

Mandarin II
Playa del Carmen - Riviera Maya

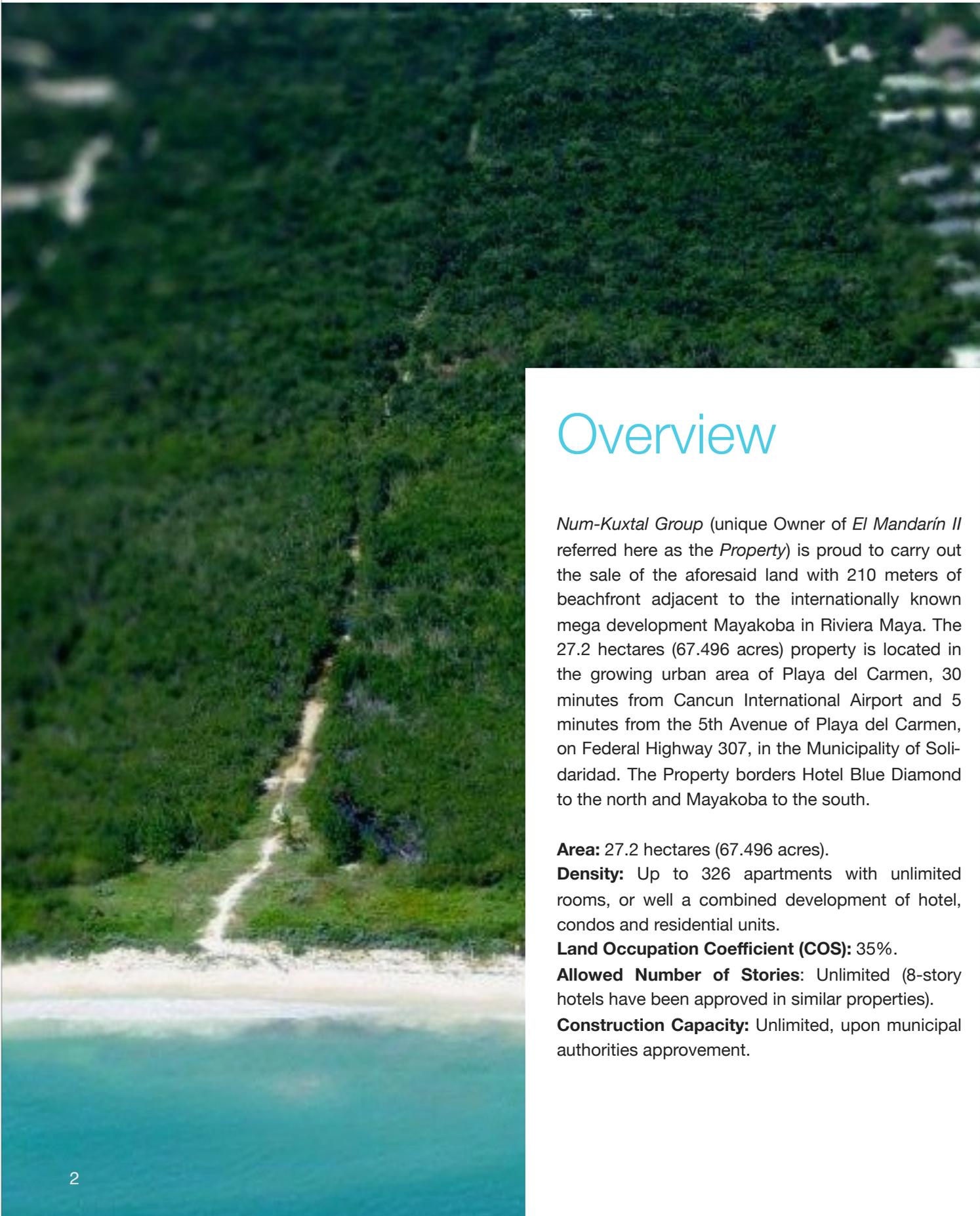


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Overview

Num-Kuxtal Group (unique Owner of *El Mandarin II* referred here as the *Property*) is proud to carry out the sale of the aforesaid land with 210 meters of beachfront adjacent to the internationally known mega development *Mayakoba* in *Riviera Maya*. The 27.2 hectares (67.496 acres) property is located in the growing urban area of *Playa del Carmen*, 30 minutes from *Cancun International Airport* and 5 minutes from the 5th Avenue of *Playa del Carmen*, on *Federal Highway 307*, in the Municipality of *Solidaridad*. The Property borders *Hotel Blue Diamond* to the north and *Mayakoba* to the south.

Area: 27.2 hectares (67.496 acres).

Density: Up to 326 apartments with unlimited rooms, or well a combined development of hotel, condos and residential units.

Land Occupation Coefficient (COS): 35%.

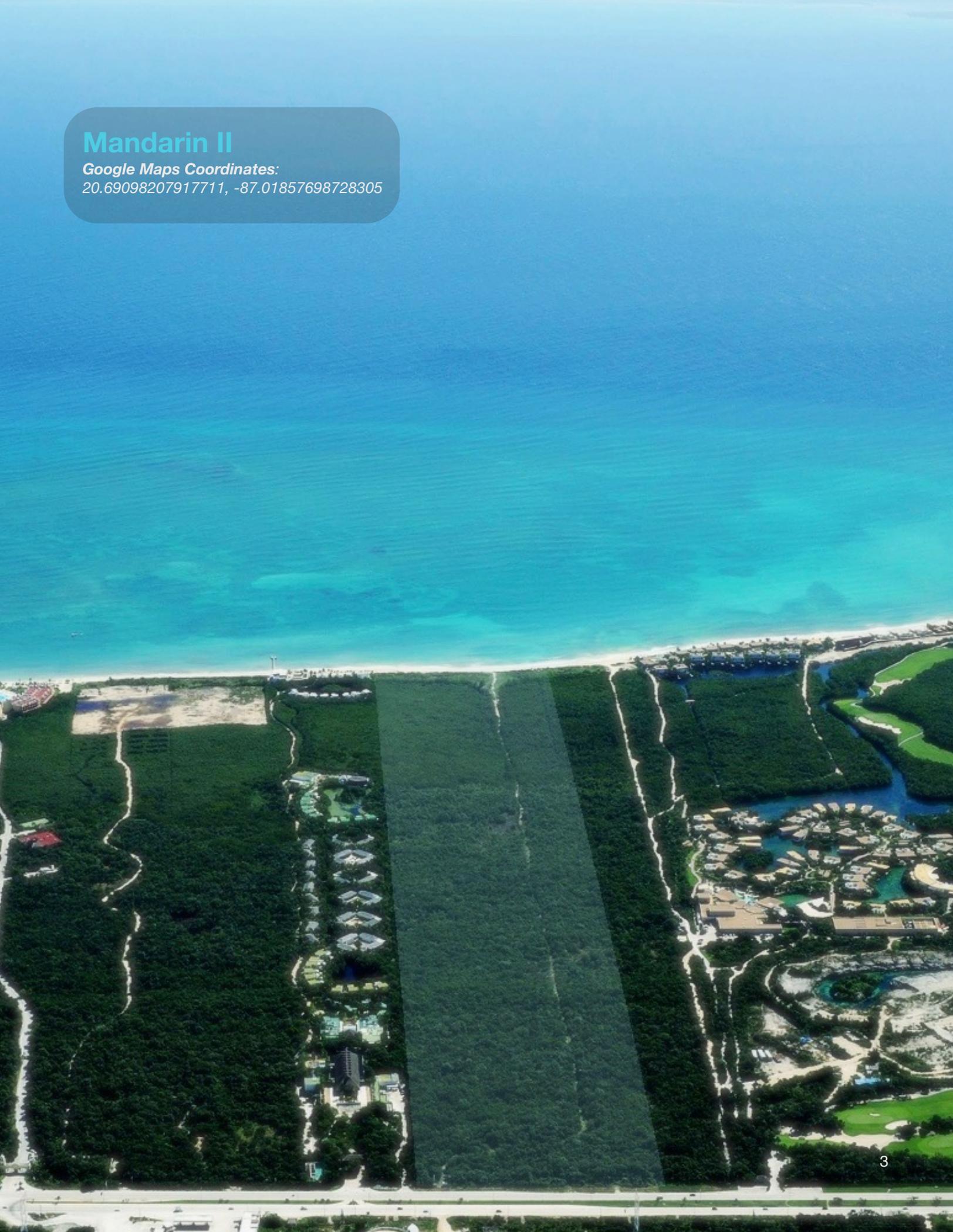
Allowed Number of Stories: Unlimited (8-story hotels have been approved in similar properties).

