

PROSPECTUS



Photo: Merle Waterfalls & Equestrian Park

VALENCIA NATURE CENTER & HERITAGE PARK DEVELOPMENT PROJECT for Trinidad & Tobago, WI

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2-Day Observation and Tour of Project Area

Google: "Dr Courtney Pindling" or "Pindling"

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PORTFOLIO SUMMARY

Address: Valencia Old Road, 5 ½ km Valencia on Main Road (left), Trinidad, W.I.

Phone Contact: Mr. Trevor De Freitas, (1-868) 350-6586 or (1-868) 744-4001

Development Area: 26+ Acres: agricultural, sand-mining, and lush forestry land

Onsite Natural Resources: Natural streams and waterfalls, fruit orchard, scenic slopes, habitat for over 120 species of birds (some rare), buildable land for housing, accessible flat parking areas away from natural settings, equestrian stables and riding plateau, numerous kinds of plants, shrubs and trees (especially of the bamboo family), several islands and alcoves for formal and informal settings or functions/limes, nature walks with cleared path through tall scenic forestry, rich agricultural lands with citrus orchards and other fruits and edible plant trees, picnic and nature relaxation areas, opportunity for development of bus parking area in the front of property and other eco-friendly business opportunities.

Location: within 25 minutes by car or bus from the following attractions: 1. The Piarco International Airport, 2. The Ferry to Tobago, 3. Turtle Spawning along the Beach, and walking distance to the Center of Town with shopping, affordable restaurants, and transportation to anywhere on the island.

Prospectus: Develop and establish The Valencia Nature Center & Heritage Park as the principal Trinidad and Tobago Theme Park for the following usage: Educational Eco Center with Nature Trails and eco-Friendly Natural Habitats (Birds, Plants, Trees; Historical Settings – early 19th Century Bridge across La Seiva River); Tourist Attractions; Equestrian Study and Recreational Center; Renewable Energy Facilities (studies and projects); Recycling Plants (water and sewage treatment plants); Conference Centers with Housing Accommodations, Suites of International Resorts with Rental and Time-Share Accommodations; Sports Arena, Family Picnic and Recreational Environs; Water Sports and Recreational Activities along the Channels, Lakes, Natural Pools and Waterfalls; Formal and Informal Settings/Dining for Parties, Reunions, Ceremonies, and Official Occasions – while preserving the natural beauty and habitat of the place. ***An Eco-Friendly Theme Park: Cultural, Educational, Entertainment, Recreational, and Commercial***

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Introduction: Expanded Prospectus

The Valencia Nature Center & Heritage Park (VNCHP) is naturally 20 acreage of rich agricultural and mining land with beautiful landscapes of flowing streams, lakes and waterfalls. This park has the opportunity to become one of Trinidad and Tobago's primary eco-friendly theme park with excellent potential for cultural, educational, entertainment, recreational, and commercial opportunities. With minimal financial investment the park may generate continuous revenue with a profit and with through its four-stage development project it may reach its full potential providing there are support from both public and private stakeholders (ministries of works, education, tourism, energy, sports and youth affairs and commercial investors). This park is imbued with many natural treasures: waterfalls and lakes fed by a river; natural habitats and indigenous species of tropical plants and animals - many rare birds and plants; landscape naturally contoured in alignment with the master design for this development project.

The energy from the river that flows through the property may be harnessed to provide free renewable hydroelectric power for electrical use from which surplus energy may be sold to the local utility company as profit or for funding of public, educational or private enterprises that facilitate these hydro-powered formations. Waste treatment plants or facilities may also be established from funding by non-profit institutions interested in creating models for such eco-friendly projects. The planned renewable energy and recycling facilities of this project have the potential of being funded by government grants or private funding and may be used as models for large comparable projects that are environmentally friendly has Trinidad and Tobago moves towards becoming a development country.

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The park is within half hour access from central and major attractions: Trinidad's International Airport, and ports that makes it readily accessible to tourist and locale venues. The park is situated on expandable land since it is surrounded by large public forestry consistent with the park's theme. Its main entrance is off a major highway along the Toco road and within walking distance from central shopping, dining, major transportation route and recreation and so accessible to tourist and locals alike. Its existence will promote the development of infrastructures (roadways and public works and utilities) and service industries (food, entertainment, and shopping) within a 2-mile radius of the park.

