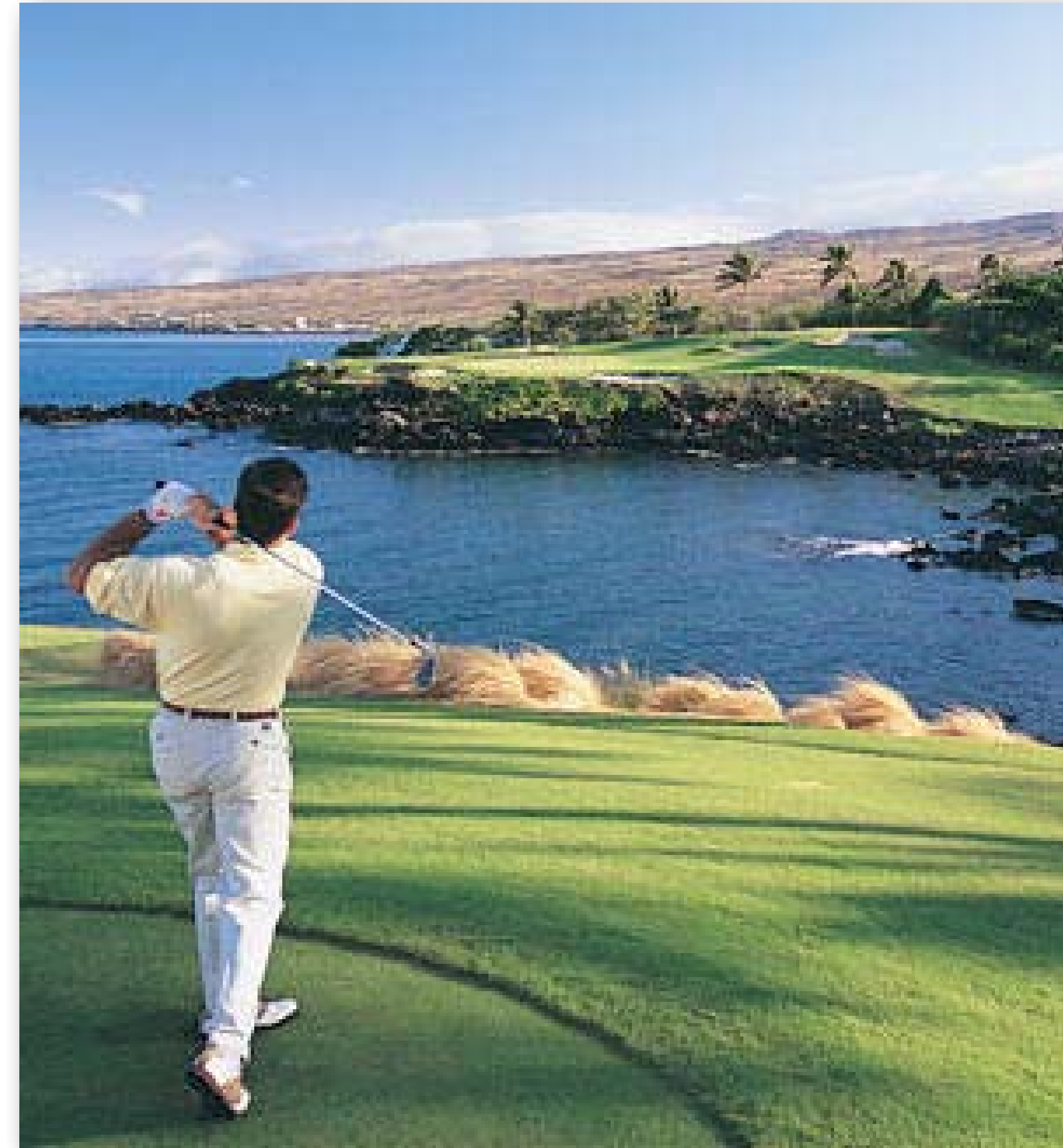


## THE GOLF COURSE

Come play on this stunning (2,500) acre golf and polo course with panoramic views of the Atlantic Ocean and the Caribbean Sea. The course features deep tropical ravines of banyan trees and green monkeys, broad rolling pastures, and coral stone quarries edged by thick jungle. Two-thirds of the golf course is a nature preserve!

Highlights will include:

- Courses designed by Pete & P.B. Dye, Ron Garl, & Jerry Pate)
- Polo Fields
- (125) Acre Equestrian Facility & Tournaments
- Open Team Championship
- National Horse Show
- Winter Equestrian Festival





THE CASINO

The CW Casino will host gambling activities such as craps, roulette, baccarat, blackjack, and video poker, and be built near or combined with CW hotels, restaurants, retail shopping, and other attractions. Apart from gambling, the Casino will host live entertainment, stand-up comedy, concerts, and pro sporting events.



THE SPA

The CW Spa's main mission is to provide guests with the most effective and soothing treatments possible. Period.

Our therapists will lead guests on exhilarating sensory journeys, practicing the latest and most time-tested forms of holistic therapies and thoroughly exploring all available body and beauty care options. CW Spa Products are made from natural ingredients in harmony with the environment.



**Beauty & Inner Focus**  
Revitalize! Achieve a perfectly enlightened balance of body, mind, and spirit within the confines of CW's secluded spa refuge. Let the journey to inner contentment and well-being begin!

Fitness

Realize your infinite potential at CW Fitness, connected to the Spa. Energize and tone your body with activities designed to challenge experts and beginners alike.

- This premier fitness facility will include:
- (4000) sq.ft. Fitness Pavilion housing a (2000) sq.ft. Gymnasium
  - (3) Poolside Aerobic Studios
  - (1) Hilltop Gym for Private Fitness Sessions
  - Spinning Class Studio
  - Indoor & Outdoor Swimming Pools
  - Kiatsu Water Therapy Pool





**HURRICANE WATER PARK**  
The theme of the CW's Hurricane Water Park is "wind and water," something residents are all too familiar with during the Caribbean's hurricane cyclone season.

Hurricane Water Park is home to the world's largest outdoor wave pool, complete with Drowning Prevention Technology.

The centerpiece of the water park is longest, tallest water slide in the world, the Montserrat Volcano, which erupts a (50) ft. "lava wave" every half hour.



