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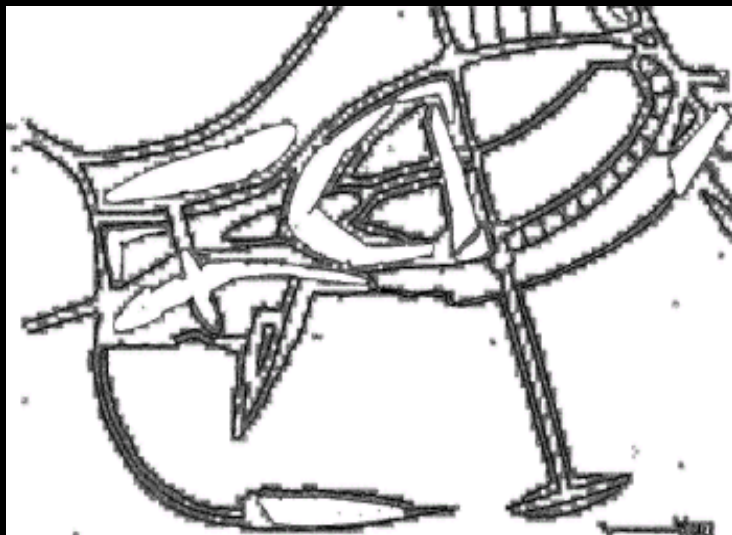
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Scheme 4



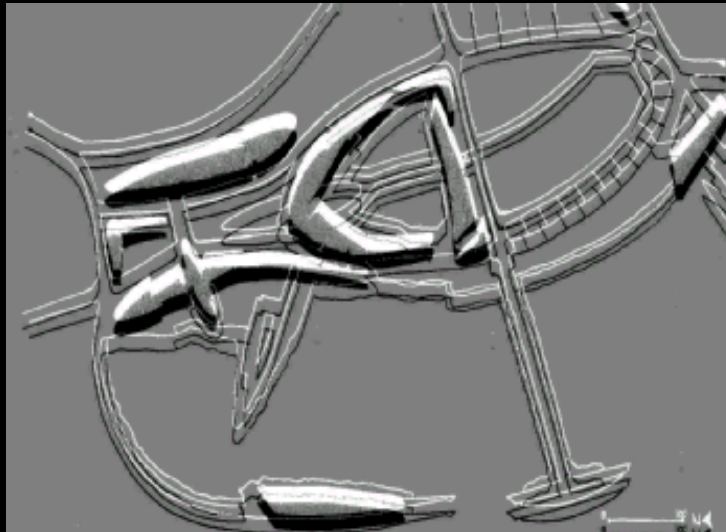
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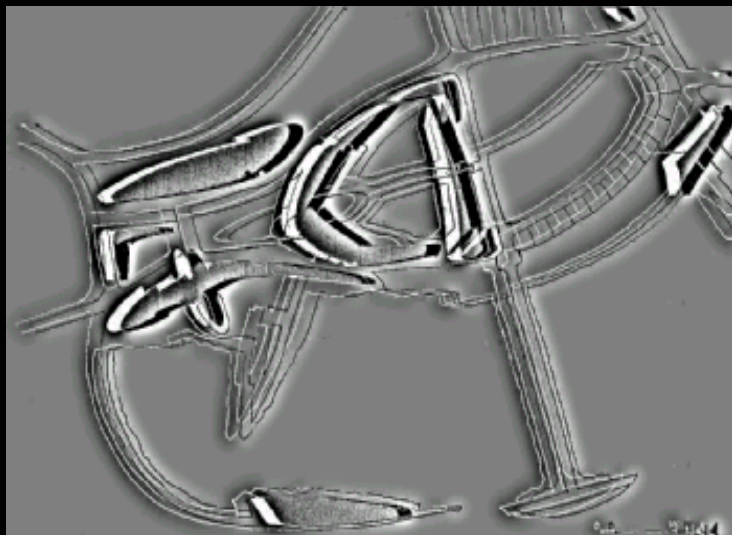
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Scheme 4