Construction Capacity: Unlimited, upon municipal authorities approval.

Mandarin II

Google Maps Coordinates:

20.69098207917711, -87.01857698728305





Investment Highlights

World Class Tourist Destination

Known as “Capital of Style of Riviera Maya” (*Travel + Leisure*), Playa del Carmen is one of the most well known world tourist destinations due to its famous white sand beaches, turquoise sea water and its nearness to the Mayan archaeological locations. With the presence of major international tourism hotel operators including Rosewood, Fairmont, Banyan Tree, Las Velas and Blue Diamond, Playa del Carmen and its surroundings have been one of the luxury tourist destinations with greater development in Mexico and the Caribbean.

Super Location in Riviera Maya

Just 30 minutes from Cancun International Airport, the Property borders with Hotel *Mandarin Oriental* (now Blue Diamond) to the North and Mayakoba macro development to the South. Mayakoba houses the golf course *El Camaleón*, deemed one of the best in the world, where the *PGA OHL Golf Classic at Mayakoba* tournament takes place every year.

ZOFEMAT Title Included

The Property has the fundamental environmental documentation for the development of a high-level investment project which allows up to 326 apartments with unlimited rooms or its equivalent in residential units and condos, according to the POEL (*Local Ecological Program*) of the region. The Property also has the ZOFEMAT permit. ZOFEMAT grants the right to use, occupy, and exploit an area of 4,593.94 m² of Federal Maritime Zone (beach).

Great Development and Investment

The Property is located within the area of urban growth of Playa del Carmen, in the Municipality of Solidarity.

Great Added Value Conditions

Land vehicle access to the Property is benefited by the new Playa del Carmen Beltway. The Cancun-Tulum Boulevard Project, currently in planning stage, will provide easy access to the Property through a two-way

roundabout. *Mayakoba City*, a new city model with an integral concept in Riviera Maya, is currently in development and designed to become the first planned residential community in Playa del Carmen in response to the accelerated growth of the population and de-

mand around the real estate market that exists in this area since ten years ago.

Contact

The interested parties shall contact the Property Owner to receive more information and/or the instructions for the submission of an offer proposal.