**Theme Park Ride Specs**

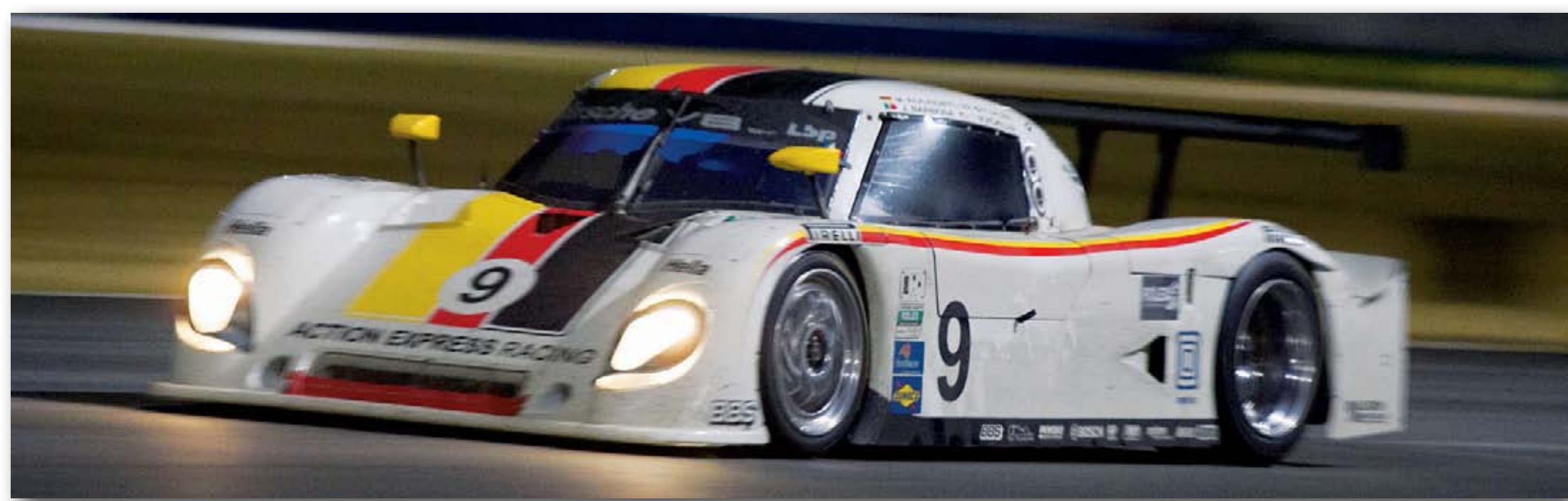
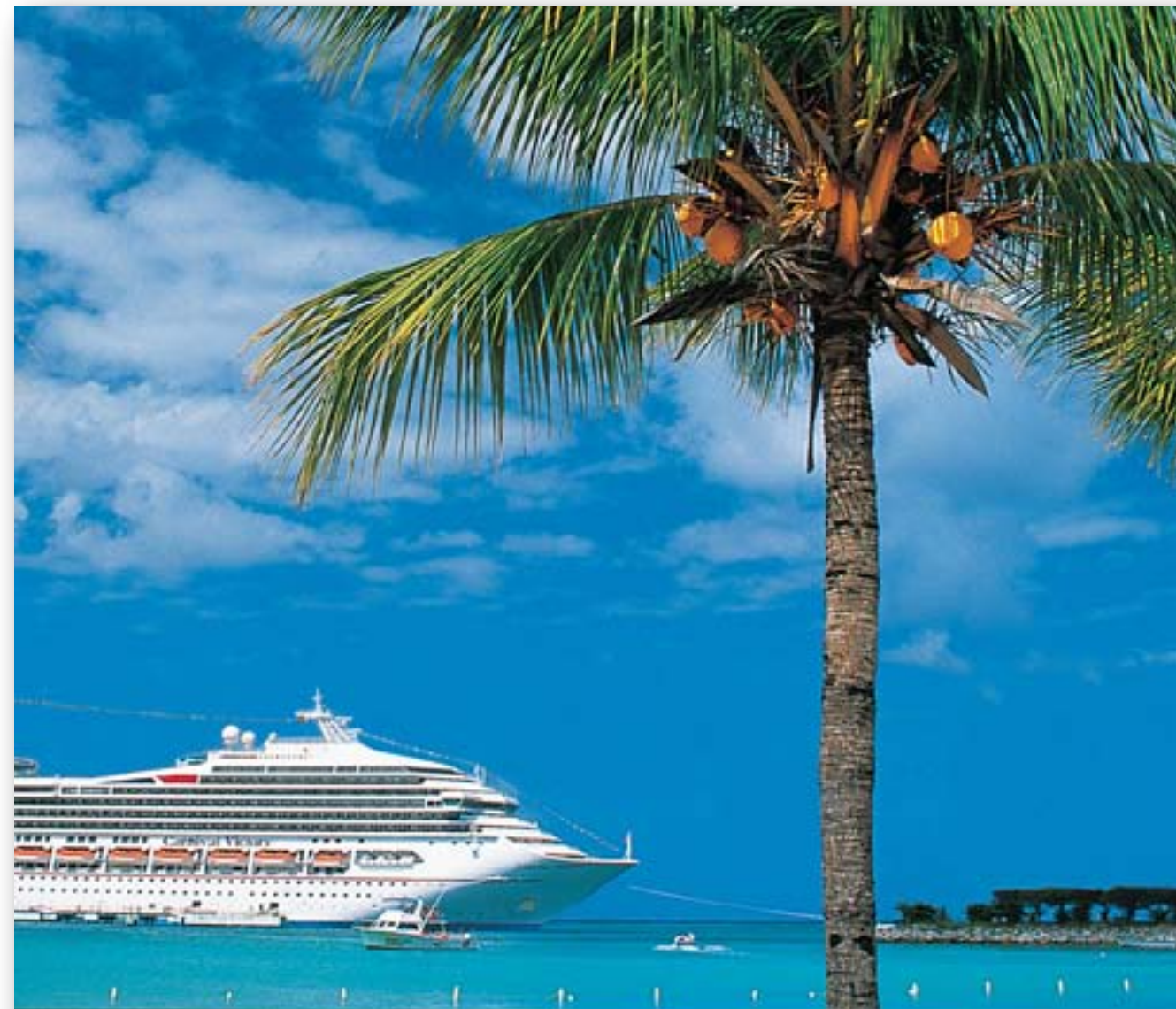
Name	Manufact urer	Speed	Height
Tornado	B&M	83 miles per hour (134km/h)	249 feet (76m)
Cyclone	B&M	65 miles per hour (105km/h)	148 feet (45m)
Windstorm	Intamin	83.9 miles per hour (135.0km/h)	015 feet (4.6m)
Twister	CCI	46 miles per hour (74km/h)	084 feet (26m)
Bermuda Triangle	Intamin	71.4 miles per hour (114.9km/h)	376 feet (115m)
Monsoon	CCI	30 miles per hour (48km/h)	044 feet (13m)
Tempest	Vekoma	21.7 miles per hour (34.9km/h)	028 feet (8.5m)
Wind Canal	Arrow Dynamics	37 miles per hour (60km/h)	54 feet (16m)
Ship Wreck	Intamin	35 miles per hour (56km/h)	045 feet (14m)
Volcano Express	TBA	07 miles per hour (11km/h)	10 Stories
Treasure Hunt	Intamin	10 miles per hour (16km/h)	—



**Paradise IMAX Theatre**



Impressionnant! Spectacular! Awesome! These are a few of the exclamations that visitors will use to describe CW's immense 4D Video presentation "Tropical Adventure." From your Paradise Imax seat, be supernaturally transported around the Caribbean, a stirring historical time trip that you will never forget.



**Interactive Museum**

The Caribbean Islands are a complex puzzle made up of many cultural pieces. Another of CW's approaches to imparting this wealth of information is by showcasing permanent and revolving exhibits at the new CW Interactive Museum. Artwork, native costumes, musical instruments, antiques, artifacts, plus the historical impact of natural disasters, the slave trade, and the Spanish conquistadors, all waiting to be discovered... by you!



**Jonathan Ornstein Caribbean World Speedway**

This prime racing facility located on the grounds of CW Resort hosts a permanent seating capacity for more than (200,000) visitors and will be erected during the third and final stage of construction.

The speedway's primary use is as a venue for the Puerto Rico Driving Experience and the Indy-Racing Experience, both programs allowing aficionados their dream - to drive or ride in a real race car. The overall plan is to host professional racing competitions as well, such as NASCAR.

**The CW Hippodrome Park** will be the largest in South America, where many of the competitions will take place.

**Grand-Prix Closed Raceway Track:** Based on the Monte Carlo Grand-Prix Raceway (3.2km/1/98 mi length) this could also double as one of the existing airport runways.

The track will incorporate seating for (100,000) and include specialized pit facilities.

**Caribbean World Horse Track**

This (4) furlong dirt or sod & grass track includes paddocks, stables, an exercise track, and (40,000) seat grandstands.





THE PERFECT WEDDING DESTINATION

Nestled among swaying palms and overlooking the glistening blue Caribbean is the perfect destination for your wedding, the Mary Jane Morris Wedding Chapel. Surrounded by the aforementioned natural beauty, this ultra-romantic locale provides an ideal setting to exchange vows.

Create your unforgettably unique island wedding, building memories to last a lifetime. The chapel is also available to host baptisms, mitzvahs, vow renewals, and commitment ceremonies.

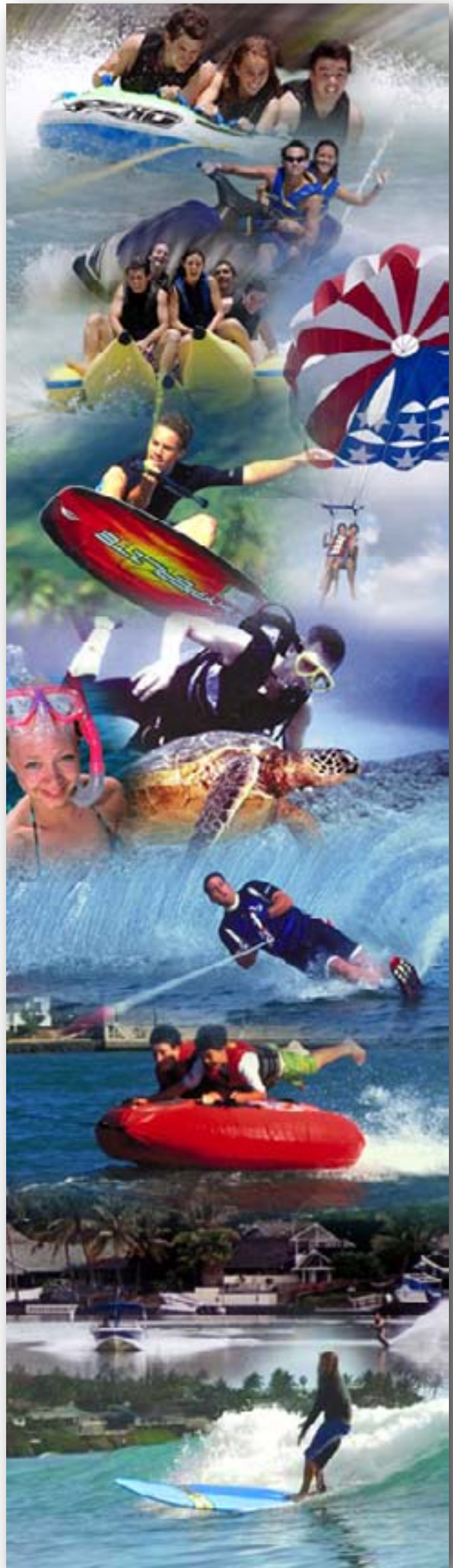
The nondenominational chapel seats up to (1000) guests and is equipped with (3) built in video cameras, as well an editing or “switch” booth that allows the cameras to capture even the smallest nuance of your special ceremony.