Opportunities exist for collaboration between the park and other local and national venues. Educational institutions may use this natural and diverse flora and living species to demonstrate eco-friendly themes and to meet the practical part of academic curricular activities. Establishments with similar themes, e.g. local horse stadium, may join forces to achieve excellent marketing results.

The theme park plans to provide affordable accommodations for short and long-term stay. A moderate size hotel is planned for the park with ample parking and other amenities. Time-share condominiums will provide lodging for more upscale visitors/owners. Condos and some amenities will be separated with special access via appropriate security entrance/exit from the daily recreational and housing facilities. Special temporary identification insignias will have to be crafted to differentiate the level of access of visitors to the park to various amenities. For example, condo owners may enjoy access to a cocktail lounge within the park that others are not allowed to enjoy without paying additional park access fee.

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Current Usage

The park is currently used as a residential property with public recreational facilities. There is a small horse ranch with about eight riding horses. The horses have a large scenic circular and flat well trodden area designated for limited riding and training activities. There are sufficient numbers of small islands that they roam about for feeding and exercise purposes. There are citrus orchards near the front of the park and a number of fruits trees throughout the facility. There are two grassy and gravel parking spaces for about 200 vehicles: one in front and the other towards the left middle of the park. There a many domesticated animals that accommodates the small petting zoo: chickens, rosters, pigs, dogs, ducks, rabbits, goats, sheep, horses, in cages and pens.

There is a small house conveniently located on the property with external restroom facilities for guests. There are several permanent eco-friendly huts or pavilions for picnic each accommodating at least 20 people. These huts blends well into the natural aura of the parka and situated near streams and topical plants settings. There are many hammocks attached to mature trees in a large well shaded and clear forest area. There are stalls to accommodate all the horses.

Man-made water canals snake throughout the park along horse riding trails, huts or pavilions and small islands. A river runs through the park. A small two-platform waterfall is situated within a modest hike from the front of the property towards the back.

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The hiking trails are rich with indigenous plants and birds. One report by a naturalist indentified over 120 species of birds – some rare. There are modest to challenging trails already blazed within dense and sparse forest lands. A mound towards the left middle section of the park offers panoramic and scenic views of the islands and many of the park's beautiful features; this mound is about 25 feet high and three tiered. Each tier offers spaces for sitting or resting and even shorts walks. The left and back of the park's property are surrounded by dense public forestry.

Phase 1: Completed Work

Phase 1 of the Valencia Project is completed and involved the following:

1. Blazing of nature trails,
2. Equestrian training and riding venues,
3. Construction of Nature huts and pavilions,
4. Landscaping and site layout,
5. Limited restroom facilities,
6. Layout of hammock and natural picnic areas,
7. Completion of waterways and cannels,
9. Limited collections of animals for petting zoo,
10. Horticultural layout, pruning, and collection of plants and trees for park,
11. Prospectus and assessment of parks potentials and endemic features:
 - a. plants, birds and animals collections,
 - b. commercial and potential opportunities (this prospectus).

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This phase of the project is still being refined and modernized. Investors and investigators should contact owner for the status of continuous improvements activities. One imminent activity underway is the design and layout of a natural flowing bathing pool.

Equestrian Center

A moderate size horse ranch exists at the part. About eight riding horses, broken, were observed in good health and stamina. Sufficient stalls and riding or training areas are already in place for this enterprise. Training and riding area is adequately cleared and pleasantly amenable to local residence and visitors; the owner is a master horse man and trainer who demonstrated superior skills and knowledge in these areas.

Horses were observed to roam along grassy plateaus across two of three islands suitable for horseback riding when fully developed. Horses are in their prime – less than twelve years old and have good teeth. No injuries were observed on the two riding horses on demonstration. The main equestrian park runs along a rippling brook or stream in an opened space bordered by bamboo trees and dense to sparse forestry.

There are opportunities to develop more riding trails in diverse natural settings. Also, there are educational prospects for introducing the public especially children to the joys of horseback riding and start horses from the local race track may use this venue to heal and recover from injuries under the skillful hand of the owner. The owner has taught horsemanship and equestrian arts at the local university and administered healing arts to ailing horses.

This theme park may become the island equestrian center of competence; I have never seen anything like it so far on the island. See Phase 4 for the financial opportunities of this

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enterprise. The park is not too far from a local horse racing stadium; therefore, collaboration may be beneficial to both this theme park and the stadium where equestrian arts and science is concern.

