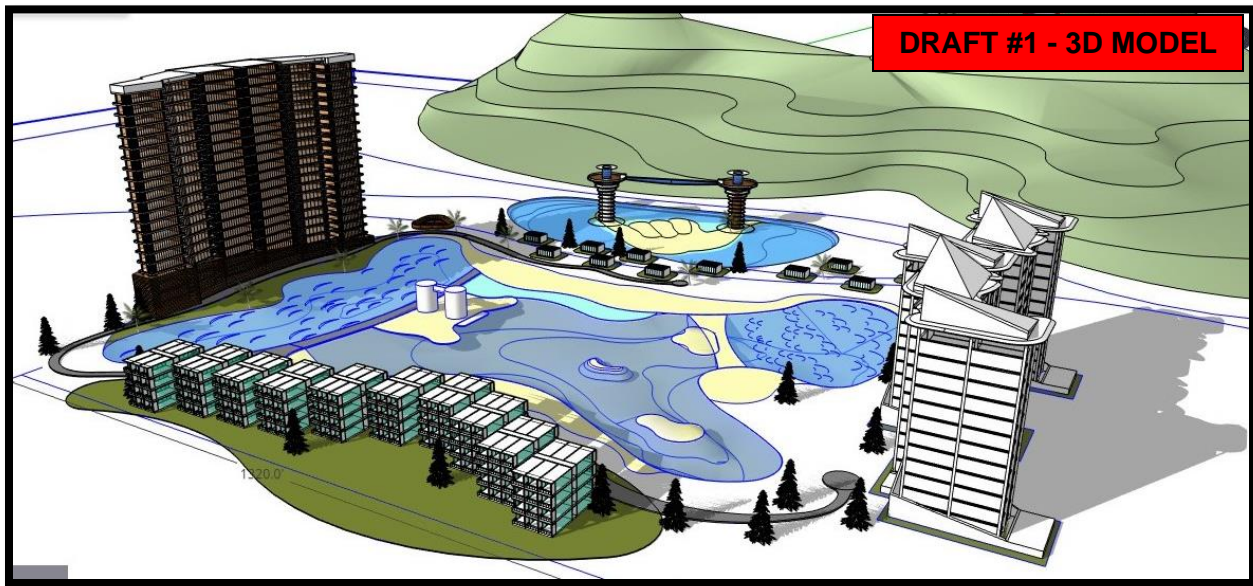


THE BEACH LAS VEGAS



Enchantingly located in the heart of “TBD”, XXXXXXXXXXXXXXXXXXXX ~ framed by the majestic XXXXXXXXXXXX and spectacular City Views ~ ensues The Beach Las Vegas.

The Beach Las Vegas is a MODERN Beach paradise. A creation of thoughtful inspiring design elements to stir your soul and celebrate life, love, energy, connection, experience, movement, activity, water, beauty and so much more embodied in the beach lifestyle! #OnlyByTheBeach

Take a moment and visualize beyond your most imaginative marvel...

Our 3-D renderings, hand-drawn & painted illustrations convey the impactful story of how the awe-inspiring, rejuvenating and soulful beach will transform our city and establish a new precedent of lifestyle experience, while arising as 1 of the world's finest destinations and most charmed community nucleuses.

**** PROJECT 3D MODELS, RENDERINGS, ILLUSTRATIONS are in the WORKS ****

The Beach Las Vegas will be the first of its kind. We will then replicate this project in other desert communities. We will extend XXXXXXX first-right-of-refusal to new markets.

“It is another beautiful sunny summer morning in Las Vegas, 2024. I gaze upon the beach from my balcony to see perfect waves breaking every 12 seconds. My heart swells as I observe all of the joyful people in the water, along the shoreline, strolling the boardwalk, cruising the bike path, hanging out on the pier, watching from the observation towers, eating breakfast on the island, enjoying family activities, playing beach volleyball... ~ the dream has become a reality!” #TheBeachLasVegas #OnlyByTheBeach



CREATIVE VISION ~ TC | TIM CURRY M. 714.478.1777
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THE BEACH LAS VEGAS

* WHY TC | TIM CURRY IS THE IDEAL CREATIVE PARTNER *



PODCAST INTERVIEW with WAVE POOL MAG:

Electric Personality TC and his Vegas Wave Pool Plans

<https://wavepoolmag.com/podcast-electric-personality-tc-and-his-vegas-wave-pool-plans/>

divine providence... unparalleled creative vision | passion... 1-of-a-kind design stylization...

strategic alliances... top-notch industry affiliates, resources and knowledge...

access to celebrity & affluent clientele | influencers... unprecedented press attention...

iconic luxury architect | engineer | developer partner... \$100M+ capital contribution

superior patented wave technology... unmatched water filtration technique...

cutting-edge renewable energy technology systems... environmentally mindful...

GIVE BACK!!! the beach outreach programs will uplift and edify the less fortunate...

project specific TV show... progressive marketing (i.e. YouTube infomercials, e-banners) ...

neon boardwalk... unique venues, artistic features, underwater reef art... periodic themes...

healthy living... fitness | health & wellness affiliations - groups, events, programs, races...