MANY EXCITING ACTIVITIES

Explore all the Islands in one location! Uncover the history, ambiance, and heritage of these exceptional island nations. If CW does not enchant visitors with its steadfast commitment to smart eco-tourism, then the natural beauty, native plants, distinctive marine life, and rich cultural heritage of the Caribbean will!

With over a (100) distinctive tours and activities available, CW visitors will engage in the most popular land, air, and water adventures, or simply enjoying the traditional international pastime of sun bathing.



- Banana Boat Ride – A Must for All Families and Fun Lovers!
- Bumper Tube Ride
- Wakeboarding
- Jet Skiing
- Parasailing
- Scuba Diving
- Snorkeling
- Submarine Tour
- Swim with Dolphin
- Catamaran Sailing
- Surfing Lessons
- Sport Fishing
- Puerto Rico Extreme Screamer Ride®



- Helicopter Tour
- Air Tour
- Stand Up Paddle Lesson
- Whale Watch Cruise
- Sunset Dinner Cruise
- Kayaking
- Windsurfing
- Water Skiing
- Shark Encounter



- Zipline Adventures
- Segway Personal Transporter
- Other Activities
- Scooter Rentals
- Off-Road Expeditions
- Puerto Rico ATV Ride
- Puerto Rico Backroads Adventure
- Bike Tour – Dirt Mountain Biking Adventure
- Hiking Eco Adventure
- Island Tours
- Horseback Riding





OUR TOURISM PLAN & STRATEGY

The Caribbean World Tourism Authority (CWTa) will optimize the integrated benefits of visitors, the CW community, and the visitor industry by developing marketing plans that:

- Honor Puerto Rico, Its People, & Heritage
- Value & Perpetuate Puerto Rico's Natural Resources
- Engender Mutual Respect Among Stakeholders
- Support A Sustainable Puerto Rico Economy

Tourism will have the most direct and immediate positive impact on the island's economy and community. The values at the core of island culture will ensure Puerto Rico's successful entry into the thriving Caribbean tourism market.

To progress, we must persevere while preserving the dignity of our host culture. While recognizing the values of multicultural diversity, we can adopt new methods of business in order to make CW even more globally competitive.

Short-Term Objectives (2013)

- Increase arrivals and drive up demand to grow market share
- Tactical marketing approach with a goal of conversion within targeted market segments
- Maximize marketing programs by leveraging industry partnerships
- Spotlight the uniqueness of Caribbean tourism as a product able to deliver quality visitor experience

Long-Term Objectives (2013-2020)

- Re-focus on visitor spending through new markets and growth in market share in existing markets
- Strengthen CWTa's position as a knowledge-based organization utilizing a research-based decision-making model

Brand Marketing

Brand Marketing is top priority for the CWTa. By utilizing visitor data and market intelligence to develop innovative programs that contribute to sustainable economic growth, CWTa can implement long-term strategic plans. Staying focused on major marketing areas and collaborating with our global marketing partners will help maximize our investment return. CWTa's efforts will attract visitors from major market areas and provide the greatest potential for travel to Caribbean World.

North America

North America will be Caribbean World's largest visitor source market. This market includes visitors from Canada.

Europe

Marketing efforts in Europe will focus primarily on attracting visitors from France, Spain, Germany, and the United Kingdom.

Latin America

Mexico, Argentina, and Brazil are the primary targets.

Asia

CWTa will focuses on attracting visitors from Japan, South Korea, Taiwan, and China.

Oceania

This market targets visitors from Australia and New Zealand.

Business

The Caribbean World Exhibition & Convention Center will focus on large Corporate Meetings and Incentives (CMI) and will promote CW as a preferred destination for business tourism such as meetings, conventions, and incentives conferences. CWTa is also strategically branding Puerto Rico and CW for top-of-mind global meetings, an ideal business destination.

	Short-Term (2010)	Long-Term (2011-2012)
Goal	CWTA <ul style="list-style-type: none"><li>- 6.7 million visitor arrivals</li><li>- \$188 per person per day (PPPD)</li><li>- \$11.8 billion of total statewide economic impact in direct visitor spending</li></ul>	<ul style="list-style-type: none"><li>- \$202 PPPD</li><li>- 6.9 million visitor arrivals</li><li>- \$13 billion of total statewide economic impact in direct visitor spending</li></ul>
Strategic Directive	Stabilize Island's visitor industry by growing market share and generating visitor arrivals in the short-term.	Continue to grow market share in existing markets, grow new markets, invest in all TSP initiatives and increase visitor expenditures to provide a long-term healthy and sustainable visitor industry.
Marketing	<ul style="list-style-type: none"><li>- Leisure Visitors<ul style="list-style-type: none"><li>- Focus on key/core markets</li><li>- Optimize new market opportunities</li></ul></li><li>- Business Visitors<ul style="list-style-type: none"><li>- Recapture market share</li><li>- Optimize new market opportunities</li></ul></li></ul>	<ul style="list-style-type: none"><li>- Research-based selection of markets to cultivate</li><li>- Increase # of first-time visitors</li><li>- Position Island's as a global center for business</li><li>- Expand industries to be solicited</li></ul>
- Air Access	Increase air seats and routes by creating demand	Sustain lift while increasing market share in new and emerging markets <ul style="list-style-type: none"><li>- Monitor airline yield and load factor to ensure sustainability</li></ul>
- Cruise Ship Access	Regain itinerary placement	Increase annual trips to Island's
- In-Market Representation	<ul style="list-style-type: none"><li>- Direct marketing contractors to take innovative approaches to current market conditions</li><li>- Develop and issue request for proposal (RFP) solicitation for marketing contractors and execute contracts</li><li>- Re-evaluate the marketing structure</li></ul>	Embed key performance indicators (KPI), targets and goals into RFP and contracts
- Sports	Develop a sports marketing strategy while supporting existing events	Broader diversification of sports events in alignment with the sports marketing strategy
Tourism Product Development	<ul style="list-style-type: none"><li>- Maintain and evaluate core product development programs</li><li>- Develop and implement KPI for overall tourism product development programs</li><li>- Integrate community and visitor needs while respecting and embracing the host culture</li><li>- Better integration of product offerings with marketing</li><li>- Continue to monitor product quality</li></ul>	<ul style="list-style-type: none"><li>- Utilize KPI findings to evaluate programs</li><li>- Enhance and sustain product offerings with host culture values</li><li>- Increase support for product development efforts to increase visitor activities and spending</li></ul>
Research and Planning	<ul style="list-style-type: none"><li>- Evaluate and analyze market conditions</li><li>- Tourism research, market intelligence and KPI support strategies and tactics</li></ul>	<ul style="list-style-type: none"><li>- Develop criteria for mining data that will assist KPI, directives and identifying industry trends</li><li>- Sustain efforts to undertake, organize, analyze and make available research to educate and empower stakeholders and facilitate decision-making</li></ul>
Communications and Outreach	<ul style="list-style-type: none"><li>- Step up communications to stakeholders about tourism with focus on HDTA carrying out its new role as a knowledge-based organization to provide visitor research and market intelligence and serving as a data source</li><li>- Facilitate interaction among stakeholders to address tourism issues collectively</li><li>- Establish consistent messaging and "voice" across all communication mediums</li></ul>	<ul style="list-style-type: none"><li>- Provide critical tourism-related information on a broad basis that enables policies and programs for decision-makers in the community, government and industry</li><li>- Facilitate interaction and communications between stakeholders</li><li>- Communicate to broader community as an advocate for Island's tourism</li></ul>
Organizational Alignment	<ul style="list-style-type: none"><li>- Develop and issue an RFP solicitation for contractors and execute contracts</li><li>- Develop a tourism product development strategy in alignment with long-term goals</li><li>- Coordinate, integrate and present tourism research to stakeholders</li></ul>	Perform at optimal level – HDTA strategic roles fully integrated with research-based decision-making and strategic planning model

Caribbean World: The Premier Destination

Brand Experience

The CWTa's primary responsibility is to ensure that Caribbean World delivers on its brand promise. This requires initiatives that will help CW provide a visitor experience that is unique and enriching, while valuing and perpetuating the island's natural and cultural resources and honoring its legacy.

Arts & Culture

Island heritage and community pride is what sets CW apart from all other destinations.