Phase 2: Theme Park Profiles

Introduction

There are several opportunities that may be developed that are consistent to the eco-centric theme park: for profit and/or non-profit ventures. These opportunities are laid out in the following profiles. The descriptions of these profiles are not all-encompassing and therefore may be enhanced or altered to suit whatever vision is appropriate for the effective operation and management of the park. The establishment of these opportunities has the potential of making Trinidad and Tobago akin to some of the USA's mega parks like Disney World/Land – Epcot Center. This park will be the only one of its kind in the Caribbean and a major tourism location.

The creation of this **Eco-Friendly Theme Park** will provide a unique enterprise that integrates the following business and social prospects: Cultural, Educational, Entertainment, Recreational, and Commercial vistas. The descriptions of the following profiles are not inclusive and yet provide a clear vision of what this theme park may become.

Historical Profile

Situated on the Valencia Park is a historic bridge built over the La Seiva River. An old river runs through it. These landmarks may be preserved by establishing monuments or educational markers to showcase and educate visitors to the park. Because there numerous

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species of plants, birds and animals that naturally makes this park home, it may become a sanctuary of historical significance. Working in conjunction with local universities and historical society, these landmarks may develop or expanded into a center for archiving and/or showcasing Trinidad's historical artifacts from public and private collections. Artifacts may include items or photographs of other landmarks throughout the twin island with connections to other centers that already showcases T & T's rich history. The twin island consistent of diverse cultural groups in moderate harmony with each other and the eco-park may develop a theme of how diverse plants, birds and animals coexist in seemingly harmonious conditions.

Recreational Profile

Associated with the development of this theme park is establishment of many individual, public and corporate ventures. These ventures includes but not limited to accommodations for rent or shared ownership; centers of learning; landmarks; preservation of resident species of plants, birds and animals; transportation to and from the park; connections and collaborations with local services; recreational habitats and cooperation with tourism and governmental ministries. These ventures are to be managed to provide recreational settings and outlet for public and private amusement.

Individual visitors, families, public or private groups may utilized the natural scenic settings of the park for fun and relaxation. There will be amply parking to accommodate over two hundred visitors to the park each day. Covered picnic areas with limited utilities, formal dining and informal spaces will provide sufficient venues for many group occasions. Assorted recreational areas offer settings for weddings, birthday parties, company/organizational picnic,

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school outings, corporate and government formal occasions and numerous individual and group functions with or without food service itineraries.

The park will provide a store for limited purchase of food items, but it will be mainly a take-in, dispose on site and leave natural setting for recreational activities. Catering services will be accommodated for food services in and out of the park. This meets three main objectives: 1. Local food service vendors will benefit from business opportunities of the park, 2. National produces may be marketed and consumed locally, 3. Visitors, especially children will learn about preserving natural habitats by through waste management.

This park may become the premiere Equestrian center for the entertainment of this sport and art. Horsemanship and the scholarly development of this pastime will be a theme of this park. A small outdoor stadium near the horse ranch or riding area will attract moderate crowd of visitors who enjoy this leisure time.

There is plan to build a sheltered area for musical or the performing arts on a platform situated central to visiting audiences while they engage in various recreational activities throughout the park. Individuals who seek solitary visits to meditate or enjoy natural settings will appreciate the many solitary places within the park: hiking trails, secluded rest areas, and park benches near rippling streams and the many relaxing hummocks under shades trees. Religious organizations or special interest groups, for just the small price of group admission, may enjoy a beautiful sunset in a secluded quiet place among nature.

Educational Centers Profile

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A naturalist report highlighted that there are over 70 species of birds that are resident to the park. Although many of these birds are topical birds, some are rare species from various parts of the world. Educational institutions may frequent the park to inform and instruct students about the wonder of our natural world. Including the birds, there are other nature reserves that is showcased at the park. Attempts must be made to enhance and maintain the natural habitats of these living things. Every construction and added features must be gauged against its impact to or upon the birds, plants, waterways and other natural resources. Preservation of these natural habitats will be the primary objective of this theme park and also its educational posture. Educational and conservational institutions should be established to study the impact of park additions on the environments of these species. These conservationist groups should also help educate visitors promote the preservation of their habitats.