Num-Kuxtal Group

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Tel +5215554007364

Web www.num-kuxtal.com



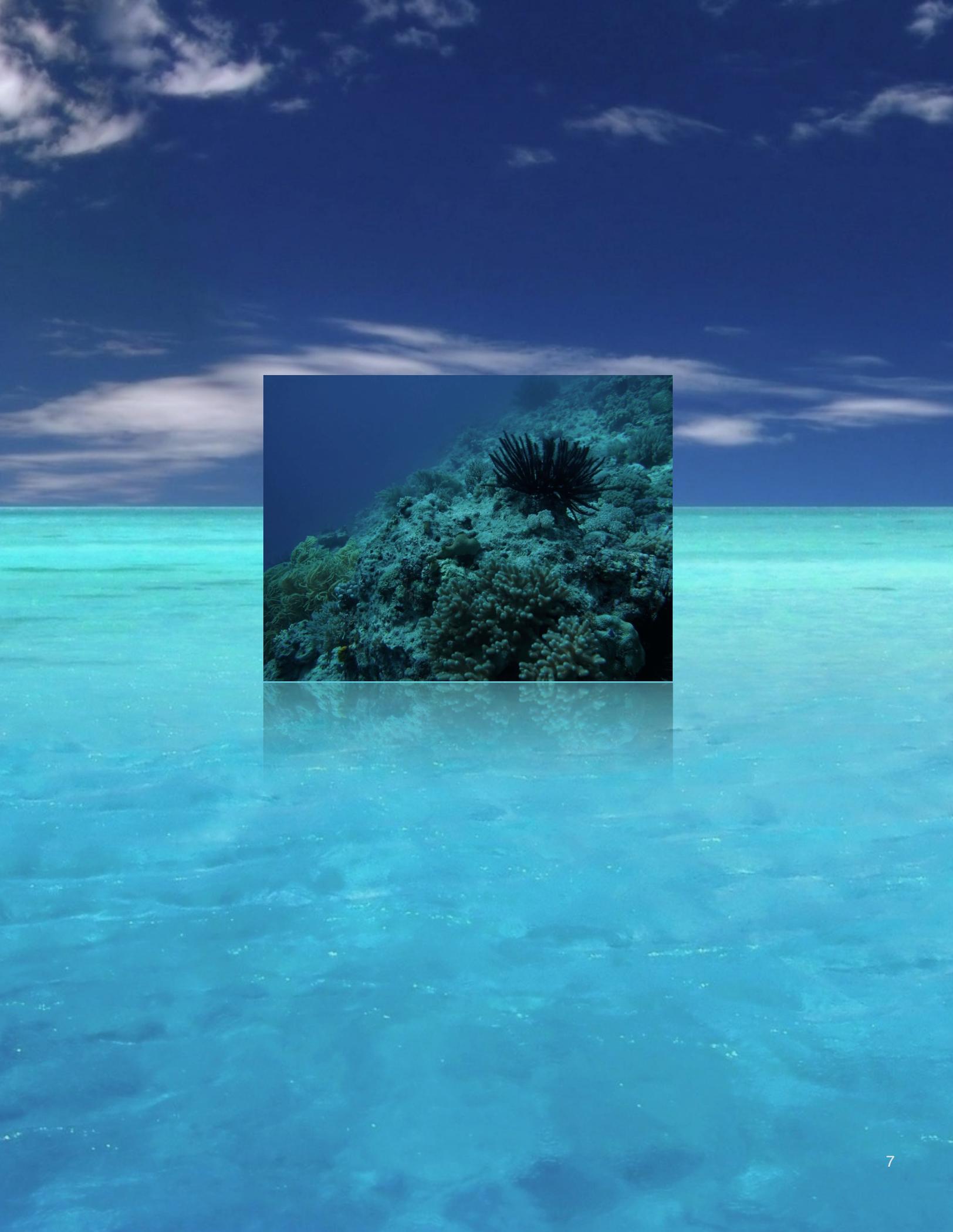
Riviera Maya

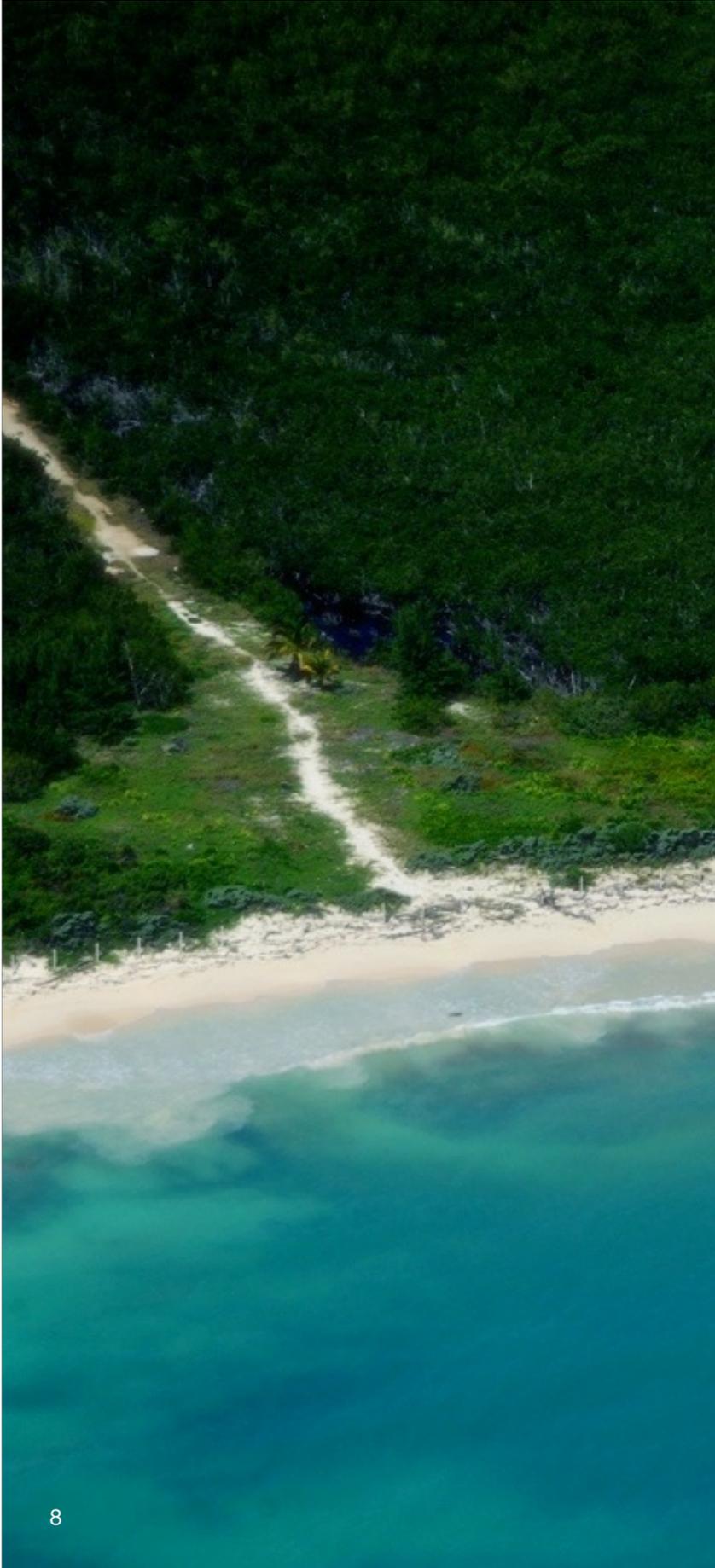
Riviera Maya is located on the northern coast of the Yucatan Peninsula, from Punta Brava just south of Puerto Morelos to Punta Allen, which also embraces the Tulum-Coba corridor. The peninsula on the southern end of Mexico includes several Mexican states and part of Belize and Guatemala. The Riviera Maya is famous for its white sand beaches, theme parks, golf courses and a wide range of Mayan ruins that have attracted tourists for decades.

The Riviera is considered an imminent high-end international destination. Five-star hotel brands have entered the market, and some others are in planning stages for different residential and hotel projects along the Riviera.

This is the fastest growing vacation destination in the Caribbean and has been chosen as Best Destination in Mexico for the eighth year in a row by *Travel Weekly Readers Choice Awards*. In addition it has been awarded with several prizes, including the distinctive *W Travel Awards* in the categories of Best Mexico Tourism Promotion, the Best Visitors Bureau, and the Best Destination in Mexico. It was also referred by *Travelocity* as the “Best Luxury Destination in Mexico.”

Some of the most attractive activities in Riviera Maya are snorkeling and diving in the Great Mayan Reef, which stretches from the Yucatan Peninsula to Belize. The Riviera Maya has many underground rivers that open to the surface through *cenotes* where one can go cave diving, as well as navigating sailboats, catamarans and windsurfing along the coast.





Property Description

PROPERTY LOCATION

The Property has a privileged location, since it is only 5 minutes from the 5th Avenue of Playa del Carmen and 30 minutes from the Cancun International Airport.

The Property is located in the Municipality of Solidaridad in the State of Quintana Roo, Mexico, and has a main entrance on Federal Highway 307, bordered north by Hotel Blue Diamond and south by the Mayakoba development. It lies at the Cozumel Channel, in front of the island of the same name that acts as a protection to the Property.

PROPERTY CHARACTERISTICS

El Mandarin total land area is 27.2 hectares (67.496 acres) with 210 meters (688.5 feet) beach-front and consists of two parcels: the first of 20 hectares (49.629 acres) and the second of 7.2 hectares (17.86 acres).

Both parcels are joined by an existing road that has won legal rights, allowing the passage of automobiles from the road to the beach, which adds value to the Property since the current law prohibits the construction of roads across mangroves.

The Property is rectangular with a gentle upward slope from the beach to the access to land, up to a height of 8.00 meters above sea level.

According to the latest issued Lien Release Certificate, the Property is free of liens, debt or domain limitation.







INFRASTRUCTURE SERVICES

Electrification, gas and telephony networks are located at foot of land.

Drinking water: no municipal network, and its supply will be self-sufficient.

Drainage: no municipal network, and its treatment will be self-sufficient.

LEGAL DOCUMENTS

The existing legal documents of the Property include:

- Approved legal entitlements.
- Property's tax statements.
- ZOFEMAT permissions.
- Lien Release Certificate (will be delivered updated in the buying and selling transaction).



Tourist Destination

PLAYA DEL CARMEN

Playa del Carmen has an annual influx of more than three million people, mainly from the United States, Canada and Europe, and it has been considered one of the most important tourist destinations in Mexico and referred by *Travel + Leisure* as “Capital of Riviera Maya Style.” It is located in the Caribbean Coast between Cancun and Tulum, and just 40 minutes or 65 miles from Cancun International Airport.

Playa del Carmen has the best and most exclusive spas where you can relax with excellent massages, saunas and traditional *temazcales* (sweat lodges). You can also snorkel, dive or play golf in different and exclusive golf courses in the city such as *El Camaleón Mayakoba Golf* course with 18 holes, the *Riviera Maya Golf Club* with 32 holes, the *Grand Coral Riviera Maya* with 18 holes, among others.

Nightlife along 5th Avenue has a unique atmosphere result of combining the taste of the Mexican province with the most sophisticated world’s nightlife attractions, a vast variety of Mexican, Yucatecan and international restaurants, as well as shopping malls, bars and clubs.

Cancun and Riviera Maya together rank Number 24 as International Destinations, and 4th as Beach International Destinations, with 5.3 million visitors annually.

(Source: *Euromonitor International*, 2015)



A photograph of a sunset over the ocean. The sky is filled with large, billowing clouds that are illuminated from below, giving them a pinkish-orange glow. The sun is low on the horizon, creating a bright orange and yellow glow. In the foreground, the silhouettes of three people are visible on a sandy beach, walking towards the water. The overall scene is peaceful and scenic.

Playa del Carmen Coast





ECOTOURISM

From Playa del Carmen it is easy to visit a wide variety of archaeological sites and ecotourism places including:

Xcaret: At this eco-archaeological park located 7 km from Playa del Carmen you can visit underground rivers, a sanctuary and a turtle nursery. During nighttime you can witness various cultural events like a Pre-Hispanic Ball Game and the *Papantla* Flyers.