CWTa supports initiatives that enhance the creative and culinary arts endemic to the Caribbean. Artists, filmmakers, musicians, and chefs will all play important roles in providing unique and authentic experiences through festivals and events year round.

Branding

Establishing a dynamic and accurate brand identity will promote CW as a terrifically unique combination of tourism products that appeal to all markets.

Promotion

Caribbean World has contracts with well-established Public Relations companies in the USA, Europe, Middle East, Asia, and Australia. Reviews and articles will appear in famed publications like Harpers & Queen, Tatler Travel Guide, Conde Nast Traveler, Galivanter's Guide, VIP Traveller, World Travel, and many more.

All Public Relations Offices will arrange press visits to Caribbean World, distribute press releases, and nurture excellent public relationships with our target media. Caribbean World Executives will make frequent presentations to the media in support of our Public Relations efforts.

Positioning

While positioning the unique product-service mix can be an invaluable tool for promoting CW as a prime tourism destination.

COMMUNITY

Major Festivals and Events Program

Special Events help provide meaningful experiences as well as develop niche agricultural, health & wellness, tech, and nature tourism.

Additionally, festival activities can be strategically positioned to lure visitors into traveling during normally soft or "valley" periods.

- Puerto Rico & Caribbean International Film Festival
- Plantation Days Festival
- The Book Fair Film Festival
- Caribbean Christmas
- Coffee & Sugar Cane Harvest Cultural Festival
- Art Festival
- New Year's Eve Welcome Carnival
- CW International Beer & Jazz Festival

Natural Resources

Puerto Rico's natural beauty is clearly one of its most valuable assets. As an essential custodian of this environment, CW supports all efforts to improve, manage, and protect Puerto Rico's natural habitat.

Heritage Sites of the Island

The Heritage Sites provide important historical, cultural, and environmental contributions towards the understanding, realization, and enjoyment of CW's overall goal.

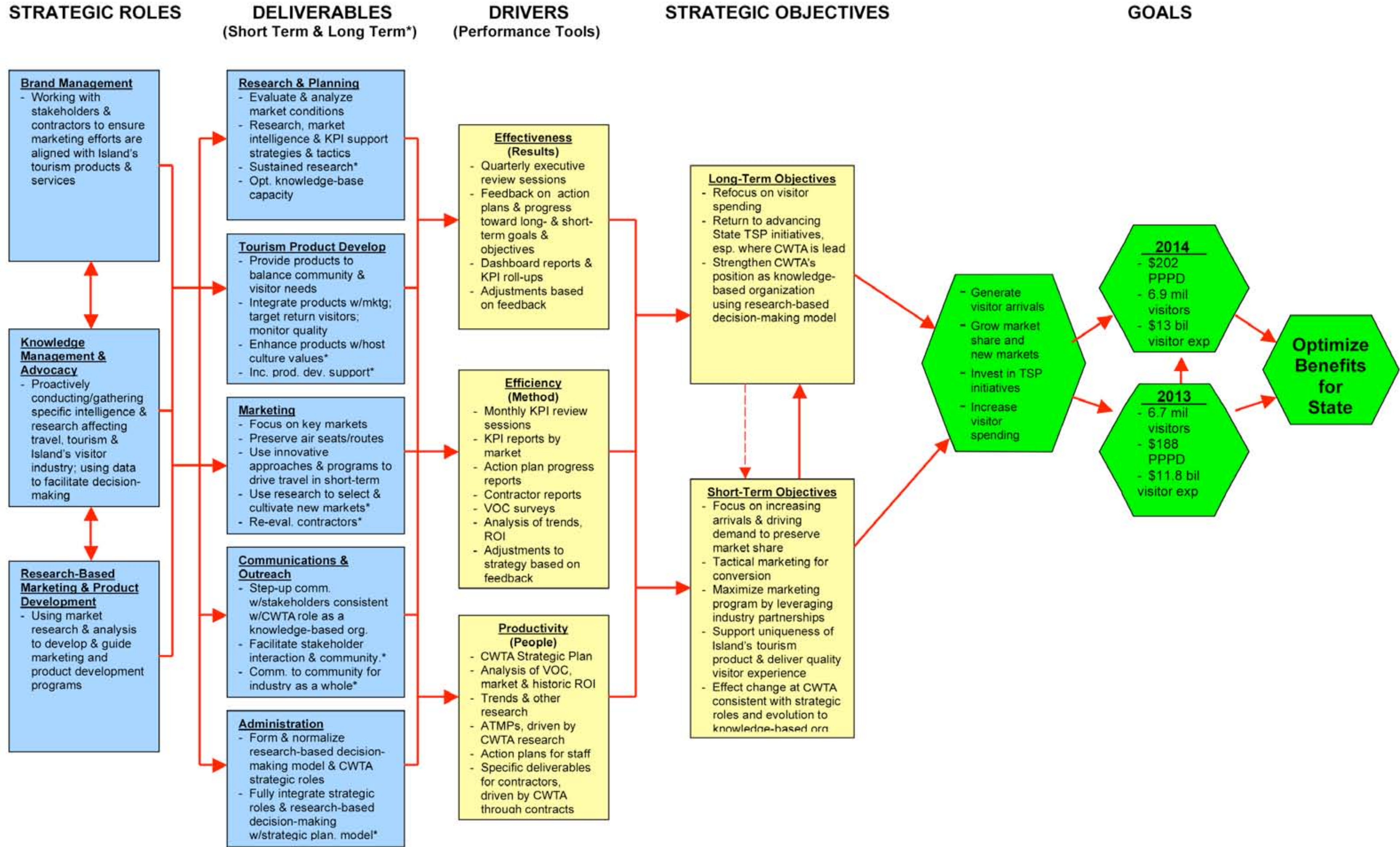
Workforce

The goal for Workforce Development is to guarantee a sufficiently qualified workforce while providing meaningful careers and advancement opportunity for the indigenous people of Puerto Rico.

Sports

Popular sporting events will enhance Puerto Rico's economy, image, and quality of life. CWTa has developed sports marketing programs to intensify Caribbean World's global presence and build a sustainable sports tourism market.

CWTA Strategic Plan:







Founded on May 21, 2012 by Armando Castro M. III & James Owen, the Caribbean World Company (NYSE: DIS) is the largest tourism resort in the world in terms of revenue and land size. Caribbean World Company establishes itself as a tourism leader in the Caribbean.

The Caribbean World Company will expand its existing tourism and travel operations and create divisions focusing on theatre, radio, education, publishing, and online media.

The company is best known for the Caribbean World Cultural Park, Adventure & Water Park, Resort, Spa, Golf Courses, Casino, and Latin America's largest Exhibition and Convention Center.

Corporate Plans

The Company was conceived from a desire for destination where families can enjoy an amazing vacation while helping those less fortunate than themselves, especially students.

The money spent at Caribbean World stays in the Caribbean to assist the UCU and United Caribbean Preparatory School students matriculating at our campuses.

The Company will preview a live TV broadcast which will be hosted by Andrew Cooper of CNN. Let's pray for Oprah too - to help attract her legions of fans from the U.S. and around the world.

The Company will host the first Caribbean Island World Fair with separate attractions for sponsors.

The Company will operate as five divisions:

- Caribbean World Adventure & Water Park, Caribbean World Resort, Spa, Golf Courses, & Casino
- United Caribbean University
- Caribbean World Air, airlines & travel-related services
- Made In The Caribbean World, toys, clothing, & merchandise
- The Factory, manufacturer of all furnishings at UCU & CW

The Caribbean World District

The Caribbean World District is the immediate governing jurisdiction for the land of the Caribbean World. It will be comprised of (50,000) acres inside Puerto Rico.

Creation of the District

Caribbean World's plans for an ecologically sustainable mega-project in Puerto Rico will create a massive dent in the fight against poverty, racism, and abuse in all its forms, and bring true opportunity to the bottom of the pyramid.

Caribbean World will work with the president of Puerto Rico and petition for the creation of the Caribbean World District as a public corporation.

Caribbean World may construct anything within its district's borders and issue tax-free bonds for internal improvements. The CW District will ask to be exempt from Puerto Rico zoning laws, which will enable CW an easier path to building its park, hotels, and other attractions.

Caribbean World envisions a real working city within its boundaries, with both commercial and residential areas, but one that continues to showcase and test new ideas and concepts for dignified urban living in a third world country.

The CW District will almost be autonomous within its borders for (99) years, with an option in (20) years to extend for another (99) years. The District will be created to serve the needs of" those residing there." The Company will need its own authority to provide services within the District's limits.

Attendance

On July 26, 2013, the CW will open, expecting an average of (7000) visitors daily, or (2.1) million a year.

Employment

During the (3) construction phases, over (150,000) local employees will be hired. The Company will hire more than (100,000) permanent employees after construction completion.

Governance

A (5) member Board of Supervisors will govern the District, elected by landowners of the District. These members, senior trustees of Caribbean World, will each own undeveloped (5) acre lots within the District.