Educational and conservational institutions may publish informative brochures that highlight the many creatures and plants that make the park their homes. A naturalist center should be located within the park or self-instructed brochures available to visitors at selected locations along trails and entrance to habitual regions of the park where rare species are reported to be seen.

Housing and Accommodation Profile

The Eco-Park currently consists of a main private house with both internal and exterior bathrooms/restrooms. This is a one-story structure with an additional large covered open area. There is plan to replace this building with a three to five-story hotel. Floors above the second level with consist of two balconies: one facing the sunrise and the other the sunset. From these

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balconies one may see panoramic views of Valencia and dense forestry with rolling hills and beautiful landscapes. There is enough land space to put a medium to large hotel with appropriate conference, reception area, ballrooms and guest rooms on the first floor. Each guest room will have its own bathroom some larger than others to accommodate from two to six guests. A large main restaurant will be included on the top floor with a 360 degree view of the beautiful Valencia area. Also, a small restaurant may be located on the first floor near the reception area along with a cocktail area and gift shop.

Currently, there are several covered large outdoor picnic areas along the water canal. These naturalistic huts or areas have limited utilities for catered group recreations. There is plan to construct several more of these huts. A large formal multipurpose building is planned on a small island on the far side of the picnic areas and near the natural pool. This multipurpose building will accommodate large group functions with a large kitchen and restrooms for corporate, family or civil functions such as weddings, parties, conferences, civil service functions or corporate formal or casual events.

An opened equestrian stadium is planned near the horse ranch area. Attempts will be made to stage the construction of many of the areas and accommodations that serves groups or seat visitors to the park so that they will have access to the musical or performing arts platform. Secluded small group recreational or rest areas will be located throughout the park. Individuals or groups may picnic or relax in very private yet natural settings. Attempts will be made to design restrooms throughout that part for the convenience of visitors and guests.

Several moderate size time-shared condos are planned on some of the many islands throughout the park. These condos will be available primarily to owners and when not booked

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for short stays by tourists and local residents of Trinidad and Tobago. These condos will accommodate from two to six guests and may be rented out to participants for formal functions such as weddings. Two or more condo suites may be reserved for special occasions like bride and groom, official dignitaries and special visitors to the island; these reserved luxury suites will be available at a reasonable price with special discount for events guests.

Tourism Profile – Vision and Logistics

If done right, this theme park will become the premiere location for visitors to the island for one-day or extended stay. Therefore, the parking and transportation profile below is necessary and accommodation profiles must cater to the diverse needs of these visitors. It is important that the Ministry of Tourism plays an integral role in helping to develop and promote this park. Tourism has the potential to generate revenue to the island and a major goal of this theme park is to preserve Trinidad's beautiful places with little impact from visitors.

The vision is to create an eco-friendly theme park that showcase and preserve the island's natural beauty. This park will promote civil responsibilities to nature; therefore, visitors to the park will help maintain the natural artifacts and services and activities will promote and maintain environmental ownership with little or no impact to our natural resources. Every staff member will be a scout who educates and encourages visitors to cherish and preserve the park's natural beauty. Visitors who do not comply with this vision may be evicted from the park or fined for destruction of natural resources or landmarks.

This park may collaborate with other tourist venues such as hotels, carnival groups, social ministries, educational institutions, parks and zoos, cruise ships and ministry of transportations to

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facilitate and market its offerings. At the point when the hotel is build and sufficient restroom and parking areas or accessible to visitors, this plan may take effect.

An example of one logistics that may facilitate visitors to the island is this: Tourist spending vacation in Tobago hears about this theme park through marketing efforts. They are transported from the ferry that takes them to Port of Spain. A special minivan will shuttle them to the theme park where they will spend the day or an extended stay at one of the hotel rooms as a package from the initial or onsite marketing efforts. They will return back to their resort or stay in Tobago and become advertisers of the park.

Renewable Energy and Conservation Profile

This eco-friendly theme park has potential to become a model of the design and utilization of renewable energy and conservation or recycle of natural resources for the twin island. Its location is a prime spot for solar and wind energy facilities. Its flowing canals stocked with water from a local river make it a prime candidate of hydro-powered energy. Accommodation and utilization of water and disposal of waste from human consumption allows for recycle strategies that help conserve resources.