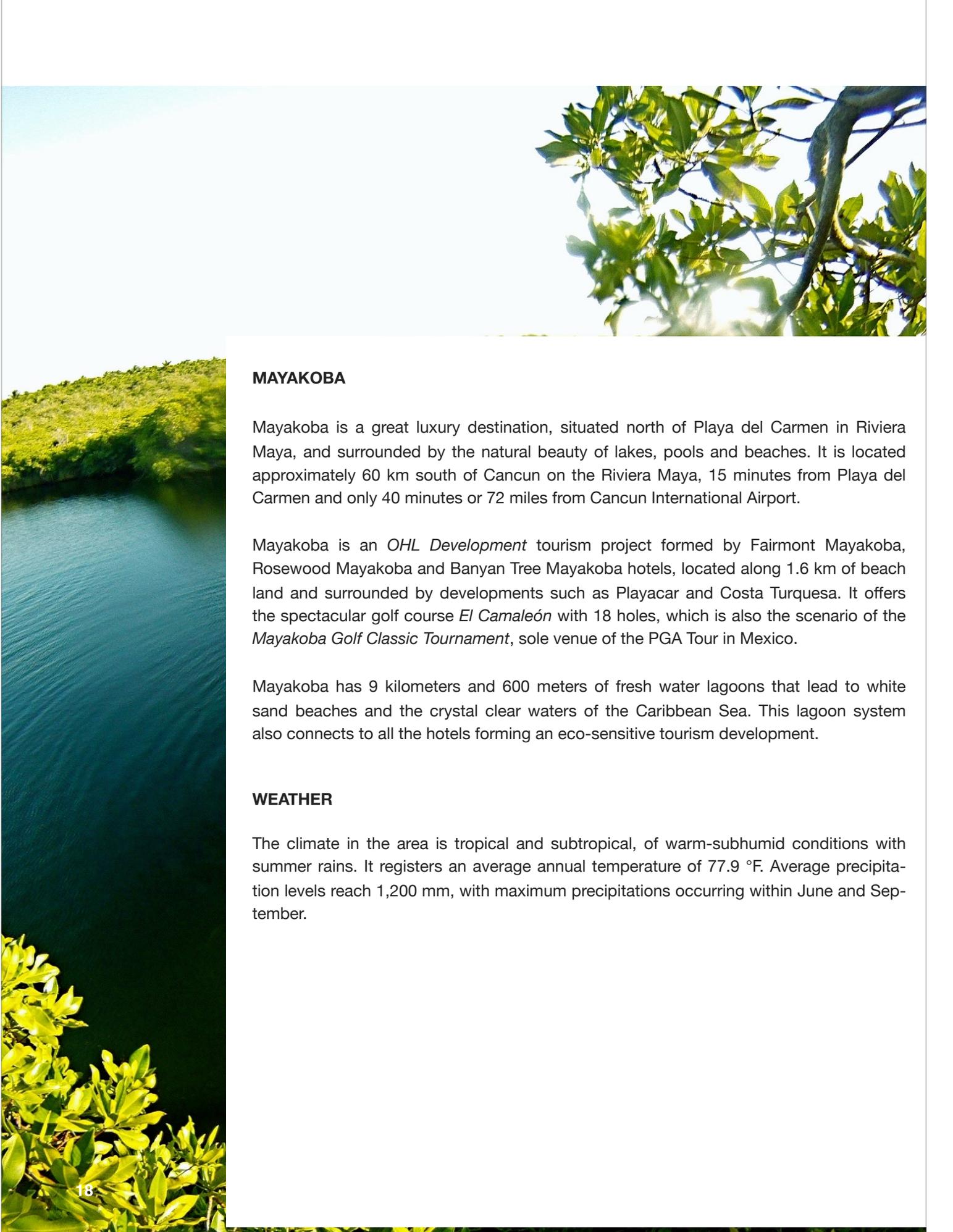
Akumal: Only 2 km from Playa del Carmen and well known for its white sand beaches and turquoise waters, this is a perfect place for relaxation and contact with nature.

Xel-Ha: Archaeological site housing one of the largest natural aquariums in the world, just 54 km from Playa del Carmen. Xel-Ha is a perfect location to experience a swimming and snorkeling adventure.

Tulum: Located 61 km from Playa del Carmen, this is the second largest city of Riviera Maya known for its archaeological zone and the small town settled a few blocks from the federal highway.

Sian-Ka'an: Ecological reserve near Tulum declared Natural World Heritage by UNESCO. The main activities are fishing, hiking and horseback riding in front of the Caribbean Sea.





MAYAKOBA

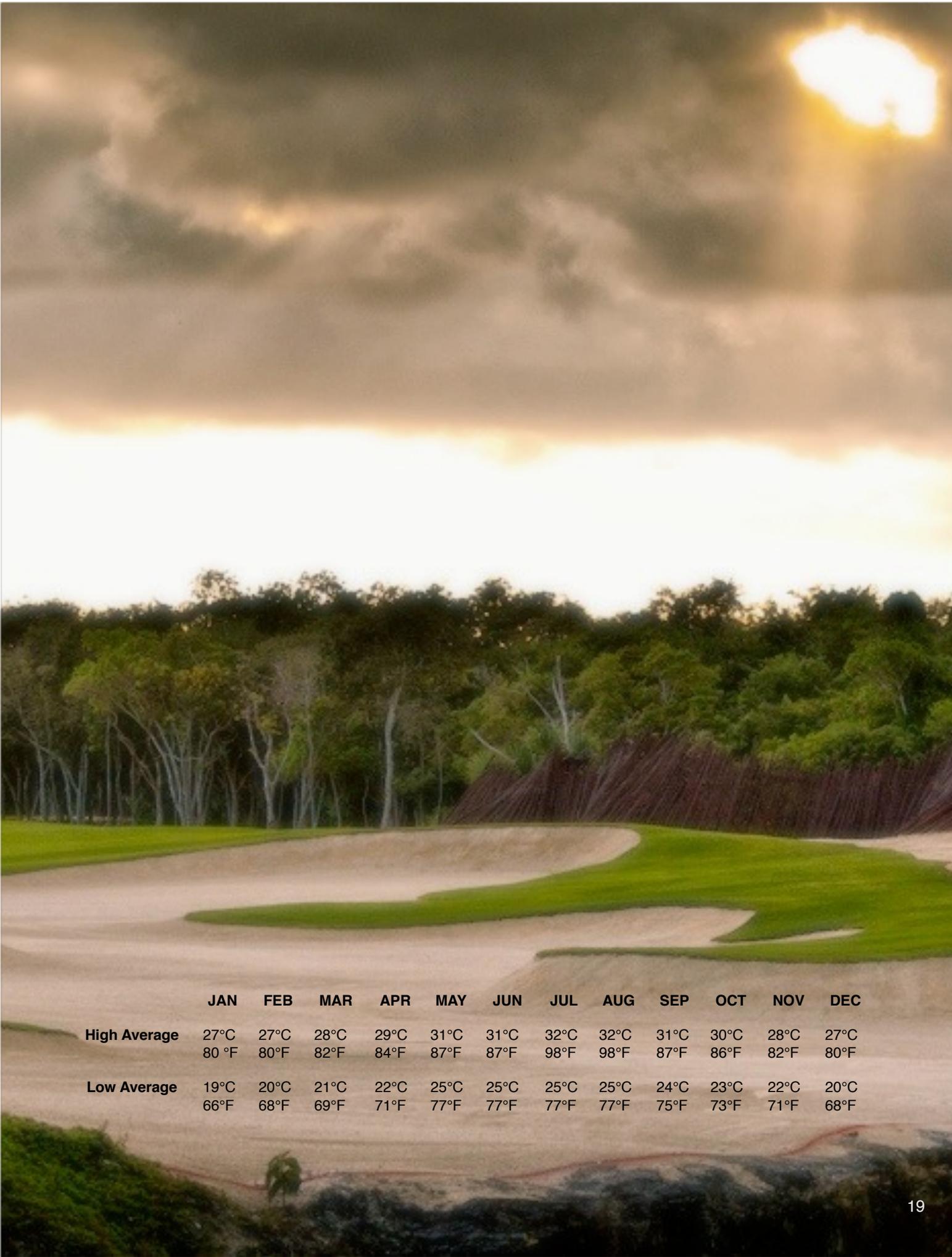
Mayakoba is a great luxury destination, situated north of Playa del Carmen in Riviera Maya, and surrounded by the natural beauty of lakes, pools and beaches. It is located approximately 60 km south of Cancun on the Riviera Maya, 15 minutes from Playa del Carmen and only 40 minutes or 72 miles from Cancun International Airport.