I am a surfer, sand volleyball player, designer, creator, developer... a pure ambassador

** The Beach Las Vegas will encourage a healthy and active community culture, increase tourism appeal volume & spend, create jobs and improve revenues of other nearby establishments. #ShareProsperity

*** Surfing is a skill-based activity. Similar to skiing and golf, surfing challenges users to improve skill. Improvement increases repeat use and drives commitment level and activity loyalty. #TrueHappiness

The Beach Las Vegas is an exotic beach resort community, with shorelines inspired by the most pristine beach locations from around the world. It wonderfully offers its guests & residents a true beach lifestyle experience. Whether it's taking in the beautiful scenery of the ocean's crystal-clear water, surfing perfect waves, enjoying numerous water activities, savoring the aroma & therapeutic qualities of saltwater in the air or on the skin, spending quality time at dog beach or taking a pleasant stroll along the boardwalks ~ soaking in all the unique artistic motifs.

All adjoining residential communities will enjoy beach access pathways, providing direct access to the beach without needing to drive!



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THE BEACH LAS VEGAS

KENNETH USSENKO DESIGN TEAM – PARTNER



Kenneth Ussenko Design is an international interior design & restaurant design company specializing in hospitality, commercial and residential projects. Originally formed as a production design company focused on the film industry, Ussenko quickly expanded into industrial design, branding and packaging, before focusing on conceptual design for architectural environments.

Ussenko's film industry background and his passion for storytelling informs a constant principle in all of his designs: every design decision – every wall, every chair, every doorway – has a story.



KENNETH USSENKO – Masterfully Done!

3D Conceptual Design Video Presentation

https://www.dropbox.com/s/yus4sidyciolgmj/00A-Morongo-Phase%20I_update_Oct29.mp4?dl=0

From mansions for Qatar royalty, to luxury resorts in Belize, to some of Southern California's hottest restaurants, Ussenko and his team has a reputation for beautiful, high-quality designs that bring his client's stories to life. With a great respect for artisans and an appreciation for history, his designs capture the classical essence, patina and craftsmanship of a bygone era, juxtaposed with contemporary glamour.

"I usually work with an open brief, although the lead might come from the client in terms of what the objectives are for each environment and how they want to experience their commercial or residential space. Balancing imagination and analysis is an important process of every design project I take on. The journey of developing and selecting the right design identity for each project requires a series of design studies starting from sketch reviews to 3D modeling. The combination of calculated design exercises over the years and regular production projects has enabled my team and I to fine-tune our approach and execution."

Constructing the complete experience for any environment is a passion of mine. Texture, color, light and emotion are the essential ingredients to any design project and with these elements you can orchestrate an atmosphere full of beauty and style to enhance all your senses.



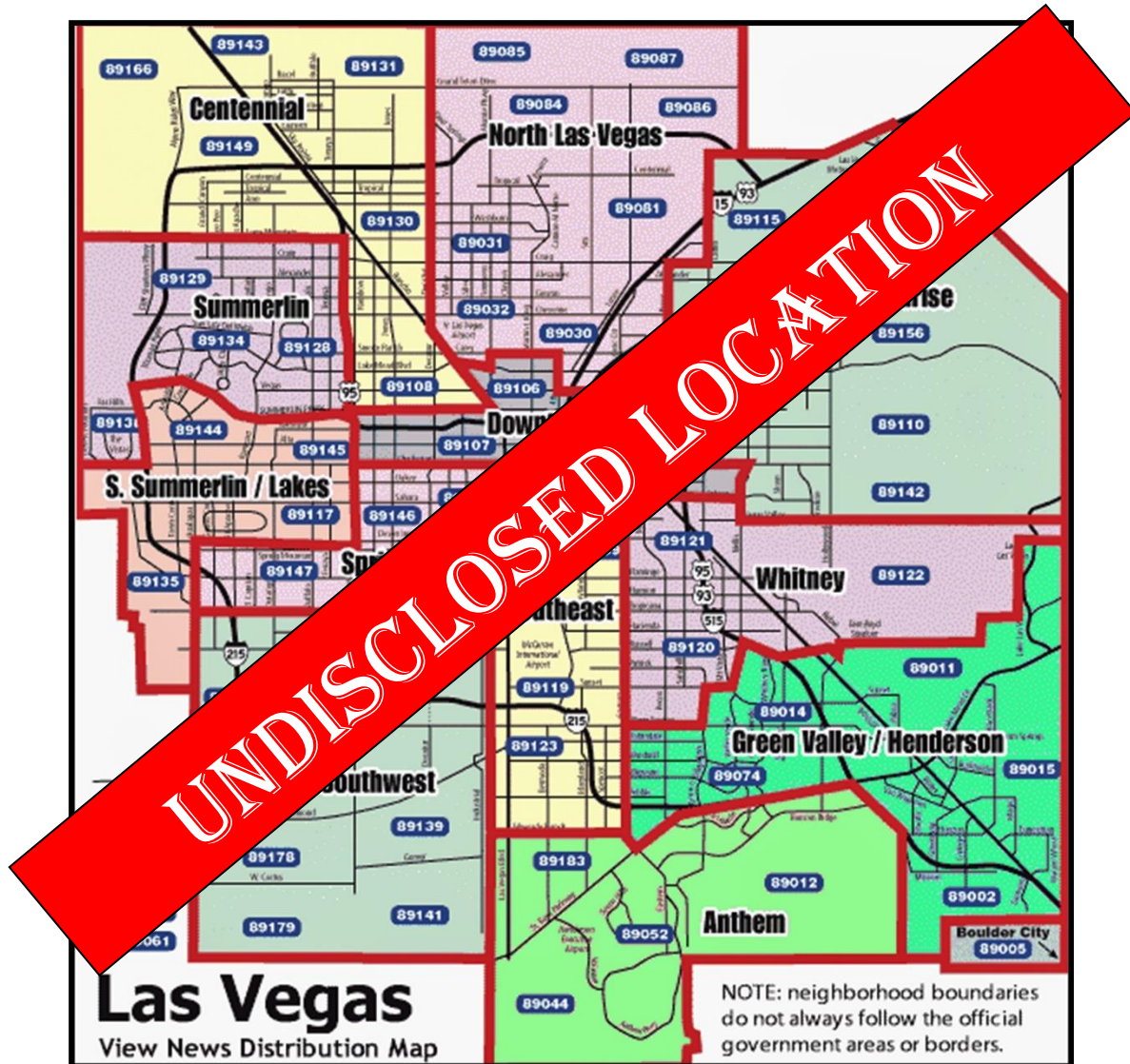
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THE BEACH LAS VEGAS