The park has a constant blowing mild wind that makes it a prime location for the employment of wind energy. Wind energy may be used as part of dual-source energy for out buildings or facilities and other energy needs. Strategically placed wind turbines may be located at selected locations after a six to 12 months study of wind flow throughout the park. Attached to underground capacitors, these wind energy sources may use and store energy when available and make available energy when needed and wind source is limited.

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The open and solar rich areas of the park will allow for many practical and creative alternative energy solutions. Enclosed structures may be powered by this abundant and accessible renewable solar energy source. Solar cells may be placed in prime locations and/or on top of strategically located buildings or facilities. The University of the West Indies has accessible resources and knowledge to facilitate and deploy any of the renewable energy opportunities presented in this section of the prospectus. Solar cells are becoming more abundant and affordable and many innovative solutions may be demonstrated at the theme park.

The natural moderate flow of the river that runs through the park may be harnessed to generate hydroelectric power. Again hydro power may be part of a dual energy source strategy to provide alternative renewable electrical energy to the various facilities and buildings of the park. Attempts must be made to design a power-harnessed structure that does not impact on wild life or local fishery. There are designs for this hydro structure that may even warm the natural bathing pool at comfortable to therapeutic temperatures. The waterfall is also a possible source for the creation of hydro power to the park. Safety and esthetic solutions must be considered when positioning the mechanical or moving parts of these renewable energy generators. It is anticipated that the hydro-power generator will provide alternative surplus energy outside of the park more so than other sources considered earlier. A feasibility study needs to be performed on these alternative energy possibilities.

Parking, Security and Transportation

Spaces exist within the park to accommodate at least 200 vehicles. Consideration must be made to accommodate parking of short or long-term residents or guests and daily visitors. It is

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anticipated that the majority of visitors who needs parking space will be short-term visitors; therefore, two or more parking locations should be designated to accommodate longer staying visitors and a spot for large commuter public transportation such as buses.

It is anticipated that Trinidad and Tobago's mini and maxi-bus public transportation system may benefit from a scheduled transportation profile that transport visitors and tourists from anywhere on the island to the theme park. Bus or shuttle vehicles to the park need only limited-temporary parking spaces to drop off and pickup visitors. The park may have a dedicated shuttle service from the ferry in Port of Spain through the airport, downtown Valencia and the park with regular schedules or ride-on-demand at a moderate fare.

Phase 3: Eco-Friendly Projects

Utilities Infrastructure and Potential Recycle Plants

Although selected renewable and alternative energies are presented in Phase 2 of this document, the list is not inclusive. Phase 3 involves the consideration, design, and implementation of any eco-friendly projects that fit well with the theme of this park. Alternative renewable energy and waste conservation additions are only a few possibilities.

Facilitators or promoters for these utilities may come from government (public) or commercial sources. Many abundant eco-friendly solutions are accessible in the Caribbean because of being a tropical location than most temperate climate regions. The University of the West Indies and other technical colleges in Trinidad should be the educational and research forums for these investigations. Evaluation and assessment could become part of research theses

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and regulatory studies. Commercial investors or stakeholders of eco-friendly opportunities may consider the park's rich flora for human-animal-landscape interactions or dependencies to model solutions for larger markets; therefore, these models at the park will be free to the park.

Phase 4: Financial Portfolio

This section of the prospectus focuses on the financial prospects of the proposed theme park. Already the park is generating moderate revenue from its equestrian and recreational activities. There are many opportunities to increase revenues from these and other future venues of an eco-park like this one. When fully developed, there will be no other park like it in the Caribbean or the West. Its financial portfolio will impact and generate income for other associated businesses on the twin islands of Trinidad and Tobago. Managed properly, this theme park will always produce a profit, even in hard financial times. It will be a self-sustaining facility that will demand little or no operating expense from local utilities.

1. Equestrian

The horse ranch on the property may continue to make profitable revenue from both its riding and training activities. Experienced riders who demonstrate their riding skills may rent horses for short by the minute rides (20 minutes or fraction thereof). Unskilled riders may rent escorted rides for shorter photo-opportunity rides. The park's photographic department may sell photos to visitors at prime spots including horse riding activities. Riders requiring horseback riding training may obtain such at a standard three-to-four sessions training discount rate.

