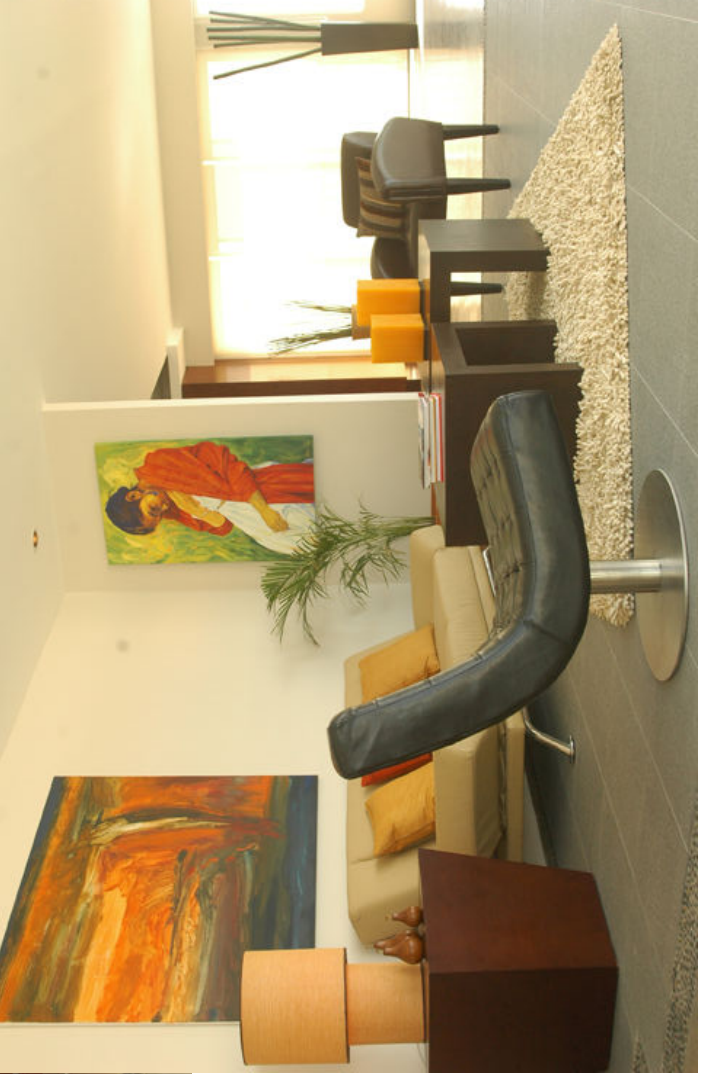


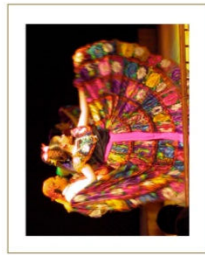


AWARDED 2008 DEVELOPER OF THE YEAR AWARD FOR BAJA CALIFORNIA



Bienvenido a su casa: the Rosarito Beach Condo Hotel

The Historic Rosarito Beach Hotel is legendary amongst the thousands of repeat guests from its more than 80 year old history. Well-known for its closeness to Southern California, its commitment to hospitality and service, the Rosarito Beach Hotel is proud to present the Rosarito Beach Condo Hotel - a new concept allowing a lucky few to own a piece of this prestigious property.



A popular hang-out for the Rich and Famous of the 1930's, the Hotel hosted many Hollywood stars, and multiple Heads of State. Its secure resort feel, wonderful sandy beach, and easy convenience to the United States made it the Resort of Choice.

Today, a myriad of activities and comforts await the Hotel's guests: pamper your spirit and rejuvenate your body at Casa Playa European Spa, a full service spa, housed in the owner's Historic hacienda-style mansion, try out your singing-talent at the Rosa&Rita Karaoke Bar, enjoy culinary delights in the elegant Chabert's Mediterranean Restaurant or go casual at the other restaurants, bars and snack bars. Exciting activities during the day abound-from surfing lessons, to racquetball or basketball courts, children's activities and fishing off the pier to name a few all without leaving the Resort grounds. Or simply contact the concierge to arrange tours, fishing trips, dinner or golf reservations. Contact our baby sitter to help you with the kids, you will find that the Hotel's courteous staff will be ready to attend to your every need!



The Rosarito Beach Condo Hotel also features room service, broadband wireless internet access, conference rooms to fit most needs, secure parking, laundry and dry cleaning services.

The Rosarito Beach Condo Hotel way of living combines private condominium ownership with the comforts and amenities of a world-class Hotel. This is the ultimate pleasure of ownership, knowing that instead of going away on a fleeting holiday, you will be coming home to all the comforts and privacy of your own place, and all the wonders surrounding it: to familiar places, friendly faces, and favorite activities to enjoy.

Some areas described herein are planned for the Rosarito Beach Condo Hotel and may be subject to change at the sole discretion of the developer.



The Rosarito Beach Condo Hotel Project

The Rosarito Beach Condo Hotel consists of 271 professionally furnished suites, consistent with a luxury resort that is operated by the Rosarito Beach Hotel, a famous Baja Landmark. All suites will feature high ceilings and almost all will afford panoramic views of the Pacific Ocean and the Rosarito Beach Skyline. Each unit includes a secure Owner's closet and large, covered balconies.

Grand Suites:

- 192 suites with one bedroom, one elegantly appointed bathroom and a small kitchen with 740 sf total area.
- Small kitchen featuring wood cabinetry, granite countertops, including a cooktop, refrigerator, and microwave.
- Two flat screen televisions.