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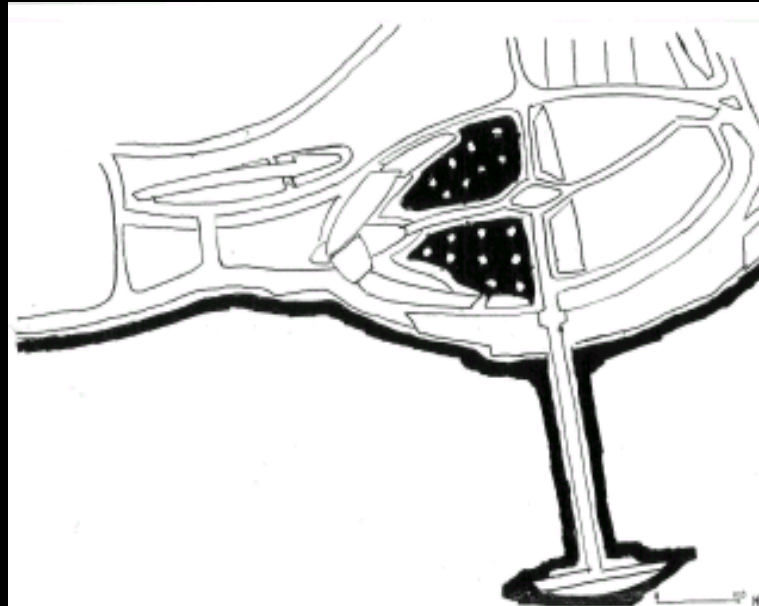


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Scheme 4



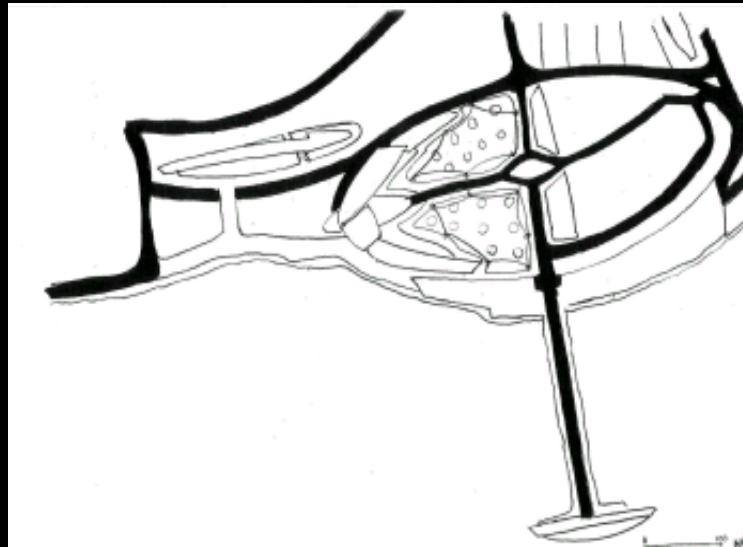
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Scheme 1 Water Elements Low Density



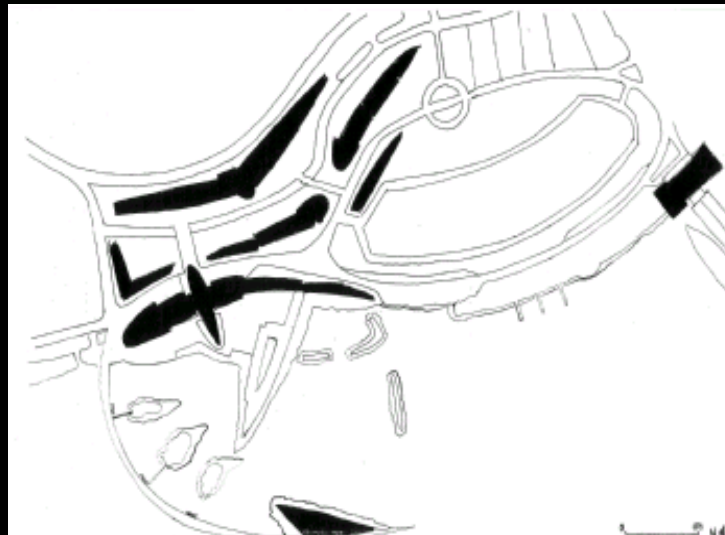
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Scheme 1 Circulation Low Density



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Scheme 2 Massing Low Medium Density