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2. Agricultural/Zoo

The fertile and scenic landscape of the park may be used to showcase the indigenous tropical flora of Trinidad and Tobago. Already there are many beautiful and rare plants, shrubs, and trees scattered tastefully through the park. Seldom does one see so many varieties of bamboo plants and trees as on the facility. Shrubs and trees may be crafted to enhance the natural beauty of the theme park. Magnificent sculptured plant crafts made be created and pictures taken at a reasonable price and available for sale.

The petting zoo could become an educational opportunity for visit from bus loads of pre-secondary school children and family with children. An admission price structure may be implemented that offer a nominal cost per group for petting zoo and the nature trail. Visitors to the zoo may only feed the animals from park purchased feeding items. Depending upon the volume of attendance to the zoo and trails, this venue should provide a moderate income to the park. General admission should always include the petting zoo and nature trails and the park profile should seize any and all opportunities to make a profit from these two attractions.

3. Sporting Events

Open fields and areas with appropriate equipments and provisions will be available for sporting activities. A multi-purpose area should be available for soccer with a seating stand for fifty or more people. Basketball and tennis courts may be places in the time-share area and equipment rented to guests. Groups could rent these courts at hourly rates and a small deposit held for rented items. As the proportion of visitors grow to include foreigners, the park may consider adding a small roller skating ring and rent both ring and gears at a nominal fee.

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The hotel and other housing facilities should include game rooms and exercise rooms to be rented to the visitors to the park, hotel and condo guests, and the public with a monthly membership fee. Consideration must be made to stage sporting events at the park with teams competing from local secondary schools or clubs – bowling alleys, horse riding, soccer matches, etc.

4. Membership, Admission, and Discount Admission

Apart from time-share owners, opportunities exist for systematic and adequate income from membership fees. The highest level of membership should be corporate where companies and institutions donate an annual fee that grants employees or staffs special discounts to general admissions and special programs at the park. Employees and or staff must show their company identification card to access these discounts upon admission to the park. The next level of membership should be stakeholders like institutions and facilities that have a vested interest in the theme park, for examples, UWI that may provide the solar energy for the facility. Other levels of membership could be group, family, gym or sporting events. Individual membership is the least discounted membership.

Membership fees should cover about 30% of anticipated expenses for operations and maintenance of the park; it should not include financing payroll. Time-share owners should pay an annual or monthly maintenance fee to cover operation, maintenance, servicing and staff for the condos or apartments being rented. Along with time-share fees, interest on money invested from mortgage income from time-share sales should cover all cost for construction, improvements and maintenance of condo and associated facilities. Time-share revenue or profits must be managed separately from other theme parks' offerings and a board

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of directors made up of time-share owners must manage and be accountable to owners for money invested by owners.

Gym/ exercise facilities may become an integral part of services offered by the park; our 21st century's health conscious society and the attraction of an eco-friendly gym with scenic views while exercising may demand that the gym be located strategically on the property. For example, a nature oriented gym building may be located to the right of the entrance to the park with separate free parking and admission to the gym or exercise rooms and equipments to paying members of guests at a reasonable cost. The park may lease this gym to providers and trainers at a profit; utility and services to the gym vended out.

5. Accommodations

The construction and maintenance of a hotel on the property may be initially financed through hotel franchises that are willing to lease the spot for providing resort style accommodations in this attractive setting. Park owners are expected to receive a sizable profit from this partnership venture. All accommodations – hotel and time-share housing – should be financed by corporate or individual investors looking to make a profit from such investments.

All accommodations and shelters for picnic and other functions, where individuals, families, groups, or large special occasion guests are gathered, will provide income to the park. Many of these sheltered accommodations will be daily or special events rentals. Fixed rates must be set with capacity stipulations documented on each rental contract. Additional fees should be collected for the number of guests that exceeds that stated in the contract. Deposits amounts with refundable statement should be required at the signing of each rental contract. Deposits should be

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about 20% of contract total with a non-refundable amount of 5% if events are cancelled within five or seven days of events date.

6. Weddings, Reunions, and Official Events

Events or functions may be conducted in many of the existing or planned vistas in the park. Rates are commensurable to the degree of comfort, utility provided and settings of the facility of the event. Events locations or facilities include but not limited to: open and sheltered picnic areas, naturally sheltered forestry open space, nature pavilions/huts, hotel conference rooms, condo recreation/entertainment banquet halls, secluded nature lounges, waterfront banquets hall, and planned recreational areas.

