




BIMINI BAY
RESORT • PRIVATE RESIDENCES • MARINA
THE BAHAMAS



DEVELOPMENT OVERVIEW



Aerial of North Bimini - Development Site





Bimini Bay Resort & Marina – Phase I





Development Summary

Phase I:

- 305 Studio, 1/2/3 Hotel Condominium Units Managed by RockResorts
- 69 Ocean and Bay Villa Style Homes averaging 2,800 sq. ft.
- Over 170,000 sq. ft. of Resort Style Amenities (Pools, Tennis, Kids Playground, etc.)
- Over 240 World-class Marina Slips (the largest in The Bahamas)
- A Marina Village with over 220,000 square foot of Commercial and Retail Space
- A 8,100 sq. ft. European Style Gaming and Entertainment Complex (2011)

Future Phases:

- Rockwell Beach Resort & Residences - 101 Ocean and Bay front Homes
- Five-star Boutique Resort & Spa
- 230-300 Marina Slips
- 18-hole Championship Golf Course





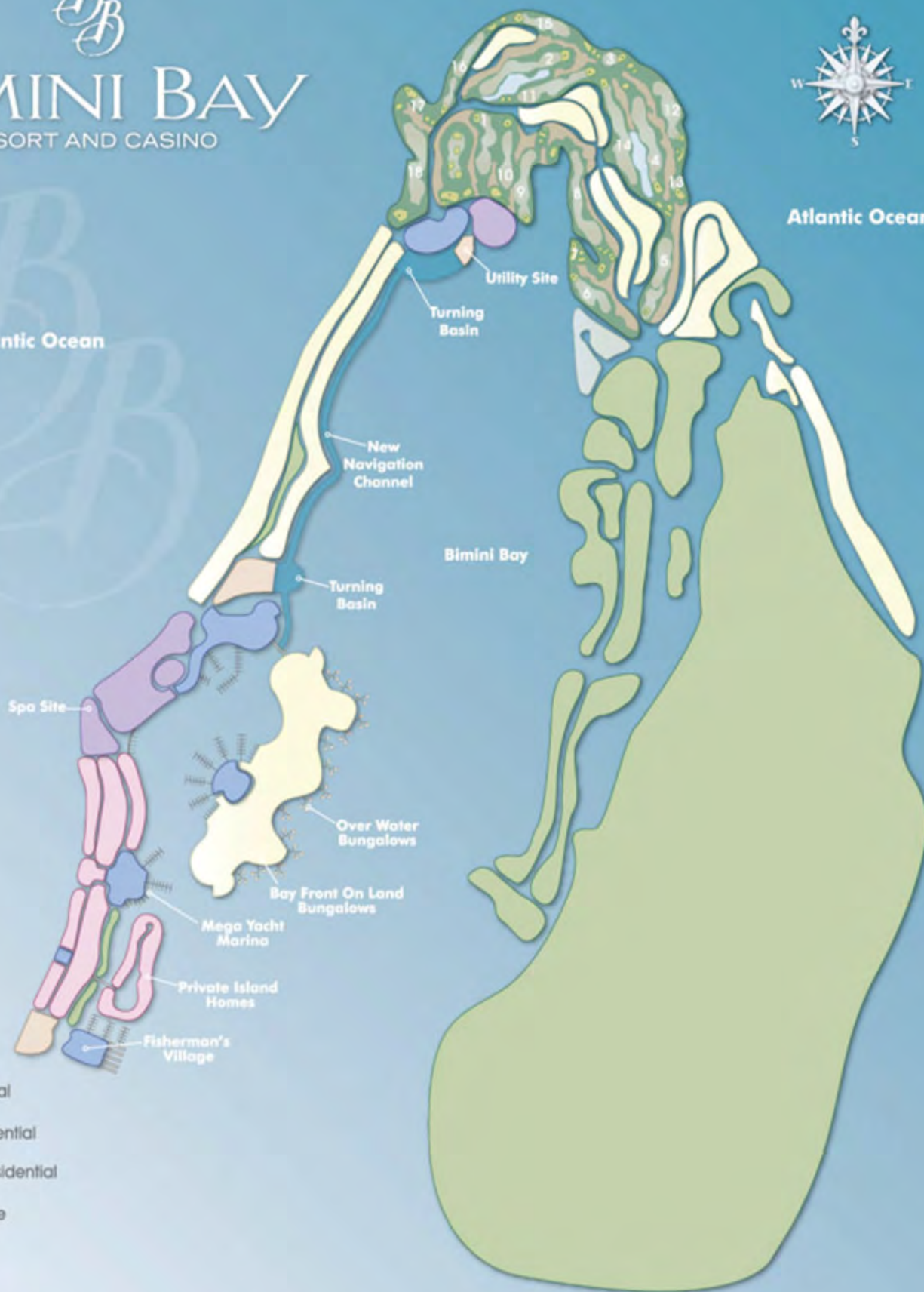
BIMINI BAY

RESORT AND CASINO



Atlantic Ocean

Atlantic Ocean



- Commercial
- New Residential
- Existing Residential
- Golf Course
- Preserve
- Support
- Resort Core Area