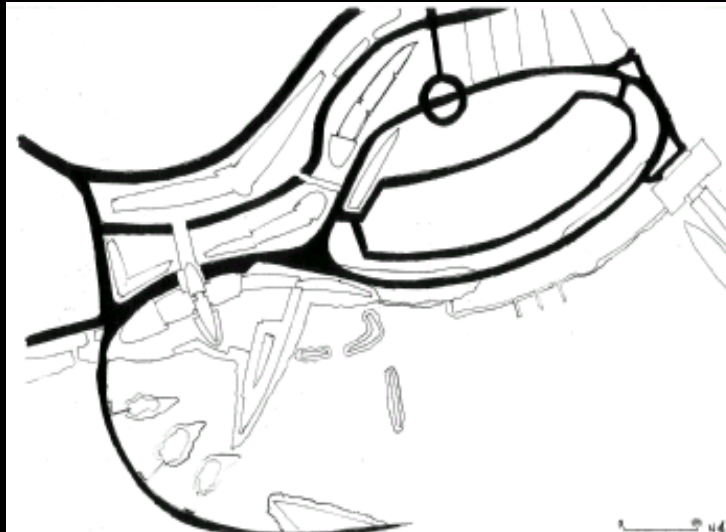
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Scheme 2 Water Elements Low Medium Density



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Scheme 2 Circulation Low Medium Density



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Scheme 3 Massing Medium Density



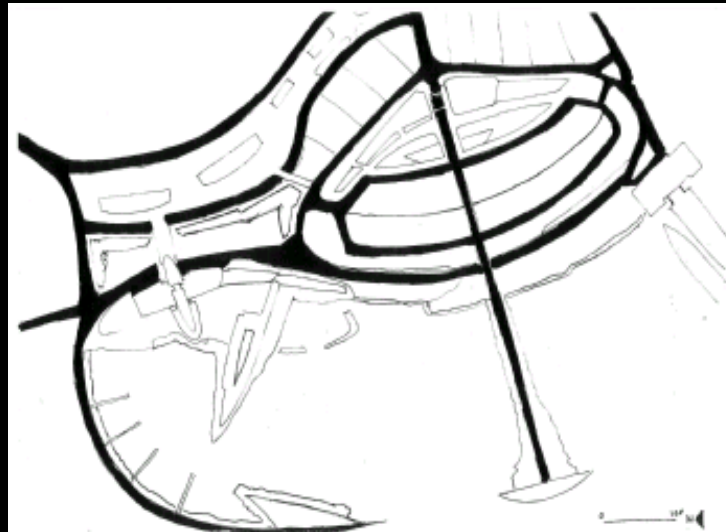
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Scheme 3 Water Elements Medium Density



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Scheme 3 Circulation Medium Density



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Scheme 4 Massing Maximum Density



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Scheme 4 Water Elements Maximum Density



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Scheme 4 Circulation Maximum Density



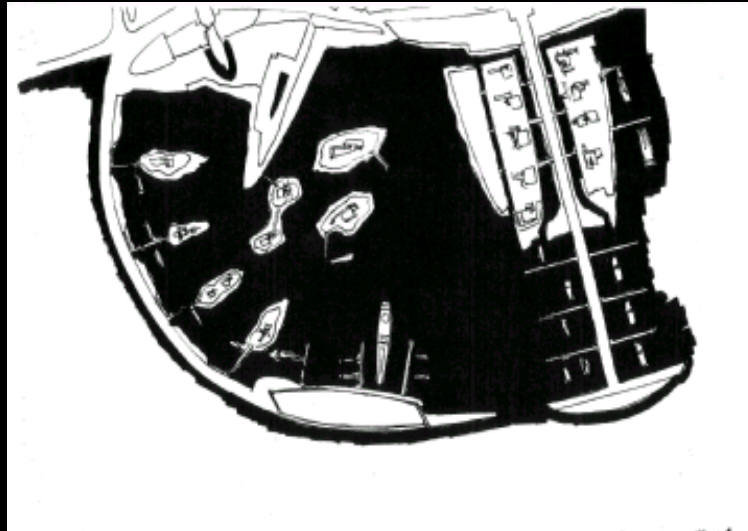
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Scheme 5 Massing Maximum Coastal Usage