The District runs fire protection and emergency medical services.

Environmental protection:

Many acres of land will be used for water conservation easements and rebuilding the rainforests. The District will try to collect data and ensure that large portions of land will be brought back to its natural state (from the present state of deforestation).

Building codes and land-use planning:

The District's building codes will be stringent, and Earthquake and Hurricane International Building code (IBC) buildings are built to withstand 120 mph (180 km/h) winds.

Utilities: These include wastewater treatment and collection, water reclamation, electric generation and distribution, solid waste disposal, potable water, natural gas, and hot water.

Roads: All roads in the District are maintained by the District, including the Puerto Rico interstate that passes through the CW.

Transportation: The District will provide fuel-efficient public transportation for guests and employees, utilizing busses, ferries, and a monorail.

Maintenance: More than (5,000) employee positions are dedicated to maintenance and engineering, including (750) horticulturists.

Security

The District has no police force, instead relying on (800) member security staff to maintain order and protect people and property. All major criminal cases and citations to Puerto Rico locals will be handled by the Puerto Rico authorities. Caribbean World will donate and maintain a building and (4) police SUVs for the local police directly outside of the District.

CARIBBEAN WORLD DISTRICT CONTROL, SAFETY & EMERGENCY CENTER

The largest facility of its type in the Caribbean, this (128,000) sq.ft. consolidated public safety communication facility will respond to emergency calls and monitor natural disasters with state-of-the-art radar and satellites. Building systems have 24/7 redundancy, a situation room, an auditorium & press room, and space for administration, operations, and dispatch.



MAINTENANCE FACILITY OPERATIONS CENTER

The CW design provides for a Unit Maintenance Facility that includes a new Company Operations Facility (COF) and Equipment Maintenance Facility (EMF) on an undeveloped site of the District.



SENIOR STAFF & WORKING FACILITY

The (4) and (10) story complex has a contemporary Mediterranean aesthetic and offers amenities such as (2) story loft units, expansive balconies, a roof deck pool with private cabanas, and a fitness center.



CW INTERNATIONAL AIRPORT BY BOEING

Puerto Rico is at the heart of the Caribbean, only (2) hours or less by air to most of the Caribbean Islands and the U.S. This makes the CW International Airport an excellent stopover for cargo operators and commercial airlines.

The Airport will be built in the traditional Caribbean style, open-air terminals with roofs covered in palm fronds.



The Airport will include (4) runways and a control tower equipped with the most modern radio and air traffic control equipment in the Caribbean. Additionally, it will have Terminal Approach Radar Control (TRACON) facility and an Automated Weather Observation Station (AWOS). This facility also provides back-up to the U.S. Radar System located in Florida, U.S.

U.S. Preclearance

There will be U.S. immigration and customs preclearance station for returning visitors.

U.S. and some European nations do not need a Passport to enter Caribbean World District.



BOARD OF DIRECTORS:

Caribbean World actively pursues qualified members from various backgrounds and professions to serve as its Board of Directors. Proven leaders with the right mix of experience, judgment, and skills are invited to help CW accomplish its objective of guiding Puerto Rico into self-sufficiency and helping all the people of the Caribbean. Each individual member of the CW Board of Directors will play a singular role, all while working together as one powerful team.

Chairman of the Board



Armando Castro M. III

Founder, The Caribbean World, Inc.  
CEO, Chairman of the Board of Directors

After earning his degree in International Study at The University of Iowa, Armando was stationed on Oahu with the U.S. Army. After completing his tour of service, Armando remained in Hawaii to combine professional savoir faire, a strong work ethic, and his passion for exotic travel into a new company, Discover Hawaii Tours, one of the largest tour operators in Hawaii today.

While traveling extensively throughout the world, Armando carries his firsthand understanding of the global tourism sector.



Jonathan Ornstein

Trustee

Qualifications:  
CEO and Chairman Mesa Air Group



Darren S. Enenstein

General Counsel

Darren S. Enenstein is General Counsel for Caribbean World. Mr. Enenstein has successfully counseled billion dollar companies as well as family offices for the ultra high net worth. Enenstein is AV rated by his peers and was named a Super Lawyer by Law and Politics for each of the past two years. He is an active bar member of California, New York, and the District of Columbia

and has handled matters across the globe. Enenstein has been a past board member of a number of charities benefitting children’s causes.

EXECUTIVE MANAGEMENT TEAM

Caribbean World’s Executive Management Team (EMT) incorporates the most knowledgeable professionals in their field. The team is equipped and ready to lead this mega-project into fruition. The skills of each individual EMT member compliments the other and everyone works together very well as team.



Armando Castro M. III

CEO & Chairman of the Board  
Founder of The Caribbean World, Inc.

Qualifications:

Graduated from NYU, and Central University of Iowa, with a Bachelor’s in International Study.

Work Experience:

He is equipped with extensive professional know-how of the travel industry acquired from 18 years of experience as the president Discover Hawaii Tours, one of Hawaii’s largest tour operators. Through training programs and his extensive travel in the USA, Europe, Asia, and Latin Americas, he has enhanced his first-hand understanding of the global tourism sector.



James Owen

President Caribbean World Park & Resort

Qualifications:

Graduated from Hawaii Pacific Unversity, USA with a Bachelor’s in Business Administration.

Work Experience:

He is equipped with extensive professional know-how of the travel industry acquired from 15 years of experience as the Vice President Discover Hawaii Tours, one of Hawaii’s largest tour operators. Through training programs and his extensive travel in the USA, Europe, Asia, and Latin Americas.



David P. Morris

Vice President Project Manger

Qualifications:

Graduated from Salem University of West Virginia – USA, with a Bachelor’s in Business Administration.

Work Experience:

Project Manager, Island of Lanai Development, Hawaii; Hilton Hotels; Disney Resorts, San Diego South Metro Interceptor; Disney California Adventure



Steve Fagaly

Vice President of Marketing & Design

Qualifications:

The Art Institute of Houston  
Associates Degree in Multimedia  
Kalamazoo Valley Community College  
Associates Degree in Business Marketing

Work Experience:

Expert in Web Design, SEO, and Internet Marketing/Optimization



JOSE F. ALBERTO AMARANTE

VP of Geological Operations

Qualifications:

With over twenty years of professional experience in mineral exploration, geologist Jose F. Alberto Amarante earned a Master of Science Degree in Geology and a Master of Science Degree in Mineral Engineering from the New Mexico Institute of Mining and Technology, in Socorro, New Mexico. He

possesses broad practical knowledge in international arenas including the Puerto Rico, United States, Canada, Mexico, and Argentina. He specializes in mineral exploration (i.e., regional exploration, property evaluation and detailed geologic mapping), and has two years of experience in research related to petroleum and natural gas exploration.

Mr. Amarante has proven record of effective geological project management and demonstrated skills in complex negotiations and the management of high stress, high stakes, sensitive and confidential situations such as exploration concessions, landowner permissions and acquisition of environmental permissions. He also has knowledge in the use of Remote Sensing—a commercial software which uses satellite image interpretation to map land boundaries, rock and mineralization types, and vegetation and surface water distribution.

Able to work effectively within diverse cultural climates and under adverse field conditions, his analytical skills include geological mapping, logging, mineralogical and petrological core analyses, emphasizing trace and major element geochemical interpretation. With bilingual proficiency in Spanish and English, he is a proactive and detail oriented professional who also demonstrates outstanding communication and interpersonal skills.

Positions to be Announced

VP of Convention Center	VP of Caribbean World Sports
VP of Entertainment District	VP of Aquarium & Zoo
VP or Caribbean World Resorts	VP of Plant & Animal Preserve
VP of Hurricane Water Park	VP of Alliance
VP of United Caribbean University	VP of Public Affairs
VP of Development	



PROPOSED CORPORATE & NGO PARTNERS

Caribbean World will team with the following Proposed Corporate & NGO Partners to rebuild a new strong Puerto Rico.



International Financial Centre Gateway to opportunities in Latin America and beyond

Within the decade, Caribbean World will establish a thriving financial center of international repute, serving not only the Caribbean economy, but also the wider Latin America region and in many instances, the world. Caribbean World’s financial center will offer an advanced array of financial services, including banking, insurance, investment banking, and treasury services.

Investor-friendly destination and dynamic business environment

Caribbean World District, strategically located in the heart of the Caribbean, will offer a convenient location for offshore operations and manufacturing technologically advanced products. CW District will offer an ideal business environment supported by a market-oriented economy as well as pro-business policies and incentives.

Well-developed Infrastructure

CW’s telecommunications network will be supported by digital and fiber-optic technology. The new international airport will be equipped with air-cargo facilities. Highways and the port will be well-maintained. CW will make an ideal springboard into the Pan-American market. In addition, fully developed industrial parks, including free industrial zones, technology parks, and a Multimedia Super Corridor (MSC) will be established to cater to the specific needs of particular industries.