Mayakoba is an *OHL Development* tourism project formed by Fairmont Mayakoba, Rosewood Mayakoba and Banyan Tree Mayakoba hotels, located along 1.6 km of beach land and surrounded by developments such as Playacar and Costa Turquesa. It offers the spectacular golf course *El Camaleón* with 18 holes, which is also the scenario of the *Mayakoba Golf Classic Tournament*, sole venue of the PGA Tour in Mexico.

Mayakoba has 9 kilometers and 600 meters of fresh water lagoons that lead to white sand beaches and the crystal clear waters of the Caribbean Sea. This lagoon system also connects to all the hotels forming an eco-sensitive tourism development.

WEATHER

The climate in the area is tropical and subtropical, of warm-subhumid conditions with summer rains. It registers an average annual temperature of 77.9 °F. Average precipitation levels reach 1,200 mm, with maximum precipitations occurring within June and September.



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
High Average	27°C 80 °F	27°C 80°F	28°C 82°F	29°C 84°F	31°C 87°F	31°C 87°F	32°C 98°F	32°C 98°F	31°C 87°F	30°C 86°F	28°C 82°F	27°C 80°F
Low Average	19°C 66°F	20°C 68°F	21°C 69°F	22°C 71°F	25°C 77°F	25°C 77°F	25°C 77°F	25°C 77°F	24°C 75°F	23°C 73°F	22°C 71°F	20°C 68°F



ACCESS

The Property can be reached in 40 minutes by bus or car from Cancun International Airport, the second most important airport in Mexico. Currently 69 airlines fly to Cancun from 107 destinations in Europe, North and Latin America, Australia, and Asia. Nine of these airlines are Mexican and fly from 20 different cities in Mexico. (Source: *Wikipedia: Cancun International Airport*)

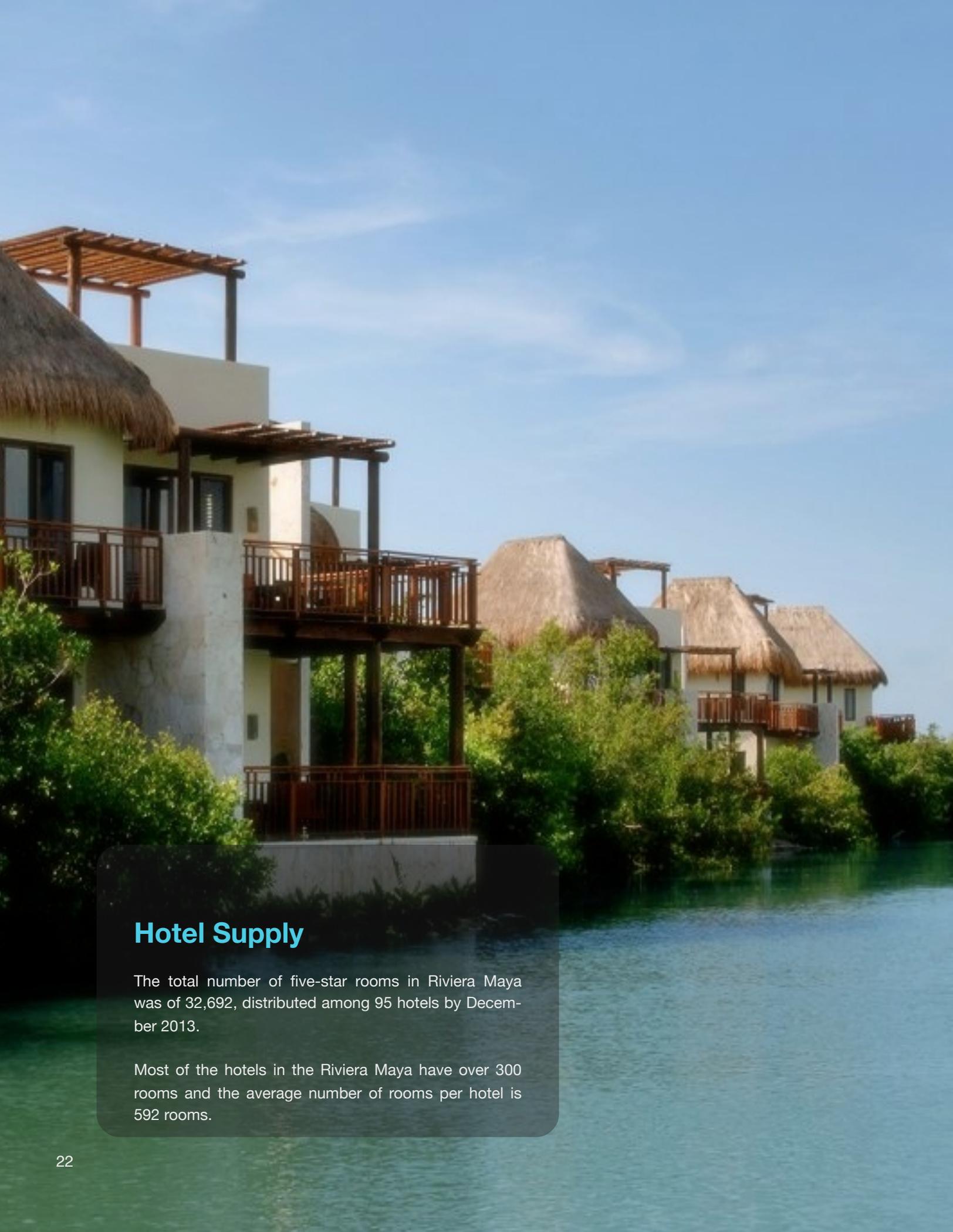
Playa del Carmen is connected to different cities through *Freeway 180* which runs to Merida and Mexico City. Its bus station offers transportation services through several bus lines including ADO, Elite, Linea Uno and Playa Express, connecting Playa del Carmen and Cancun with the rest of the country. There is also several local bus lines that serve routes within the state of Quintana Roo including, Cancun-Merida, Cancun-Playa del Carmen and Cancun-Tulum, among others.

Playa del Carmen Ferry Terminal offers *water jet* and *ultramar* transportation to the Island of Cozumel every hour and a half, from 6:00 AM to 9:00 PM. The ride takes about 45 minutes each way.