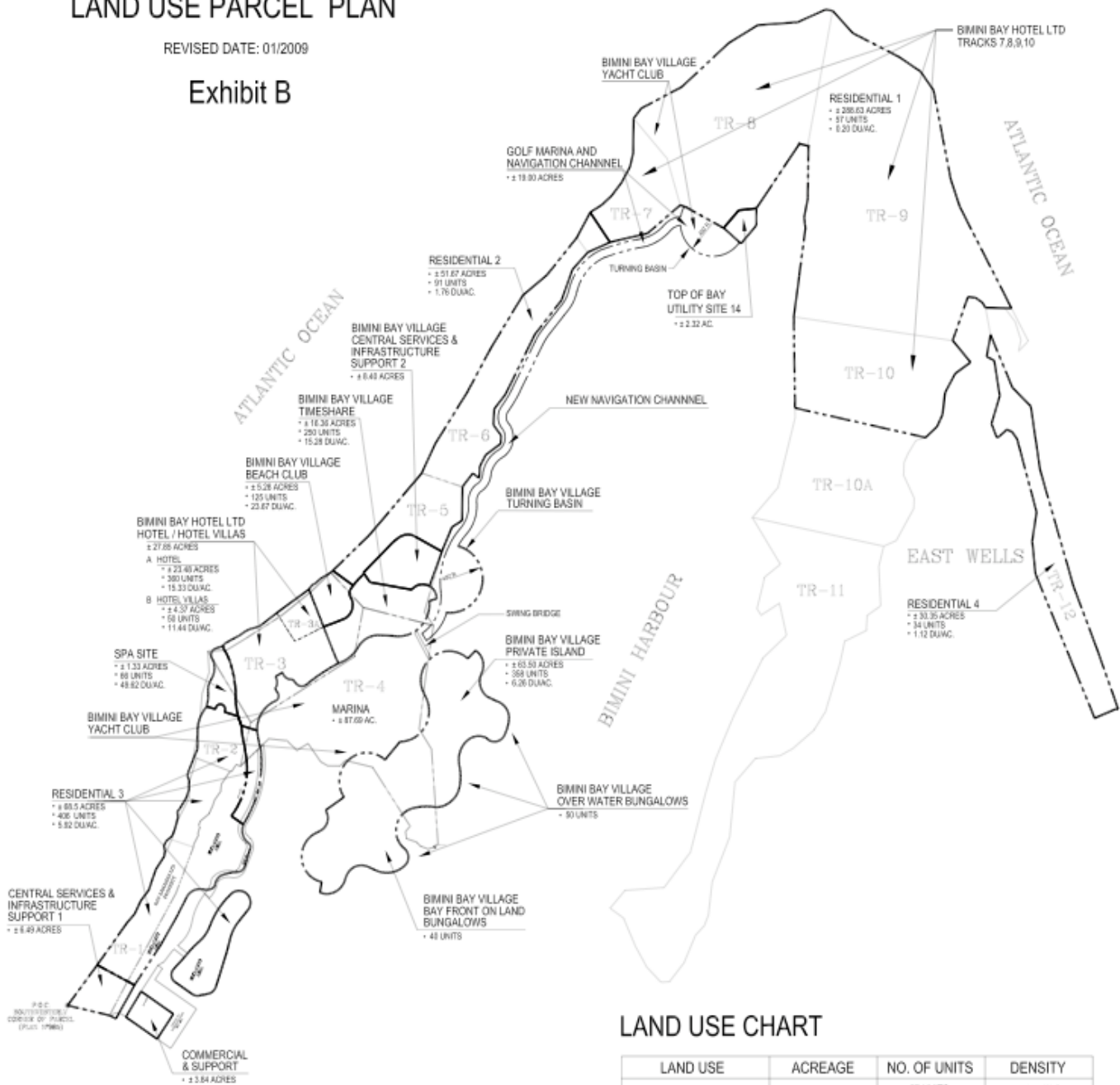
Proposed Land Use Plan

Oral representations cannot be relied upon as correctly stating representations of the developer. Pictures of Homes and Condos are artist's renditions only and actual delivered project may differ. Dimensions, specifications, improvements, renderings, plans, land uses, materials, amenities, prices, and availability are subject to change at the developer's discretion, without notice. Exclusive sales by FC Realty Corp.

BIMINI BAY RESORT LAND USE PARCEL PLAN

REVISED DATE: 01/2009

Exhibit B



LAND USE CHART

LAND USE	ACREAGE	NO. OF UNITS	DENSITY
RESIDENTIAL 1 (GOLF)	± 288.63 ACRES	57 UNITS	0.20 DU/AC.
RESIDENTIAL 2 (LOTS)	± 51.67 ACRES	91 UNITS	1.76 DU/AC.
RESIDENTIAL 3 (PH 1)	± 68.5 ACRES	406 UNITS	5.92 DU/AC.
RESIDENTIAL 4 (ECO LOTS)	± 30.35 ACRES	34 UNITS	1.12 DU/AC.
PRIVATE ISLAND	± 63.50 ACRES	358 UNITS	6.26 DU/AC.
OVER WATER BUNGALOWS	N/A	50 UNITS	N/A
BAY FRONT ON LAND BUNGALOWS	N/A	40 UNITS	N/A
TIMESHARE	± 16.36 ACRES	250 UNITS	15.28 DU/AC.
HOTEL	± 23.48 ACRES	360 UNITS	15.33 DU/AC.