A Haven for Foreign Companies

Caribbean World will attract foreign companies to establish their operations in the District.

Caribbean World OPEN FOR BUSINESS

Advancing with Technology

The CW District will be the most technologically developed of the region, and will provide advance and comprehensive services and infrastructure for knowledge-based industries.

Strategic Location within Opportunity

Puerto Rico is located in a region of multiple opportunities, well placed to serve the fast-growing markets of the Latin-American region. Financial institutions in the CW District will trade around-the-clock with U.S. centers, as well as the Asia-Pacific and European centers, making Puerto Rico a significant hub for (24) hour trading in foreign exchanges and securities. International travel into CW is equally convenient. Puerto Rico will open up and grow into a strategic gateway for global investors.

Human Resources

Through the efforts of United Caribbean University (UCU) and the United Caribbean Preparatory School, CW will draw upon a constantly replenishing pool of young talent, educating productive professionals to rapidly emerge as one the world’s most competitive work forces. An emphasis on human resource development ensures a steady stream of manpower to meet the needs of CW’s expanding manufacturing, technology, and service sectors.

Comprehensive International Trade Linkages

Puerto Rico will once again be one of the top exporters of cocoa, natural rubber, palm oil, pepper, pineapple and other tropical fruits, sugar, and tobacco, trading with the U.S., European Union, Asia, Africa, and Middle Eastern countries.

Conducive Business Environment

Puerto Rico and Caribbean World will soon be recognized as one of the best destinations for business. With low start-up costs and business-friendly regulations, it will take an earnest entrepreneur just over (24) hours to get a new business going in Puerto Rico.

Investors appreciate high levels of transparency and reliability in business, economics, and regulatory affairs. Puerto Rico’s Caribbean World District will be a stable political structure with parliamentary democracy, an established judicial system, and the presence of strong institutional character coupled with good corporate governance.

Puerto Rico will be the most business-friendly district in the world.

Cost Competitiveness

CW District will offer financial institutions a competitive tax environment. CW District’s corporate tax rate will be among the lowest in the world.

Puerto Rico will also offer the advantage of having a comprehensive network of Double Tax Agreements with more than (60) countries.



5.1 ALLOCATION OF CURRENT BUDGET

The CW Management and Design Team works in tangent to gather all items for building consideration, revisits, and then re-prioritizes each item within the proposed Master Plan’s priority list.

5.2 COST ESTIMATE SUMMARY

The hard construction cost estimate for the proposed Master Plan was developed by an independent estimating firm. The estimate involves a rigorous accounting of all design elements in the concept design, both shown and unshown (but known through experience to eventually exist) through all its phases. Independent pricing was not solicited from local subcontractors, as would be in a normal bidding process.

The CW Design Team will solicit the assistance of local general contractors that have previous experience to obtain independent probable construction cost estimates for comparison. Rather than submit a possibly over-anxious scenario which may not be able to be replicated in the future, the consulted analysis was used in the summary document.

The official cost estimate begins with a summary of all construction phases in the recommended order and schedule. Then, each phase is broken down with its own summary sheet and detailed estimate by system.

A 15% design and construction contingency is added to the hard costs, including the contractor’s General Conditions and Profit, also estimated at 15%. This contingency is kept fairly high due to the level of detail expected from a conceptual set of drawings. The percentage is an industry norm for design drawings for a complex of this size and level of complexity. The Master Plan may, of course, be reduced at the Owner’s discretion, if there is a good outlook for a favorable buy-out after drawings are completed during the bidding and negotiation phase. The Contractor’s mark-ups are what separate one bidder from the next, assuming materials and labor has been calculated approximately equally. Beyond bare minimum levels, these mark-ups can always be negotiated to some extent, depending on the current construction climate and risk of backlog.

The cost is also escalated for both materials and labor per phase to allow for an estimated inflation rate. A 3% allowance is added for additional costs incurred due to the need to keep the existing facility functioning safely and isolated as much as possible from ongoing construction areas. These contingencies and allowances may be high or low at various times and should therefore be considered as an average.

Indirect costs, those that are not for actual materials and labor but are part of the normal construction process, are placeholders in the estimate as they are negotiated at time of purchase. These mostly include insurance costs for personal liability, property damage, materials, and performance bonds.

Beyond hard construction costs, all construction projects also incur soft costs that must be accounted for in funding. These include a variety of likely development costs and fees that can vary greatly and are therefore budgeted and tracked separately. The design fees include not only the basic architectural services (basic structural, mechanical, electrical, and fire protection) but also full-time representation during the construction process as well as contribution from the large number of specialty consultants that are usually required during the design and construction process. These include, but are not limited to the following consultants:

- Accoustical
- ADA
- Artwork Selection & Procurement
- Audio Visual
- Civil Engineering
- Environmental
- Food Services
- Furniture & Fixtures Procurement
- Geotechnical (Soils)
- Glazing
- Graphic Design
- Interior Design
- Land Surveying
- Landscape Architecture
- Life Safety
- Lighting
- Parking Specialty
- Security Surveillance & Hardware
- Sustainability
- Telephone & Data
- Threshold Inspection
- Traffic & Signalization
- Vertical Circulation (Elevators)
- Waterproofing (Roofing/Caulking)

The cost estimation process for the Master Plan proposal to date has proven to be a reasonable accounting of hard costs and well within the norm to be able to make rational planning and funding decisions.

ESTIMATE FORMAT

The Uniformat Cost Classification Format has been used for the preparation of this estimate. It is followed by sub-category which classifies costs by building system or construction trade.

BASIS FOR PRICING

Pricing reflects probable construction costs obtainable in the Southern Florida area, dated as of the original publication of this statement. The intention of this estimate is to reflect fair market value for the construction of Caribbean World. It is not a prediction utilizing low bids. The fair market value pricing is based upon competitive bidding, a minimum of (3) bidders for all subcontracted work, and a minimum of (3) bids from general contractors.

CONSTRUCTION SCHEDULE AND ESCALATION

The scheduled construction period for this project is approximately (88) months. To be able to apply escalation factors, a possible scenario for this project has Phase One beginning (18) months from now, with a (24) month construction period. Phase Two could begin (3) months after the completion of Phase One, with an (8) month construction duration. Phase Three, beginning (3) months after the completion of Phase Two, has a construction period of (12) months. Phase Four could begin (3) months after the completion of Phase Three, with a construction duration of (8) months. Phase Five - A could commence (3) months after the completion of Phase Four, with a construction period of (12) months. Phase Five - B could begin (3) months after Phase Five – A, with a construction duration of (12) months. Phase Six could begin (3) months after the completion of Five – B, with construction spanning (12) months. Potential escalation factors for the course of this project might be 2% for the year 2012, 3% for the years 2014 through 2016, 4% for 2017, and 5% for the years 2018 through 2020.

Any costs for excessive overtime to meet stringent milestone dates are not included in this estimate.

CONTRACTOR MARKUPS

Subcontractor mark-ups have been included in each line item unit price. These mark-ups cover the cost of field overhead, home office overhead, and profit, and can range from 15% to 25% of the raw cost for that particular item of work.

The CW Master Plan includes a 15% mark-up for General Contractor Overhead.

CONTINGENCIES

Based on the project’s massive scope and the detailed design shown in the concept submittal documents, CW has included 15% to the project summary for Design Contingencies. A 3% Phasing Contingency has been added to the summary sheet to cover the cost of temporary partitions, multiple mobilizations and demobilizations, additional cost of labor for work done other than during normal working hours, as well as other costs incurred during a phased construction project.

An Art Allowance of 1.5% has also been included in the Summary.

