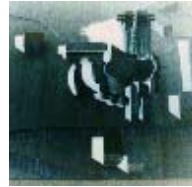


**S D W**  
**L. L. C**  
**SOLH DESIGN WORKSHOP**  
Omar Solh B. Arch - M. Arch UIA IA-AIA  
ARCHITECTURE URBANISM FEASIBILITY STUDIES MASTER PLANNING



64 Princeton Hightstown Road # 224  
Princeton Junction NJ 08550 USA (917) 806-0213

Columbia Center, 8<sup>th</sup> FL Block A Mazraa  
P. O. Box 14-6383 Beirut-Lebanon 961-3-982996 961-1-705588

Dubai: 971-50-2795995

omarsolh @ omarsolh . com www.omarsolh.com

**Subject: Betater Mansions**

**Owner: Name withheld at owner's request and Owner's interests are being represented exclusively by Team Betater:**

**Sherbal Khoury  
Omar Solh  
Shokri Abou Samah**

**Date: December 02<sup>nd</sup> 2006**

**Site Location:**

- The site has a total gross area of **160.000 sqm**
- The net area of **106.000 sqm** (not including roads and existing circulation).

Betater Property is located close to Bahamdoun, Shannie and Batloon. Betater is around a 30 minute car drive from Beirut as is located within one of the most sought after summer destinations in Mount Lebanon.

**Site Value (estimated):**

The owner has accepted a total value of **\$13.250.000** (Thirteen million and two hundred fifty thousand dollars). The assessment is calculated at the rate of \$125 / sqm @ 106.000sqm (One Hundred and six thousand square meters).

**Contractual Conditions:**

Please be advised the owner reserves the right to change any or all of the following specifications and information without prior notice.

Total Land Value is subject to change yet the client will quote prospective buyers / developers upon written and / or verbal confirmation of interest in acquiring the property.

Such confirmation shall be valid for two months from date of Expression of Interest. During that time, the prospective buyer / owner will receive a final value and shall consider such offer as valid as long as the property is unsold.

All submitted Letters of Interest shall be submitted in writing to SDW LLC by email, fax, in person or mail. All Letters of Interest are non binding from either the buyer's or owner's end unless accompanied by a down payment (can be negotiated in due time through our Attorney).

It is the responsibility of the buyer / purchaser to execute a Feasibility Study and to research Lebanese Zoning Laws prior to entering into negotiations with the Client's representatives. Any request of additional information will have to be requested through SDW and is highly advisable to be accompanied by a Letter of Intent.

Brokers (local and international) will not be catered to unless prospective buyers issues an Expression Letter allowing and authorizing negotiations with their brokers. It is the full duty of the broker to disclose their client's name in the Letter of Intent (if signed by the broker).

A Non Disclosure Agreement can be forwarded to prospective buyers upon their request to insure confidentiality of negotiations. On the other hand, the present owner and owner's representatives shall not disclose any information to a third party unless allowed by the prospective buyer / purchaser. In case negotiations fail to mature, either owner or purchaser shall disclose any information to third parties.

**Site Zoning:**

- Lot coverage of 25% allowing at foot print (Site Construction Coefficient).
  - Total of 50% anticipated for First and Second Floors.
  - Total of 25% anticipated for Ground Floor.
  - Total of 75% allowed for all three levels.
  - According to Building Law of 2005, Balconies and Entrances are deducted and added to the total area as an added incentive at the rte of 1.2 additional Construction Coefficient.  
75% @ 1.2 = 90%
  - According to Building Law of 2005, Staircases are Exterior Walls deducted and added to the total area as an added incentive at the rte of 1.06 additional Construction Coefficient.  
90% @ 1.06 = 95.4% Total Built up Percentage
- 95.4% @ 106.000 sqm = **101.124 sqm Total Built up Area**

**Master Plan (Existing):**

- The Existing Master Plan presented in proposal includes Seven (7) means of entry and exist for site as presented by owner.
- Existing circulation is estimated at 54.000 sqm.
- Average width of existing road between 7 to 10 meters.