EXHIBIT A

The Beach Las Vegas will enhance the XXXXXXXXX community in an unparalleled way and vastly improve the value of all the adjoining homesites!

"If your only interest is ROI and you don't have the PASSION, then you don't care, and that will be reflected in your products, services and marketing that follow!"



A visit to the beach always leaves you feeling alive and cleansed – physically, emotionally & spiritually. The combination of sun, sea and sand is the most natural and easily accessible form of therapy available to mankind.



THE BEACH LAS VEGAS

EXHIBIT B

The Beach Las Vegas Conceptual Images



THE BEACH LAS VEGAS

EXHIBIT C

Dog Beach Conceptual Images | Surfing Industry Revenue Stream



SURFING - \$130B INDUSTRY - 4TH FAVORITE USA YOUTH SPORT

Eventually there will be wave pools all over the world... people will want to go where the best experience is. The Beach Las Vegas features the longest and best man-made wave.

Surfing is one of the fastest growing sports in the world & is already USA's 4th favorite youth outdoor activity (*Outdoor Foundation, 2015*). The global surf industry is valued at \$130 billion (*O'Brien & Eddie, 2013*). There are an estimated 25-35m surfers worldwide (*The Economist 2012*). The International Surfing Association has 101 member countries (*ISA, 2018*), and surfing is now an Olympic sport for first time (Tokyo 2020).

High quality surfing waves boost economic activity * Increase surrounding real estate values * Grow additional tourism * Deliver positive social & community benefits *

Man-Made Wave Technology transforms any location into a dream surfing destination blessed with guaranteed waves. The combination of our unique concept and innovative technology provides a dynamic business opportunity with countless possibilities.



THE BEACH LAS VEGAS

TIM MICHAEL CURRY | TC - BIO

Tim Michael Curry | "TC" has always had a progressive style of design & creativity. His meticulous nature has contributed to his success and driven his work to be sought out by prominent individuals and style icons, such as celebrity actors, athletes, musicians, photographers, models, magazines/press, etc.

Armed with a charismatic personality, a vigor to wow and a desire to win; TC operates in a methodical, organized fashion with a hands-on personal approach accompanied by a strong follow-thru work ethic. As such, he has been honored for innovativeness & exemplary sales on many occasions.

TC is proficient in implementation, task & team management, problem solving, effective communication and operating under stringent timelines. In addition, he has excelled in the areas of business development, sales & marketing, project management... in January 2004 TC moved from Newport Beach, CA to Las Vegas, NV as a principal partner in land/development ventures ranging from \$1M-\$25M, handling all areas of the transaction from procurement to exit.

TC has participated at a high level in many competitive sports and knows what an athlete wants in a strategic alliance. As a forthright business person and effective negotiator, TC will always strive to create a win-win situation, which typically merits the admiration of his peers, thus cementing long and loyal relationships.

TC has a 13-year young son, Kai Jude Curry, who holds his heart, inspires him daily and drives his passion to impact the world with positive light, artistic relevance and meaningful contribution, thus leaving a righteous legacy.

Other Business Accolades:

Founder of Voolii ~
a volleyball lifestyle apparel brand

Tim Michael Curry | TC
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THE BEACH LAS VEGAS

APPENDIX - ALTERNATIVE RENDERING VIEWS