ITEMS AFFECTING THE COST ESTIMATE

Items which may change the estimated construction cost include but are not limited to:

- Modifications to the scope of work included in this estimate
- Unforeseen subsurface conditions
- Special phasing requirements
- Restrictive technical specifications or excessive contract conditions
- Non-competitive bid conditions
- Sole source specifications of materials or products
- Bids delayed beyond the projected schedule

PRE CONSTRUCTION CASH FLOW PROJECTION SCHEDULE								
Description	Formula	FEB	MRCH	APR	MAY	JUN	JLY	
PROFESSIONAL FEES:								
Architectural fee to Create & Publish Presentation Material & PowerPoint	\$40,000		\$20,000	\$20,000				\$40,000
Publishing fee (32 copies)	\$16,000		\$8,000	\$8,000				\$16,000
Architectural fee	\$100,000		\$50,000	\$50,000				\$100,000
Civil Engineering	\$100,000		\$50,000	\$50,000				\$100,000
Field Materials Testing (includes 75ft sample borings)	\$250,000		\$125,000	\$125,000				\$250,000
Structural Engineering	\$100,000		\$50,000	\$50,000				\$100,000
MEP CONSULTANT	\$125,000		\$62,500	\$62,500				\$125,000
LANDSCAPE ARCHITECTURE	\$100,000		\$50,000	\$50,000				\$100,000
SURVEYING FEES (Both site, airborne & satelite)	\$750,000		\$375,000	\$375,000				\$750,000
TRAFFIC CONSULTANT	\$75,000		\$37,500	\$37,500				\$75,000
GEOLOGICAL	\$75,000		\$37,500	\$37,500				\$75,000
AIRPORT CONSULTANT	\$75,000		\$37,500	\$37,500				\$75,000
MARINE / PORT CONSULTANT	\$75,000		\$37,500	\$37,500				\$75,000
AQUARIUM CONSULTANT	\$75,000		\$37,500	\$37,500				\$75,000
ZOOLOGICAL & Habitat CONSULTANTS	\$250,000		\$125,000	\$125,000				\$250,000
PRELIMINARY NEGOTIATED CONSULTANT FEES	\$300,000		\$150,000	\$150,000				\$300,000
PRELIMINARY NEGOTIATED CONTRACTOR FEES	\$750,000				\$375,000	\$375,000		\$750,000
ZONING FEE CONSULTANT	\$60,000				\$20,000	\$20,000	\$20,000	\$60,000
LOCAL CONSULTANT FEES	\$250,000		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
HOSPITALITY CONSULTANT	\$75,000				\$25,000	\$25,000	\$25,000	\$75,000
FINANCIAL CONSULTANT	\$250,000		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
CONSULTANT SITE VISIT [6 X 2 VISITS]	\$18,000				\$6,000	\$6,000	\$6,000	\$18,000
YACHT LEASE - 3 WEEKS = GRP & POLITCOS TOUR	\$75,000			\$25,000	\$25,000	\$25,000		\$75,000
ABOVE THE LINE CONTINGENCY =	\$357,800	\$0	\$126,250	\$126,250	\$47,600	\$47,600	\$10,100	\$357,800
MONTHLY CONSULTANT CASHFLOW [ABOVE THE LINE]=====		\$0	\$1,479,250	\$1,504,250	\$598,600	\$526,000	\$161,100	
TOTAL PRECON CONSULTANTS [ABOVE THE LINE]	\$4,341,800							\$4,341,800
STAFF:								
WC INSTITUTE ANNUAL FEE	\$1,000,000				\$1,000,000			\$1,000,000
CEO [@\$10K /wk & benefits] ExPat	\$252,000	\$42,000	\$42,000	\$42,000	\$42,000	\$42,000	\$42,000	\$252,000
CEO ADMIN ASSTNT [@\$5K / wk & benefits] LOCAL	\$40,320	\$6,720	\$6,720	\$6,720	\$6,720	\$6,720	\$6,720	\$40,320
PROJECT DIRECTOR [@\$5K /wk & benefits] ExPat	\$126,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$126,000
PROJECT DIR. ADMIN ASSTNT [@\$5K /mon & benefits] LOCAL	\$35,280	\$5,880	\$5,880	\$5,880	\$5,880	\$5,880	\$5,880	\$35,280
SR. PROJECT MANAGER #1 [@\$5K /wk & benefits] ExPat or AVAILABLE LOCAL	\$63,000				\$21,000	\$21,000	\$21,000	\$63,000
DEVELOPMENT CENTRAL OFFICE COMPOUND								
LEASED & FURNISHED [12 Trailer Compound]	\$6,600				\$2,200	\$2,200	\$2,200	\$6,600
COMPUTER/PRINTER & SUPPLIES	\$6,600				\$2,200	\$2,200	\$2,200	\$6,600
LEASED VEHICLES [6 -4 FOUR WL DRIVE: FUEL & MAINTENANCE]	\$9,000				\$3,000	\$3,000	\$3,000	\$9,000
GENERATOR & FUEL	\$25,000				\$8,333	\$8,333	\$8,333	\$25,000
SECURITY (BILINGUAL: 4 @ 8000/MON)	\$96,000				\$32,000	\$32,000	\$32,000	\$96,000
COMMUNICATION ( 12 CEL & 3 SATELITE for 3Mon)	\$13,950				\$4,650	\$4,650	\$4,650	\$13,950
AIR TRAVEL [12 TICKET BUS CLASS TO LAX/MIAMI @ 1 PER MONTH]	\$66,000		\$13,200	\$13,200	\$13,200	\$13,200	\$13,200	\$66,000
PER DIEM [\$175/DAY]	\$195,300				\$65,100	\$65,100	\$65,100	\$195,300
LIVING ACCOMODATIONS & CENTRAL CAFETERIA SERVICES	\$260,875				\$5,438	\$5,438	\$5,438	\$260,875
BELOW THE LINE CONTINENCY	\$216,953	\$7,560	\$7,560	\$7,560	\$147,728	\$34,613	\$34,613	\$216,953
PER MONTH CASH FLOW: STAFF & EXPENSES=====		\$83,160	\$96,360	\$96,360	\$1,625,011	\$267,333	\$267,333	
TOTAL PRECONCONSULTANTS & EXPENSES[ BELOW THE LINE]	\$2,195,925							\$2,195,925
TOTAL PRECON BUDGET CASH FLOW ==>>>		\$83,160	\$1,575,610	\$1,600,610	\$2,223,611	\$793,333	\$428,433	
	\$6,537,725							\$6,537,725