AIRLINE DIRECTORY

(Source: Cancun International Airport)

Aerocaribe / AeroCozumel	Blue Panorama Airline	Interjet	Pullmantur Airlines
Aeromexico	Canjet Airlines	Jetblue	Ryan International Airlines
AeroTucan	Condor Airlines	KLM Northwest Airlines	SkyService Airlines
Air Canada	Continental Airlines	LAB Lloyd Aereo Boliviano	Spirit Airlines
Air Europa	Copa Airlines	Lan Chile	Sun Country Airlines
Air Tran Airways	Corsair Airlines	LTU	Tam Airlines
Air Transat	Cubana de Aviacion	Magnicharters	Tikal Jets
Aircomet	Delta Airlines	Martin Air Holland	Thomas Cook Airlines
Alaska Airlines	Edelweiss Airlines	Miami Air	Thomson Airlines
Allegiant Air	Euro Atlantic Airways	Monarch Airways	United Airlines
American Airlines	Eurofly	MyTravel	U.S. Airways
American West	First Choice	North American Airlines	USA3000
Amerijet	Frontier Airlines	Northwest Airlines	Varig
Atlantic Airlines	Global Air	Novair	VivaAerobus
Austrian Airlines	Iberia Airlines	Pace Airlines	Volaris
Belair Airline	Iberworld Airlines	Primaris Airlines	Westjet Airlines



Hotel Supply

The total number of five-star rooms in Riviera Maya was of 32,692, distributed among 95 hotels by December 2013.

Most of the hotels in the Riviera Maya have over 300 rooms and the average number of rooms per hotel is 592 rooms.

Market Information

Passenger flight arrival in Cancún

Cancun International Airport is 16 km from the city, at the Caribbean Coast in the Yucatan Peninsula. It is the second busiest Airport in Mexico, only after Mexico City International Airport. The airport has expanded and has become the busiest airport with international passengers throughout Latin America.

Lodging in Playa del Carmen

Between 2008 and 2013, Playa del Carmen has hosted an average of 3.8 million tourists per year. The reception and accommodation of tourists in Playa del Carmen has grown significantly year after year, reaching an increase of 133% from 2008 to 2010. During the last 7 years foreign tourist accommodations widely exceeded national ones, consolidating Playa del Carmen as a developing tourist destination focused primarily on international tourism.

As for hotel occupancy, during 2013 Playa del Carmen has reached again levels of occupancy it had before the 2008 economical crisis, reflecting a clear recovery in this sector and returning to levels of 87% occupancy. (Source: *Real Estate Market & Lifestyle*).

Residential

In Riviera Maya the average rate per apartment/condo in projects over 20 units is \$4.5 million per unit with an average of \$33,827 per square meter. The price of residential units range from \$15,543 to \$116,517 per m², with a monthly average absorption of 1 unit per month, and a maximum of 8 units sold by Tao Rivera Maya project.

Financial Return On Investment

Excellent average rates charged by Five-Star and Great Tourism hotels in Riviera Maya and high annual hotel occupancy make investments in the industry have great financial returns attracting new investors every day.



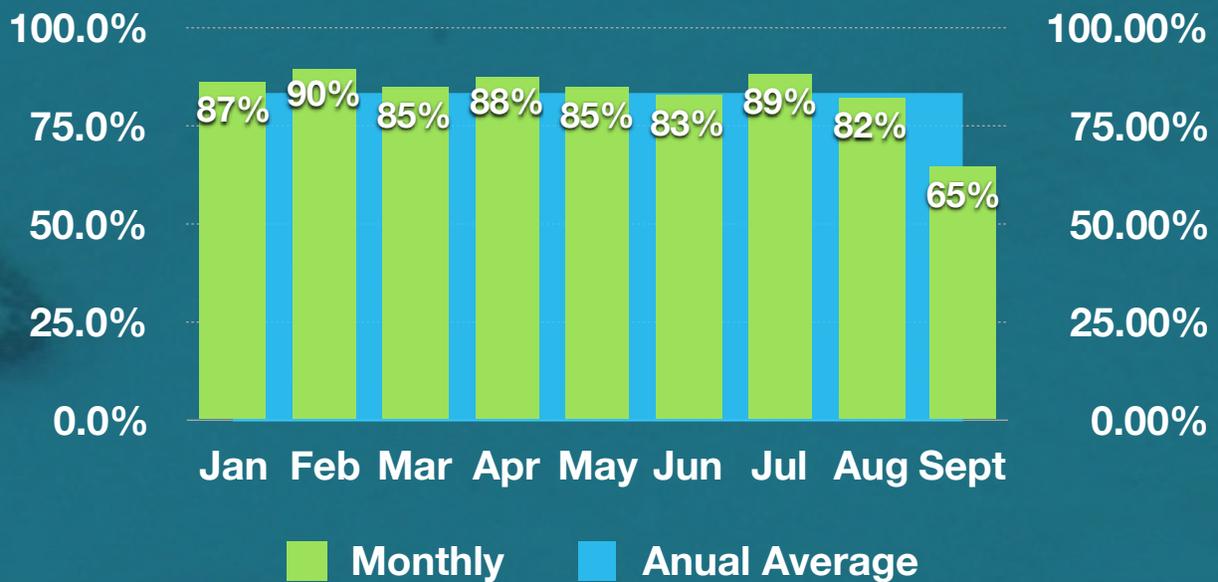
Hotel Room Sample Rates in Riviera Maya

<i>Hotel</i> HOTEL	<i>Address</i> LOCATION	<i>Category</i> CATEGORÍA	<i>Rate</i> USD TARIFA USD
Rosewood Mayaboba	Carr. Cancún-Playa del Carmen	5	1354
Belmond Maroma Resort & Spa	Carr. Cancun-Playa del Carmen	5	689
Grand Velas Riviera Maya	Carr. Cancun-Playa del Carmen	5	1465
Secrets Maroma Beach Riviera Cancún	Carr. Cancun-Playa del Carmen	5	835
Banyan Tree Mayakoba	Carr. Chetumal-Pto. Juárez	5	625
Royal Hideaway Playacar	Playa Del Carmen	5	1030
Zoetry Paraiso de la Bonita	Carr. Chetumal-Cancún, Puerto Morelos	5	943
Fairmont Mayakoba	Carr. Cancun-Playa del Carmen	5	447
Hotel Jashita	Bahía Punta Soliman	5	1450
Grand Residences Riviera Cancún	Puerto Morelos	5	526
Mezzanine Hotel	Carr. Tulum-Punta Allen	5	517
Hotel Esencia	Carr. Cancún-Tulum	5	730
Secrets Silversands Riviera Cancún	Bahía Petempich, Puerto Morelos	5	679
Iberostar Grand Hotel Paraíso	Carr. Chetumal-Pto. Juárez	5	838
El Dorado Casitas Royale	Carr. Cancún-Tulum	5	950
Al Cielo Hotel	Carr. Cancún-Tulum	5	400