HOTEL VILLAS	± 4.37 ACRES	50 UNITS	11.44 DU/AC.
BEACH CLUB	± 5.28 ACRES	125 UNITS	23.67 DU/AC.
SPA SITE	± 1.33 ACRES	66 UNITS	49.62 DU/AC.
SERVICES AND SUPPORT 1	± 6.49 ACRES		
SERVICES AND SUPPORT 2	± 8.40 ACRES		
COMM. AND SUPPORT	± 3.84 ACRES		
UTILITY SITE 14	± 2.32 ACRES		
TOTALS	± 574.52 ACRES	1,887 UNITS	3.28 DU/AC.

Note: This drawing is conceptual in nature and subject to change. All graphic representations and area take-offs are dependent upon final design criteria, site surveying and site engineering.

LAND USE PARCEL PLAN



Site Plan - Phase I

SITE MAP - PHASE I





Phase I - Key Milestones



COMPLETED PHASE I - BUILD-OUT INVESTMENT AND INFRASTRUCTURE:

- Dredging of Channel, R/O and Water Treatment Plant, Roads, Materials Production
- Underground Utilities Infrastructure, 35,000 SF Warehouse, Employee Housing
- Over 1,000,000 Square Feet of Vertical Construction
- Luxury Bahamian Themed Residential Resort with 374 units on 80 acres
- 240 Slip World-Class Marina - Bahamas' Largest
- Marina Village - Over 220,000 Square Feet of Commercial and Retail Space