MASTER BUDGET CASH FLOW PROJECT																			
ATTRACTIONS					2012							2013							
					JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG
11.1																			
11.2	CARIBBEAN UNIVERSITY OF HOSPITALITY	18 ISL VIL	\$355,000,000	18	1500		\$19,722,222	\$19,722,222	\$19,722,222	\$19,722,222	\$19,722,222	\$19,722,222	\$19,722,222	\$19,722,222	\$19,722,222	\$19,722,222	\$19,722,222	\$19,722,222	
11.4	WATER PARK		\$400,000,000	30	1000						\$13,333,333	\$13,333,333	\$13,333,333	\$13,333,333	\$13,333,333	\$13,333,333	\$13,333,333	\$13,333,333	
11.5	AQUARIUM		\$450,000,000	30	1200						\$15,000,000	\$15,000,000	\$15,000,000	\$15,000,000	\$15,000,000	\$15,000,000	\$15,000,000	\$15,000,000	
11.6	ZOOLOGICAL RETREAT FOR GLOBALLY ENDANGERED SPECII		\$445,000,000	20	750						\$22,250,000	\$22,250,000	\$22,250,000	\$22,250,000	\$22,250,000	\$22,250,000	\$22,250,000	\$22,250,000	
11.7	WEDDING PAVILION W/HORSE DRAWN CARRIAGE		\$65,000,000	13	45					\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	
11.8	IMAX THEATER		\$65,000,000	16	110				\$3,437,500	\$3,437,500	\$3,437,500	\$3,437,500	\$3,437,500	\$3,437,500	\$3,437,500	\$3,437,500	\$3,437,500	\$3,437,500	
11.9	SHOPPING(RETAIL) & RESTAURANT AND ENTERTAINMENT DISTRICTS		\$1,500,000,000	24	450			\$62,500,000	\$62,500,000	\$62,500,000	\$62,500,000	\$62,500,000	\$62,500,000	\$62,500,000	\$62,500,000	\$62,500,000	\$62,500,000	\$62,500,000	
11.10	RESORT, SPA GOLF COURSE & CASINO (INFRASTRUCTURE)		\$750,000,000	26	450		\$28,846,154	\$28,846,154	\$28,846,154	\$28,846,154	\$28,846,154	\$28,846,154	\$28,846,154	\$28,846,154	\$28,846,154	\$28,846,154	\$28,846,154	\$28,846,154	
11.11	EXHIBITION & CONVENTION CENTER		\$250,000,000	20	450					\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000	
11.12	SPORTS ARENA		\$450,000,000	28	550				\$16,071,429	\$16,071,429	\$16,071,429	\$16,071,429	\$16,071,429	\$16,071,429	\$16,071,429	\$16,071,429	\$16,071,429	\$16,071,429	
11.13	ENTERTAINMENT ARENA		\$250,000,000	18	215					\$13,888,889	\$13,888,889	\$13,888,889	\$13,888,889	\$13,888,889	\$13,888,889	\$13,888,889	\$13,888,889	\$13,888,889	
11.14	AIRPORT		\$105,000,000	30	145		\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	
11.15	PORT FACILITY		\$175,000,000	30	130		\$5,833,333	\$5,833,333	\$5,833,333	\$5,833,333	\$5,833,333	\$5,833,333	\$5,833,333	\$5,833,333	\$5,833,333	\$5,833,333	\$5,833,333	\$5,833,333	
11.16	HIGH SPEED RAIL		\$97,500,000	30	230		\$3,250,000	\$3,250,000	\$3,250,000	\$3,250,000	\$3,250,000	\$3,250,000	\$3,250,000	\$3,250,000	\$3,250,000	\$3,250,000	\$3,250,000	\$3,250,000	
11.17	MONORAIL		\$65,250,000	26	356					\$2,509,615	\$2,509,615	\$2,509,615	\$2,509,615	\$2,509,615	\$2,509,615	\$2,509,615	\$2,509,615	\$2,509,615	
11.18	POWER PLANT		\$45,000,000	29	145			\$1,551,724	\$1,551,724	\$1,551,724	\$1,551,724	\$1,551,724	\$1,551,724	\$1,551,724	\$1,551,724	\$1,551,724	\$1,551,724	\$1,551,724	
11.31	GRAND PRIX CLOSED RACEMAY TRACK [3.2km length=1.98mi - based on Monte Carlo]		\$42,240,000	14	25														
11.33	CLOSED SPEEDWAY TRACK [2 mile length]		\$47,520,000	14	55														
11.34	SCHOOL FOR 30,000		\$90,000,000	14	4500														
11.35	HORSE RACING TRACK [4 Furlongs=2,640 ft + Padock+barn]		\$33,000,000	33	140				\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	
11.36	WASTE WATER TREATMENT PLAN: 5 MIL GL/DY		\$115,000,000	24	65				\$4,791,667	\$4,791,667	\$4,791,667	\$4,791,667	\$4,791,667	\$4,791,667	\$4,791,667	\$4,791,667	\$4,791,667	\$4,791,667	
11.37	BIODEISEL PLANT & JATROPHA FARM		\$300,000,000	25	17000				\$12,000,000	\$12,000,000	\$12,000,000	\$12,000,000	\$12,000,000	\$12,000,000	\$12,000,000	\$12,000,000	\$12,000,000	\$12,000,000	
11.38	3000 TN COOLING PLANT / TOWER		\$195,000,000	25	150			\$7,800,000	\$7,800,000	\$7,800,000	\$7,800,000	\$7,800,000	\$7,800,000	\$7,800,000	\$7,800,000	\$7,800,000	\$7,800,000	\$7,800,000	
11.40	ROCK CRUSHING OPERATION (Set up & Operation for 4 years)		\$35,000,000	24	125					\$1,458,333	\$1,458,333	\$1,458,333	\$1,458,333	\$1,458,333	\$1,458,333	\$1,458,333	\$1,458,333	\$1,458,333	
11.43	HORIZONTAL CONCRETE BATCH PLANT (Set up & Operation for 4 years)		\$35,000,000	24	145					\$1,458,333	\$1,458,333	\$1,458,333	\$1,458,333	\$1,458,333	\$1,458,333	\$1,458,333	\$1,458,333	\$1,458,333	
11.46	CENTRAL LAUNDRY (Set up & Operation for 4 years)		\$30,000,000	24	145					\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	
11.49	CENTRAL REFRIGERATION PLANT & STAPLE STORAGE [PREFAB 50K SOFT]		\$9,250,000	12	145					\$770,833	\$770,833	\$770,833	\$770,833	\$770,833	\$770,833	\$770,833	\$770,833	\$770,833	
11.51	20 BED HOSPITAL & CLINICS		\$100,000,000	20	500		\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	
12	HOTEL, RESORT, GOLF COURSE & CASINO		\$200,000,000	16	500										\$12,500,000	\$12,500,000	\$12,500,000	\$12,500,000	
12.1.1	DELUXE RESORT		\$250,000,000	16	5500										\$15,625,000	\$15,625,000	\$15,625,000	\$15,625,000	
12.1.2	FAMILY RESORT		\$210,000,000	18	5500										\$11,666,667	\$11,666,667	\$11,666,667	\$11,666,667	
12.1.3	VALUE RESORT		\$240,000,000	18	5500										\$13,333,333	\$13,333,333	\$13,333,333	\$13,333,333	
12.1.4	TIME SHARE & CUSTOM VILLAS W/MARINE DOCKING		\$264,720,000	24	5400										\$11,030,000	\$11,030,000	\$11,030,000	\$11,030,000	
13	EXECUTIVE MANAGEMENT	SAL+EXP	\$33,000,000	33	45		\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	
14	ATTENDANCE				20900														
14.1	EMPLOYMENT		\$6,000,000	30	25					\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	
14.2	MAINTENANCE		\$6,000,000	30	25					\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	
14.3	TRANSPORTATION		\$6,000,000	30	25					\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	
14.8	AGRICULTURAL & ANIMAL FOR CAB		\$300,000,000	34	1200		\$8,823,529	\$8,823,529	\$8,823,529	\$8,823,529	\$8,823,529	\$8,823,529	\$8,823,529	\$8,823,529	\$8,823,529	\$8,823,529	\$8,823,529	\$8,823,529	
15	NAMES AND LOGO		\$8,000,000	30	15					\$266,667	\$266,667	\$266,667	\$266,667	\$266,667	\$266,667	\$266,667	\$266,667	\$266,667	
16	ALTERNATIVE ENERGY R & D ALLOWANCE BUDGET		\$90,000,000	24	255														
17	CONTINGENCY ALLOWANCE @ 1.5%		\$122,415,350	32	4443		\$737,251	\$1,674,751	\$1,674,751	\$1,981,242	\$2,443,992	\$2,564,825	\$2,562,178	\$3,122,178	\$3,122,178	\$5,414,178	\$5,414,178	\$5,414,178	
			\$8,225,895,350	976	80,054	\$0	\$0	\$0	\$76,712,490	\$141,701,714	\$141,701,714	\$182,317,133	\$227,274,221	\$249,645,054	\$277,975,740	\$278,535,740	\$278,535,740	\$344,982,740	
						GROSS CASH FLOW 2012							GROSS CASH FLOW 2013						
						\$542,433,051							\$3,660,398,677						

[illegible]



TEAM PLAYER’S EXPERIENCE

Caribbean World is bringing together a consortium of industry leaders to provide a full-service approach to design, positioning, and capitalizing on our project. We have hired a proven development team of surveyors, land planners, architects, engineers, legal, and specialty consultant services. Entities we are working with include:

Master Team Plan

The team that will be established to participate in the development of Caribbean World Master Plan will consist of persons and groups from a wide variety of backgrounds and viewpoints.

A project Steering Committee will be created. This committee will be made up of project stakeholders, managers, users, sales staff, business partners, industry leaders, NGOs, and both Puerto Rico and international leaders.

Project Overview

Extensive research and due diligence will ensure all CW projects are environmentally responsible, financially viable, and sustainable before presentation to investors, lending institutions, NGO, and government agencies. From our planning phases to project completion, the CW team will assure coordination with Puerto Rico, U.S., and international permitting and zoning agencies. CW’s legal counsel will help maximize the value of our project within today’s economic realities. Our CW team has completed the following requirements:

- Property & Project Evaluation
- Management of Design Team
- Site Schematic, Architectural Design, & Engineering Analysis
- Feasibility & Market Demand Studies
- Representation for Owner & Construction Management
- Finance Positioning & Capitalization
- Environmental Impact Studies
- Site & Surrounding Area Analysis

This Information can be found at: [www.CaribbeanWorld.com/FeasibilityandMarketStudy](http://www.CaribbeanWorld.com/FeasibilityandMarketStudy)

Site & Surrounding Area Analysis

CW will further review sites, existing buildings, land uses, adjacent land uses, zoning, permits, licensing issues, access, visibility, traffic counts, and proximity of each intended site we study in order to discover and anticipate potential problems or best uses for the proposed development.

Property & Project Evaluation

Management of Design Team

Site Schematic, Architectural Design &

Engineering Analysis

Feasibility & Market Demand Studies

Representation for Owner & Construction

Management

Market Analysis & Economic Feasibility Study

Finance Positioning & Capitalization

Valuation Analysis

Utilization

Economic Data

Service Data

Product Data

Pricing Data

Competitive Data

Industry Data

Category Data

Market Outcome Data

Promotional Data

Advertising Data (including copy testing)

Features & Performance

Competition

Room Schedule & Schematic Design

Demographic Variables

Industry Guides

Impact - Social Impact:

Impact - Scalability, Financial Sustainability

Risks

LODGING SUPPLY ANALYSIS

Lodging Demand Analysis

Lodging Industry Outlook & Trends

General Market Trends

Recommended Product Concept, Facility

Configuration, Ownership, Franchise &

Management

Forecast of Future Performance

Distribution

Customers

Business to Business

Industry Influences

Profit Analyses

Target Market Analyses

Sales Territory Analyses

Sales

Revenue

Profits

Annual gross revenues of (in Millions USD)? Net Income of Company						
Year	Caribbean Adventure Park	Water & Theme Park	Resorts	Activities	Casino	Total
2013						
2014	This Information can be found at: <a href="http://www.CaribbeanWorld.com/FeasibilityandMarketStudy">www.CaribbeanWorld.com/FeasibilityandMarketStudy</a>					
2015						
2016						
2017						