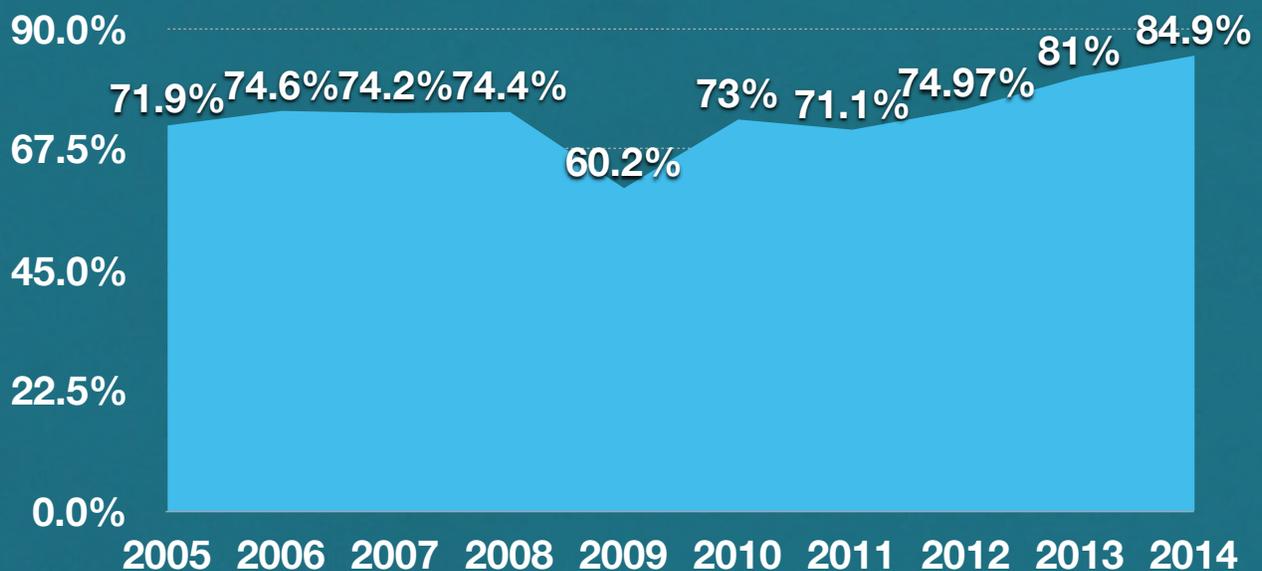
HOTEL	ADRESS	CATEGORY	RATE USD
Paradisus Playa del Carmen La Perla	Playa del Carmen	5	772
Excellence Riviera Cancún	Carr. Chetumal-Pto. Juárez	5	494
Playacar Palace	Bahía del Espíritu Santo	5	638
Luxury Bahía Principe Sian Ka'an	Carr. Chetumal-Cancún	5	650
El Dorado Seaside Suites	Carr. Cancún-Tulum	5	505
Generations Riviera Maya	Carr. Cancún-Tulum	5	949
Azul Beach Hotel	Carr. Cancún-Tulum	5	497
The Royal Suites Yucatan by Palladium	Carr. Chetumal-Pto. Juárez	5	650
Viceroy Riviera Maya	Playa del Carmen	5	774
Valentín Imperial Maya	Carr. Chetumal-Pto. Juárez	5	568
El Taj Oceanfront & Beachside	Playa del Carmen	5	358
Secrets Capri Riviera Cancún	Carr. Chetumal-Cancún	5	623
Azul Sensatori	Carr. Cancun-Puerto Morelos	5	681
Blue Diamond Riviera Maya	Carr. Cancún-Playa del Carmen	5	1014
Barcelo Maya Palace Deluxe	Carr. Chetumal-Pto. Juárez	5	503

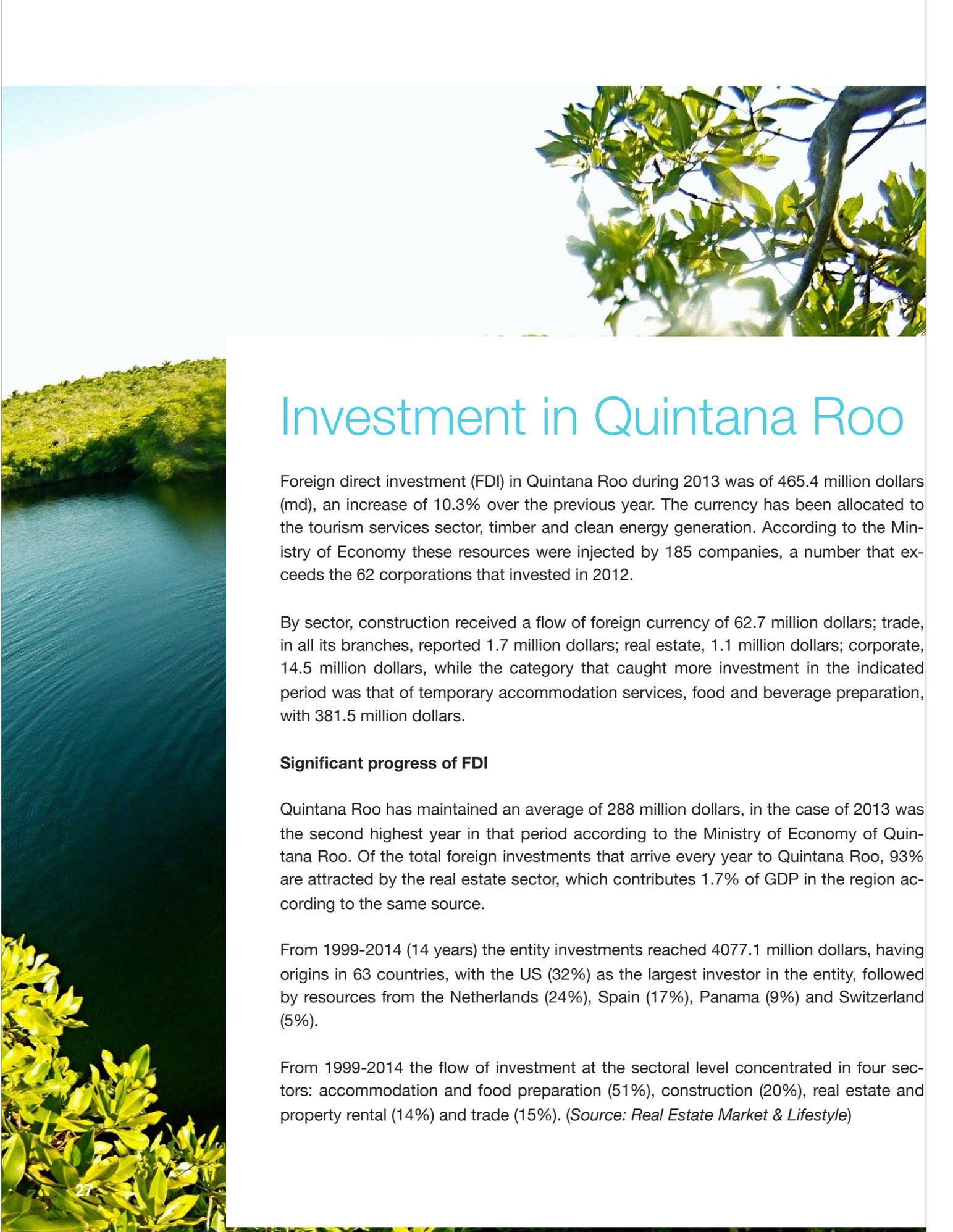
Accommodation and Occupancy

Hotel Occupancy in Riviera Maya 2015



Hotel Occupancy in Riviera Maya 2005 - 2012





Investment in Quintana Roo

Foreign direct investment (FDI) in Quintana Roo during 2013 was of 465.4 million dollars (md), an increase of 10.3% over the previous year. The currency has been allocated to the tourism services sector, timber and clean energy generation. According to the Ministry of Economy these resources were injected by 185 companies, a number that exceeds the 62 corporations that invested in 2012.

By sector, construction received a flow of foreign currency of 62.7 million dollars; trade, in all its branches, reported 1.7 million dollars; real estate, 1.1 million dollars; corporate, 14.5 million dollars, while the category that caught more investment in the indicated period was that of temporary accommodation services, food and beverage preparation, with 381.5 million dollars.

Significant progress of FDI

Quintana Roo has maintained an average of 288 million dollars, in the case of 2013 was the second highest year in that period according to the Ministry of Economy of Quintana Roo. Of the total foreign investments that arrive every year to Quintana Roo, 93% are attracted by the real estate sector, which contributes 1.7% of GDP in the region according to the same source.