Phase I - Key Milestones





Phase I - Key Milestones





Bimini Bay Resort Accommodations

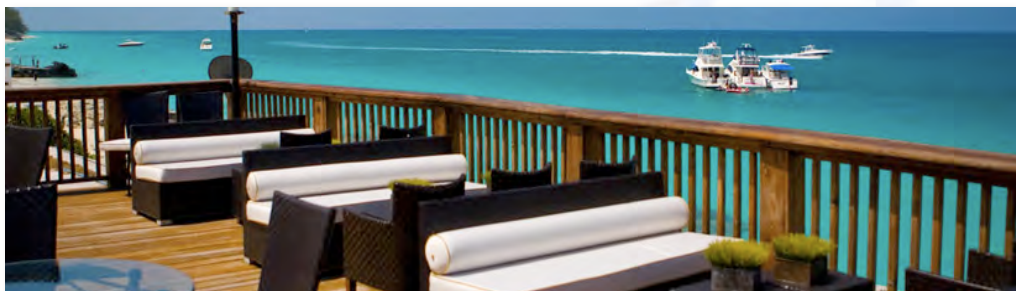



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ROCKRESORTS

Bimini Bay Resort is currently managed by RockResorts a leading operator of Luxury Hotels and Residences offering 1, 2, 3 Bedroom Suite and Villa style accommodations.

Over 180 Condominium Residences participate in the rental program.

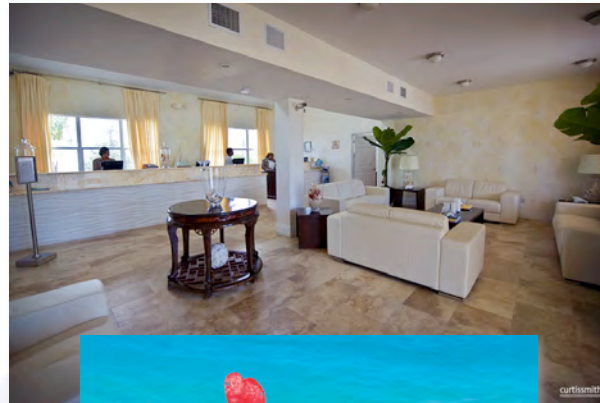




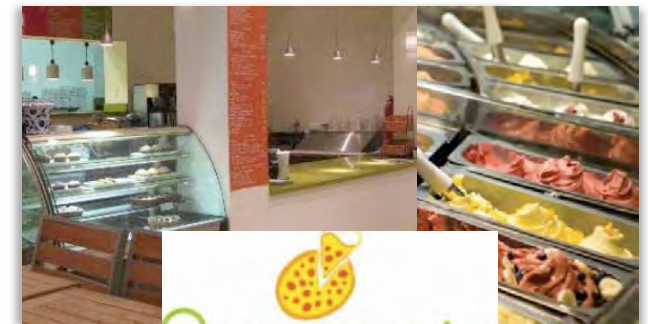
Bimini Bay Resort Amenities



SABOR



AQUA GRILLE

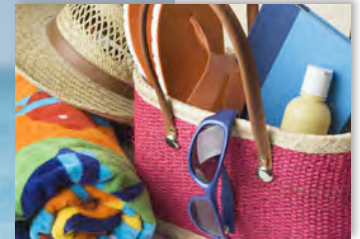


Amicci's
pizzeria and gelateria



Bimini Bay Resort Amenities

- Luxurious Rooms, Suites & Villas; most with Fully Equipped Kitchens
- Two Full Service Marinas with pre-check in convenience
- Fisherman's Village with open air Shopping Boutiques
- Grocery Store
- Golf Cart Rental
- Three Restaurants
- Full Concierge Services
- Wide Variety of Tours and Excursions
- World-Class Sport Fishing
- Water Sports
- Beach Bums Kid's Club
- Kid's Summer Camp
- Children's Playground
- Massage Services
- Tennis Courts
- Bocce Ball
- Infinity Pool
- Beautiful Beaches and Turquoise Waters
- Business Center
- Meeting Facilities
- Wi-Fi throughout entire Resort & Marina
- Fitness Center
- Wedding and Events Pavilions & Banquet Facilities