**Betater Mansions Master Plan (Proposed):**

- 250 additional liner meters are needed with a maximum area of 2500 sqm. This area includes the Round About as presented in the Betater Mansions Proposed Master Plan.

**Design Cost Estimates:**

- **Master Planning, Architectural & Engineering Design Fee:**  
2% of \$43.095.700 **\$861.914**

**Property Registration Fees:**

- 7% of \$13.250.000 **\$927.500**

**Project Management Fees:**

- **\$20.000 @ 36 months** **\$720.000**

**Construction Cost Estimates:**

- **Infrastructure:**
  - Roads
  - Pavement
  - Parking
  - Exterior Lighting
  - Water Utilities
  - Electrical Utilities
  - Telephone Utilities
  - Total Value of Infrastructure is estimated at 160.000 sqm @ \$6 per sqm **\$960.000**

NB: The municipality is expected to assist technically in the construction and maintenance of the above mentioned provided Betater Mansions is not an exclusive community (gated and fully exclusive whereas entrance to the community is granted only to residents).

- **Landscaping:**
  - Fences
  - Gates to and from site
  - Trees
  - Back Yards (Villas)
  - From Yards (Villas, Apartments and Town Houses)
  - Shrubs
  - Playground
  - Tennis and Basketball Courts
  - Total Value of Landscaping is estimated at** **\$700.000**

- **Building Construction:**

Apartments:	\$350 @ 33.708 sqm	<b>\$11.797.800</b>
Town Houses:	\$400 @ 33.708 sqm	<b>\$13.483.200</b>
Villas:	\$500 @ 33.708 sqm	<b>\$16.854.000</b>
Total:		<b><u>\$42.135.000</u></b>

**Forty Two Million and One Hundred Thirty Five Thousand US Dollars**

- **Overall Construction Value:** **\$43.095.700**

- **Building Areas and Total Units:**

Apartments:	200 sqm @ 33.708 sqm	<b>168 Units</b>
Town Houses:	400 sqm @ 33.708 sqm	<b>84 Units</b>
Villas:	600 sqm @ 33.708 sqm	<b>56 Units</b>

NB: The Diwaniah or Activities Center has not been included.  
Operations and Maintenance has not been calculated as part of the total cost.

**Projected Retail Sales:**

Apartments:	33.708 sqm @ 2.5 Markup Ratio @ \$350 per sqm	<b>\$29,494.500</b>
Town Houses:	33.708 sqm @ 2.5 Markup Ratio @ \$400 per sqm	<b>\$33,708.000</b>
Villas:	33.708 sqm @ 2.5 Markup Ratio @ \$500 per sqm	<b>\$42,135.000</b>

N.B: The Villas are expected to occupy at least 50.000 sqm. It is highly recommended Villas to include independent backyards (total number of lots at 900 sqm for villas) at the rate of 50.000 @ \$125

**\$6,250.000**

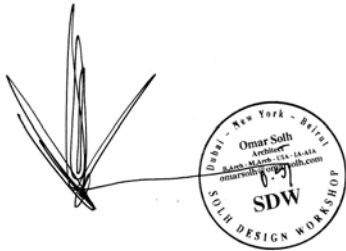
**Total Retail Value:**

**\$111,587.500**

**Construction Schedule:**

- **36 months**  
A detailed assessment will be provided upon request

**Best Regards**

A handwritten signature in black ink, consisting of several vertical strokes of varying lengths, is positioned to the left of a circular stamp. The stamp is black and white, featuring the text "Omar Solh" at the top, "SDW" in the center, and "SOLH DESIGN WORKSHOP" around the bottom edge. The stamp also includes contact information: "Dubai - New York - Beirut", "Omar Solh Architect", "P.O. Box 114, Al-Ain, UAE", and "omar@solh.com".

**Omar A. M. Solh**