From 1999-2014 (14 years) the entity investments reached 4077.1 million dollars, having origins in 63 countries, with the US (32%) as the largest investor in the entity, followed by resources from the Netherlands (24%), Spain (17%), Panama (9%) and Switzerland (5%).

From 1999-2014 the flow of investment at the sectoral level concentrated in four sectors: accommodation and food preparation (51%), construction (20%), real estate and property rental (14%) and trade (15%). (Source: *Real Estate Market & Lifestyle*)

Country Economy

The Mexican Economy continues to expand at a moderate annual rate of growth of 2.4 percent as the economic recovery lost steam during the first half of 2015. Moderate growth during the first semester of 2015 in Mexico has been attributed to weakness in industrial production in the U.S., a further drop in the volume of oil production reducing annual GDP growth by about 0.4 percentage points and financial market volatility. A gradual recovery of economic activity is expected to continue, with economic growth strengthening from 2.3 percent in 2015 to 3.0 percent in 2017. The expansion of economic activity will rely on growth of private consumption and investment, with an increase in manufacturing exports following the significant real exchange rate adjustment and robust growth in the U.S. eventually providing additional support.

Public sector revenue showed a strong performance mainly due to a sharp increase in income taxes, reflecting the deferred impact of the revenue-enhancing tax reform enacted at the end of 2013. Higher income and fuel excise taxes compensated lower public sector oil revenue due to declining oil production and sharply lower oil prices. Anticipating longer-lasting low oil prices, the government is reducing public sector expenditures over a two-year period (2015-2016). Despite higher income and excise tax revenue and in order to maintain fiscal consolidation plans, the government decided to respond to lower oil revenue by reducing public sector spending in 2015 and 2016, by 0.7 percent of GDP in each year. A strong commitment to sound public finances is at the core of the government's policy response to the challenges posed by an increasingly complicated external environment, despite the possible dampening impact on the pace of economic growth.

A substantial depreciation of the Mexican peso vis-à-vis the U.S. dollar over the past year has raised price and financial stability concerns related to tighter external financial conditions and a possible overshooting of the nominal exchange rate. The policy response to adverse shocks that led to the currency depreciation aims to maintain solid macroeconomic fundamentals and achieve orderly adjustments on financial markets. In this regard, the authorities already engaged in moderate currency market interventions to smooth exchange rate movements and announced plans for fiscal consolidation as well as a monetary policy that will take into account its relative stance vis-à-vis the United States.

However, the depreciation of the peso has given the Mexican tourism sector an advantage over competitors in other countries: Travelling to Mexico paying in dollars or euros is now cheaper for international travellers. (Source: *The World Bank*)

Riviera Maya Indicators Summary

1. Private investments for 2015: US \$ 3,000 million dollars, 88% higher than in 1984. (*Source: The Economist*)
2. Hotel occupancy in 2013 (81.0%), 2014 (84.9%), and the first half of 2015 (83.68%). (*Source: Ministry of Tourism, Government of Quintana Roo*)
3. Passenger arrival at Cancun Airport: 5.8 million passengers (2014). 4.3 million passengers (January to September 2015). 200 nationalities. Mexico ranks number 10 for tourist arrivals worldwide (*Source: Datatur*)
4. Arrival of cruise ships and their passengers in 2014: At Cozumel: 1107 3'398,929 cruise passengers. At Majahual: 158 415.367 cruise passengers (*Source: Datatur*)
5. Average rates in hotels: US \$228.00 in 5 star hotels. US \$534.00 on Great Tourism hotels. (*Source: thefirstclasscollection.com*)
6. Average annual temperature: 25.5° C (77.9° F). (*Source: Datatur*)
7. Geo-referenced location of the Property (Google Maps): 20.69098207917711, -87.01857698728305.

FAQ

1. Can you build on the beach?

Yes. The Property faces the sea and has a sand dune area of approximately 80 meters wide where you can build. Normally people build beach clubs, residences and/or high price level rooms.

2. Does the property have mangroves?

As all land in the area, the Property has a 300 meter part of mangrove just back from the beach-side dune. According to Mexican laws, mangroves are protected and no building is allowed to affect them. In fact high standard hotels preserve mangroves as a great attraction for its tropical flora and fauna.

3. What kind of sand does the beach have?

The sand is bright white, which contrasts with the turquoise sea. It is very soft and smooth and has a unique feature: it is not heated by the sun, allowing you to walk barefoot on it without any protection.

4. Can you build a pier to allow boats to dock?

Yes. You can build a pier previously managing a permit at the local Government Office.

5. Is there any way to access by car from the entrance of the Property to the beach?

Yes. The Property has a former built-in rustic road connecting the entrance of the Property to the beach, and it can be accessed with suitable vehicles. Its path even crosses through the mangroves and has got legal rights, so once improved and rebuilt it can be used as the axis of future developments in the Property.

6. What is the average weather in the area?

Weather in Riviera Maya is warm and mild all year long. It has the inherent moisture of the tropics, but the cool sea breeze makes the climate milder and not overly warm. The average annual temperature is 77.9° F (25.5° C).

7. How safe is Riviera Maya?

"A couple of months ago I was on the Mexican Caribbean Coast (Riviera Maya, Cancun, Cozumel) and all the region was packed with tourists, everyone made a normal life and nobody needed to be escorted by bodyguards to go to the beach or partying out at night. Statistics can say what they want. I can tell you what I've seen myself. So when someone asks me: 'Is Mexico a safe place for a tourist?' I tell them: 'Yes, it's as safe as you and your common sense want to.'" (Source: Paco Nadal's Blog, travel and tourism writer in *El Pais* journal since 1992)

Partner Program

PARTICIPANTS

Companies or individuals with real estate brokerage or promotional activities and/or Developers of tourist and real estate projects.

NUM-KUXTAL GROUP OFFERS PARTICIPANTS

A commission (including Value Added Tax) on the closing price of the sale transaction of the Property.

PARTICIPANT REGISTRATION

I want to participate in the Partner Program:

Name: _____

Occupation: _____

Contact Information: _____

E-mail: _____

Landline Phone: _____

Mobile Phone: _____

Postal Address: _____

Country: _____

PROSPECTIVE BUYER INFORMATION (OPTIONAL)

I wish to provide Group Num-Kuxtal with (the) name (s) of: _____ as possible (s) buyer (s) of the Property The Mandarin II, to be me (us) registered as Exclusive (s) Broker (s) in business dealings that would eventually Num-Kuxtal may come to have with him (them). To formalize this record, Num-Kuxtal promises to send me (us) a Commitment Letter in which the registration is formalized.

Send records to:
numkuxtal@gmail.com

Confidentiality & Conditions

This is a confidential *Offering Brochure* intended solely for your limited use and benefit in determining whether you want to express any further interest in the purchase of the Property *El Mandarin II* (as described further).

This brochure was prepared and reviewed by representatives of Ownership of *El Mandarin II* Property which constitutes the land called *El Mandarin* (Fractions 1 and 2) with a total of 27.2 hectares as described further.

It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may require. All the information provided here is just for general reference purposes and it is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation.

Additional information and an opportunity to inspect the Property will be available to interested and qualified prospective purchasers. The Property Owner nor any of its respective officers, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or its contents.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. The Property Owner does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are considered to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Brochure or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered, and approved by Ownership and any conditions to Ownership's obligations there under have been satisfied or waived.

By receipt of this Brochure, you agree that this Brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this Brochure or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Brochure or any of its contents in any fashion or manner detrimental to the interest of Ownership.

The terms and conditions stated in this section will relate to all of the sections of the Brochure as if stated independently therein.

If, after reviewing this Brochure, you have no further interest in purchasing the Property at this time, kindly return this Brochure to the Property Owner at your earliest possible convenience. Photocopying or other duplication is not authorized.

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