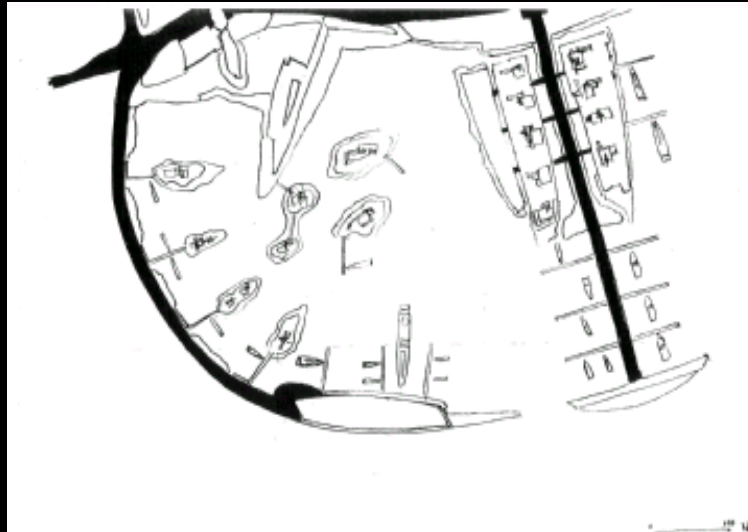
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Scheme 5 Water Elements Maximum Coastal Usage

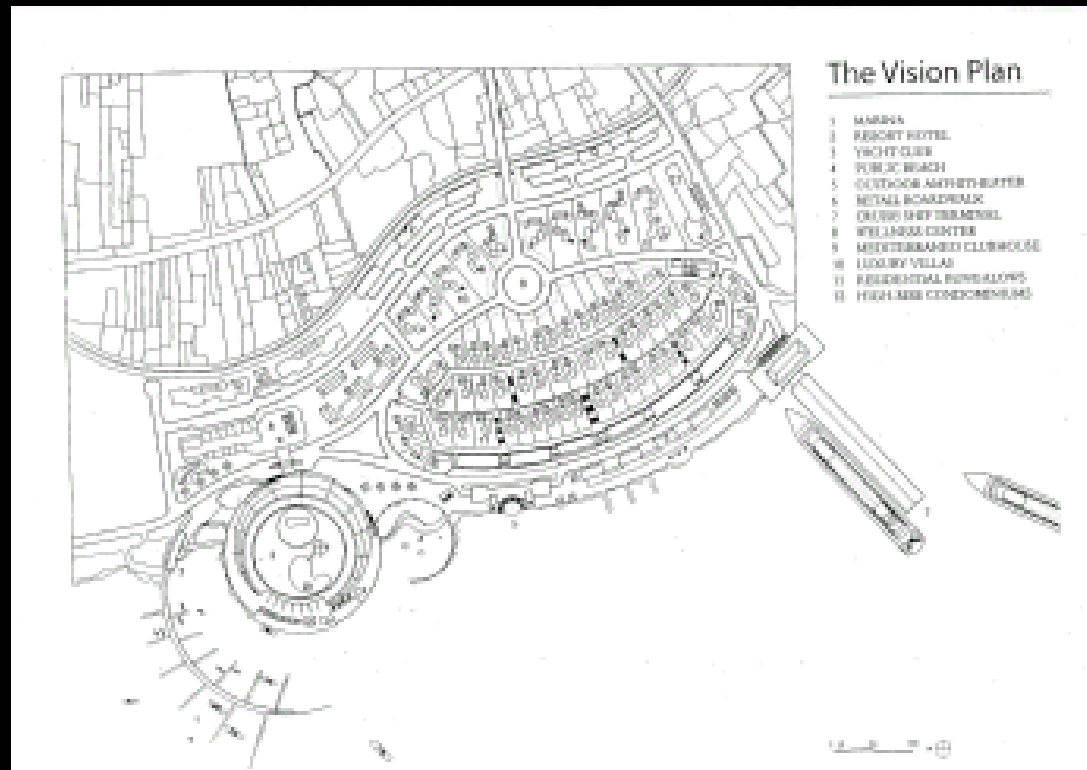


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Scheme 5 Circulation Maximum Coastal Usage



A M C H I T SDW LLC Vision Plan



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Vision Plan



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- **EXECUTIVE BRIEF:**
- At the request of Robert AbiZaid on June 14th 2004 and through continuous exercises up to November 2006 , Omar Solh and Patrick Gannem introduced new ideas to further address Amchit. The site was introduced officially by a site visit to Amchit on the 14th of June with Robert AbiZaid and a series of meetings were followed with Patrick Ghanem. During the initial meetings, SDW introduced its schematic vision for the site.
- Robert AbiZaid: Representing AbiZaid interests in Amchit.
- Patrick Ghanem: Representing Ghanem interests in Amchit.
- Omar Solh: Principal, Solh Design Workshop L.L.C.