B

Resort Amenities - Things To Do



John Bull



BEACH BUMS



splash





Things To Do in Bimini

- Boating and Sailing
- Deep Sea Fishing & Fly-Bone Fishing
- Scuba Dive & Snorkel Famous Wrecks
- Famous Shipwrecks
- Open Water Wild Dolphin Encounters
- Beautiful Beaches
- Swim/Snorkel Bimini Road - Lost City of Atlantis
- View Shark Mounds - Sand Banks
- Shark Lab - Shark Dive and Stingray Feeding
- Tours of the Mangrove Forest/Wetlands
- Healing Hole and Fountain of Youth
- Enjoy Local Foods - Conch and Bimini Bread
- Visit Craft Center in Alice Town
- Historical Tours & Museum

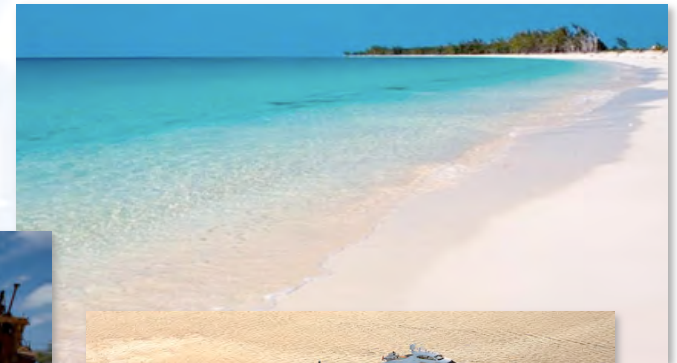




Bimini Bay Resort - Key Growth Factors

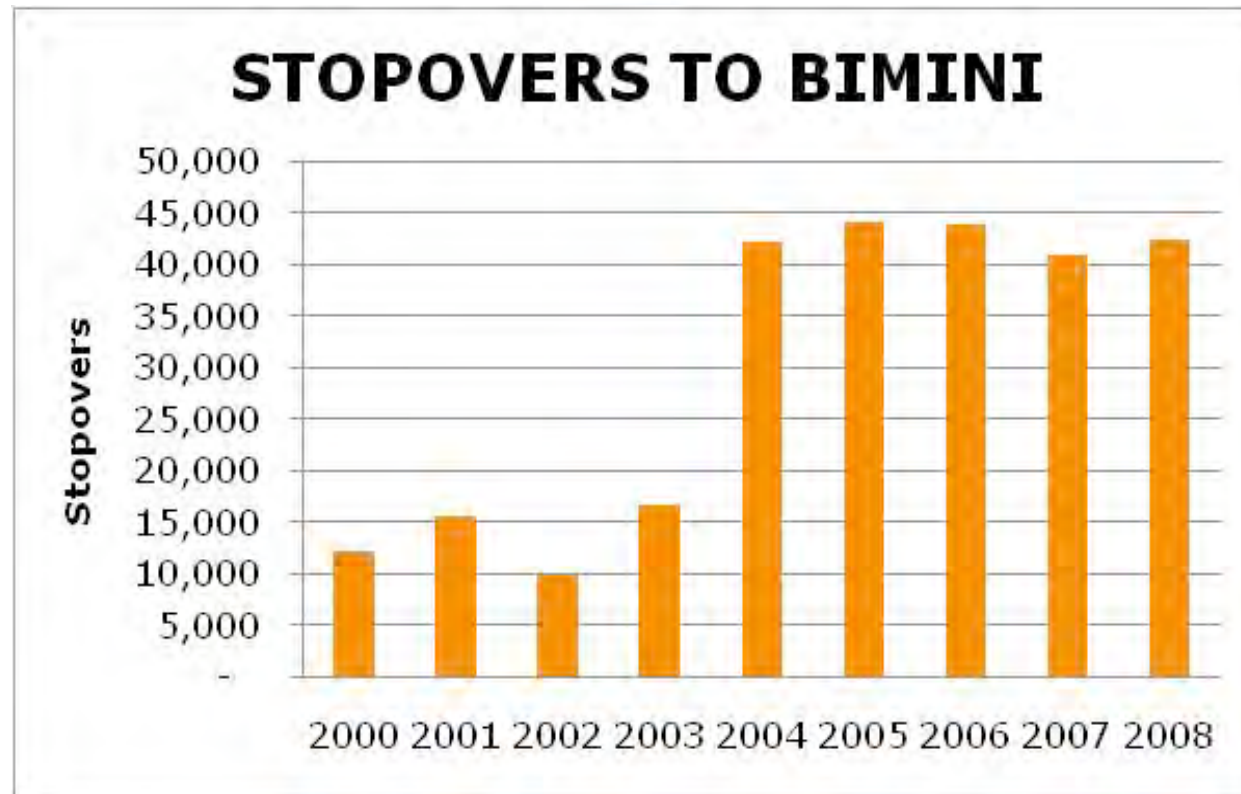
KEY FACTORS INFLUENCING CURRENT AND FUTURE GROWTH:

- Completion of Phase I of Bimini Bay Resort & Marina
- Continued Growth in Second Home Ownership
- Increased GDS Airlift has opened the Destination to Markets beyond South Florida
- Demand for Short Distance Vacations continues to Rise
- Increases in Fuel Cost continues to drive Recreational Boater Traffic to Bimini
- Bimini Bay Resort's former affiliation with Small Luxury Hotels and now RockResorts
- New Resort Amenities and Activities
- Future Casino (2011)
- Bimini Bay Resort offers tremendous Vacation Value!
- Location and Proximity to South Florida!





Visitor Growth to Bimini



Source: Bahamas Ministry of Tourism



Commercial Airlift to Bimini

**Continental
Airlines** 



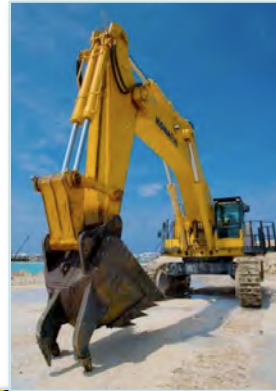
Continental Connection operates daily flights out of Fort Lauderdale and will commence daily service from Miami in November 2010, the service is operated by Gulfstream International Airlines using 19 passenger Beech 1900D aircraft.

There are over 80 daily seats from South Florida airports, mainly Fort Lauderdale flying to Bimini (BIM).

In addition, there are also daily flights (60 seats) from Nassau which provides for additional connections for inbound US, Canadian and European flights.



Construction Support and Logistics



- Labor force/back of house logistics
- Established customs, operations, transport logistics and construction procedures
- 35,000 SF Warehouse
- Reverse Osmosis Plant
- Waste Water Treatment Plant
- Fully mobilized on the site with owned equipment in place:
 - Concrete Batch & Block Plant
 - Truss Manufacturing Plant
 - Wood and Mill Shop
 - Mechanic Shop
 - Excavators, Back Fillers
 - Compactors and Cranes

There is over 800,000 sq. ft. of industrial support areas; this provides for lower than average construction costs in comparison to other parts of the Bahamas and Caribbean region.



Site Photos - Future Casino & Luxury Boutique Hotel

45 Acre Luxury Hotel & Support Site



The future hotel site has been prepared and is ready for vertical construction.



5 Star Boutique Hotel Site
at Paradise Point



Future European Style Casino



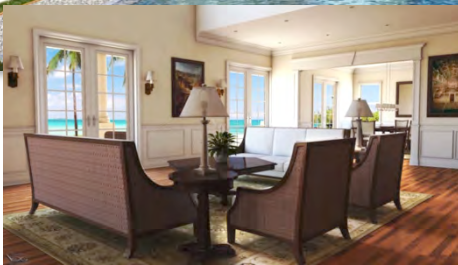


Site Photos – Rockwell Beach Residences





Phase II – Rockwell Beach Resort and Residences





Bimini Bay Then (1998) – Phase I





Bimini Bay (2009) – Phase I





Bimini Bay Then – Phase IA & Marina Village





Bimini Bay Now – Phase IA & Marina Village





Bimini Bay Now (2009) – Phase I





Bimini Bay (2009) – Phase I





Bimini Bay Then (1998) – Paradise Point





Bimini Bay (2009) – Paradise Point





Bimini Bay (2009) – Hotel & Support Site





Then (2004) – Phase I





Phase I (2009)





Bimini Bay Resort Photos (2009)





Bimini Bay Resort Photos (2009)





Bimini Bay Resort Photos (2009)