Each event, such as weddings, birthday party, picnic, should have set rental prices depending on the space, facility, and/or number of guests and length of time rented. Some events may, for example, have a set price for a maximum number of guests while others may have a per guest rate: picnic and weddings respectfully. Events guest may be registered and names provided to security ahead of time or guests arrive in groups, or a representative from the event activity identify event's participants or guest show appropriate identifications to ensure that only paid visitors are allowed into the part for designated events.

7. Vending, Shopping and Souvenirs

Several on-site stores and vendor machine should provide visitors with defined levels of goods and services. At least one general store on site should provide basic goods for hotel and condo guests spending a few days at the park. Registered vendors may sell their goods through a uniform dress code and pricing portfolio. The park should share in their profits, even if its 5% of

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sales price. Vending machines selling drinks and snacks will work well at this park. Vendors and staff are responsible for keeping their area of sales clean and in order. All sales personnel should have a uniform dress code. Management should ensure that all vendors follow a fair pricing and return of defective good policy for all goods sold on site.

The park should market its own set of souvenirs. A catchy theme or motto should permeate the message the park wish to portray, for example, “**For any occasions, VHP is the place to be!**” Tee shirts and souvenirs should reflect this theme; this is a free form of advertisement for the park. Local vendors and services in Valencia may provide discounts to visitors to the park with identification. The park should negotiate discount on the purchase of bulk or general goods.

8. Onsite Restaurants and Cocktail Lounges

Both the general admissions park and the time-share zones should have their own cocktail lounges with a greater discount available to time-share members. This service may also be vended out with a small profit returning to the park. Typically between 5 to 8 percent of sales is adequate to cover expense and the vendors leasing and their payment of their own utility expenses should return a moderate revenue to the park. Only licensed liquor vendors are allowed to dispense of alcohol on site and never to minors.

Onsite restaurants at the hotel, first floor and the penthouse floor, should meet the needs of visitors wishing to enjoy a luxurious dining experience. The top penthouse restaurant plans to have a 360 degree panoramic view of the surrounding area and should be booked by reservation only. Affordable dining will be provided in the time-share zone to members and their guests only. All other dining should be by take-in and clean-up at designated dining pavilions and eating and drinking areas. These non-restaurant dining may be catered with free passes to

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facilities for registered caterers. The events formal facility near the canal should have its own kitchen and restrooms to accommodate large groups for parties, weddings and other formal occasions. Strategically located vending machines will provide easy access to visitors who need to snack or enjoy light refreshments at the park. All these culinary conveniences will provide a good income to the park.

9. Natural Trails and Educational Tours

The natural beauty of the parks trails and scenic venues should be enjoyed by all visitors to the park through general admissions. Lighting and monitored security cameras should make the trails secure and safe. Cost of general admission should be balanced against the maintenance and security of these trails and scenic vistas. The general admission price will be affordable and not too cheap to deter unwanted vagrants and casual visitors.

Educational centers may be self-help to cut down on operating cost and yet will be tastefully maintain. Renewable energy and conservational providers and other educational stakeholders will be responsible for providing at a reasonable cost educational materials and posters to the park. Educational stakeholders may help mark and maintain natural trails as educational activities. Those who facilitate the maintenance of these trails will be admitted at no cost.

10. Surplus Energy Use and Sale

Renewable energy surplus may be sold to local utility companies. When the demand of electrical use exceeds energy from renewable onsite alternative sources, the park will purchase, upon demand, energy from local utility company. Surplus energy may be stored and be made available when needed; however, safe storage of energy must be provided without distracting

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from the natural beauty of the park. The use, storage, and sale of alternative energy must be administered carefully by knowledgeable professionals who must be made accountable for operation and maintenance of these renewable power source facilities when large groups of people coexist near these structures.

11. Charitable Considerations

As a corporate citizen, this eco-centric theme park will donate 10% of its profit to charity. This 10% donation will be reflected in discounts from admissions and direct contributions to designated institutions that help enhance the themes of the park. The recipients of the park's charity endeavors will be chosen based upon their not-for-profit status or their educational activities that directly impact the parks revenue or promote the park's mission or themes. The educational institutions who provide educational materials for trails and artifacts of the park may be a recipient of the park's donations. These donations are taxable and helps promote the park's presence and benefits to the community.

Website:

<http://trinidadcoresort.com/>

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