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- **SITE LOCATION, CONDITIONS AND OVERALL NET WORTH:**

- Total area of the site stands at 156.000 sqm.
- Location is in the Town of Amchit, just north of Byblos, Lebanon.
- As described, the site has a one (1) Kilometer of sea front property.
- The site has existing sedimentary rock formations.
- Amchit has existing factories and abandoned buildings (under demolition).
- No sand formations had been recognized in Amchit.
- Circulation to and from the site is compatible with vehicular means of transportation.
- The site is mainly leveled with hilly formations.
- Rock formations were easily identified as part of the coastal landscaping.
- The anticipated purchase price per square meter was tabled at \$300.00.

- **COMMENTS ON THE VISION PLAN:**

- Solh Design Workshop elected to address certain concerns regarding the proposed Vision Plan. The comments are as follows:
- The overall scheme of the VP (Vision Plan) is adequate.
- The location and set up of the Cruise Ship Terminal (7) is appropriate.
- SDW does not understand the geometry and the location of the Resort Hotel (2).
- The circulation to and from the site seems to be successful.
- SDW does not understand the location or the use of the Mediterraneo Club House (9).
- SDW finds the location and layout of the High Rise Condominiums (12) to be a bit distant and weak.
- SDW has serious reservations about the number, economic viability and layout of the Villas and Residential Bungalows (11).
- SDW does not understand certain economic aspects pertaining to the Luxury Villas (10).
- The Wellness Center (8) is appropriately located and situated.
- SDW finds the Retail Boardwalk (6) to be applicable.
- SDW recognizes the location of the Amphitheater to be economically less viable.
- Parking items are not realized in the VP.

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- **FINANCING:**

- **Stock Allocation:** Concept addressed with Patrick Ghanem on a previous occasion. SDW tabled the following concept as to the possibility of allocating shares for the future development of the site and initially for infrastructure (roads, landscaping, docks, boardwalk and the marina). At a certain juncture, the owner of the property would be able to allocate funds for the actual buildings (hotel, wellness center, villas and apartments). The stock will be sold to specific individuals or companies with vested interest in the project. The owner of the property will have a permanent vested interest to select their projected Stock Holders with diverse backgrounds in construction, development, operations and maintenance, financing and hotel management.
- **Direct Bank Financing:** Customary banking financing based on the land collateral and projected land value.
- **Share Holder Allocation:** Open to all individuals and companies with one or two corresponding banks (local or international) responsible for the setting up and allocating shares to the public. Such process guarantees vested interest on part of the public in the development of Amchit. Revenues would be allocated to share holders on annual basis and profit distributed amongst them. Each share holder will have access to all facilities Amchit has to offer for life. The resale of the stocks will be handled by Amchit owners and their corresponding bank as such.
- SDW highly recommends the setting up of the Financial Advisory Team to further address the clients owners concerns in the project.
- All in all, the client has to aware the total construction of Amchit could well reach over \$150 million. The projected revenues could be at the rate of \$40 million per year with a 50% profit margin per annum.

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- **PROPOSED SCHEMATIC MASTER PLANS:**
 - Solh Design Workshop has submitted 5 (five) Schematic Master Plans (SMP) to further assess and address options for the proposed site
 - Solh Design Workshop submitted visuals and information to assist the primary owner in understanding the proposed business model and aspects of master planning for the proposed site.
 - Each master plan addresses a certain theme and concept as such. All plans offer a variety of low to high density.
 - The plans (all five) are still in the development stage and thus it is warranted to present an overall brief of all plans as such and not to focus on plan exclusively.
 - **Plan # 1:** Offers low density and massing without any major sea front development and keeping the overall construction in the middle of the site. The pool facilities are located around the hotel and furnished apartments.
 - **Plan # 2:** Offers medium density planning with a sea front hotel structure and man made islands. This plan offers “Green Spaces” since all vehicular circulation will not be handled at ground level.
 - **Plan # 3:** Offers Low Density and keeping the existing location of the apartments as per the Vision Plan. Again, extensive coastal improvements will be implemented in this plan providing a marina and a coastal boardwalk well into the sea.
 - **Plan # 4:** Dynamic plan implementing all the elements of the previous plans. Offers maximum output and economic success. Additional visuals have been incorporated into this presentation to further assess massing and overall scheme.
 - **Plan # 5:** Sea front improvements based on maximum output.