Executive Suites:

- 65 suites with two bedrooms, two elegantly appointed bathrooms and a full kitchen with 1060 sf total area.
- A fully equipped kitchen, featuring wood cabinetry,



granite countertops, including a cooktop, refrigerator, microwave, dishwasher and convection oven.

- Two Flat screen televisions and a washer / dryer.

Penthouse Suites:

- 14 two-story suites with three bedrooms, three elegantly appointed bathrooms and a full kitchen with 1900 sf total area.
- A fully equipped kitchen, featuring wood cabinetry, granite countertops, including a cooktop, refrigerator, microwave, dishwasher and convection oven.
- Three Flat screen televisions and a washer/dryer.
- Private terrace for the master bedroom.



All features, specifications, plans and furnishings items are subject to change without notice. Developer reserves the right, in its sole discretion, to make modifications to the plans, features and specifications.



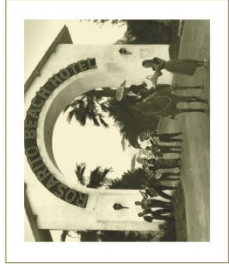


The Rosarito Beach Hotel

In 1929 Manuel P. Barbachano acquired a small sportsman's lodge in the scenic coastline of northern Baja. The lodge, built in 1925, had only eight rooms, and two baths with beautiful views. Mr. Barbachano enhanced the edifice and designed the hotel's main adobe building that would become an ornate lobby with 20-foot high ceilings, and beautiful murals.



Mr. Barbachano continued to enlarge the colonial-style hotel in a manner that emphasized gracious Mexican living and was also appealing to its ever expanding foreign guests. Special murals were commissioned for the lobby and replicas of the most important Aztec and Mayan art were added throughout the hotel so every visitor would have a real taste of Mexico.



The hotel quickly became the ideal exotic, romantic escape and became popular with many famous names. Included were such Hollywood legends as Burgess Meredith and Paulette Goddard, who were married and honeymooned at the hotel, Orson Wells, Lana Turner, Mickey Rooney, Victor Mature and Rita Hayworth.



Even during World War II and through the post-war years the popularity of the hotel continued to grow. The Hotel hosted several royalty and heads of state as guests of the property among which were Ali Khan (son of the Shah of Iran) in 1953, and several Mexican Presidents.

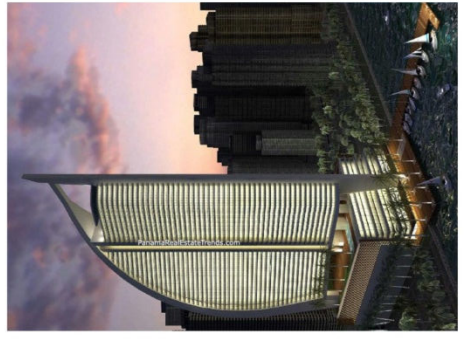
The history of the Rosarito Beach Hotel has shaped the growth of the west of Baja California, and the original Barbachano dream has become a world famous and family oriented resort that includes great amenities, fine dining and a luxurious spa just for you to enjoy!

The Rosarito Beach Hotel is proud to continue delighting generations, a tradition since 1925!



What Is A Condo-Hotel

Condo-hotels are the newest development in property and vacation-home ownership. They are found in some of the finest and most popular locations in the world, from Dubai to Hawaii, from Las Vegas and Miami to San Diego. And now in Rosarito Beach, along the beautiful Gold Coast of Baja Mexico.



TRUMP OCEAN CONDO HOTEL, PANAMA

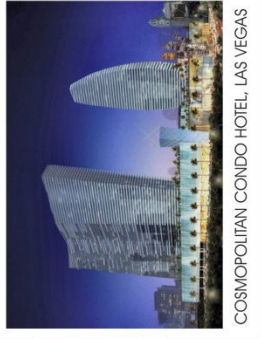
Condo-hotels offer much more than breathtaking locations in world-class facilities. Unit owners get unlimited use of the property, and when they are not using it, they have the option of having hotel management rent their property for them, and generously share the income. From their share of the income, the owners of the overall condo-hotel complex pay for such things as grounds maintenance, upkeep and promotion. The vacation-home owner pays for real estate taxes, insurance and unit maintenance.

There are many more benefits. Condo-hotel units typically offer easy resale, often at significant appreciation.

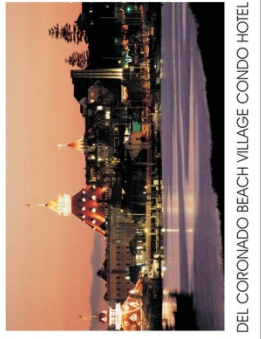
The Rosarito Beach Condo-Hotel is in a stunning oceanfront location, less than 20 miles south of the U.S. border, in an area rich in history, beauty and culture. In addition, owners and guests at the units can take advantage of amenities including a world-class restaurant, room service, infinity and other pools, plus an elegant European spa.

That means worry free, professional management for owners who choose to participate in the rental program. At the world famous Rosarito Beach Hotel, host to presidents and movies stars since 1925, it also means a loyal clientele, developed over more than 80 years. That means that owners don't have to search for renters for their units, the hotel already has them walking in the lobby. All the advertising, reservations and clean up are taken care of.

World-class amenities. Value. Unlimited use. Worry-free maintenance and upkeep. Income potential. Condo-hotels offer all these.

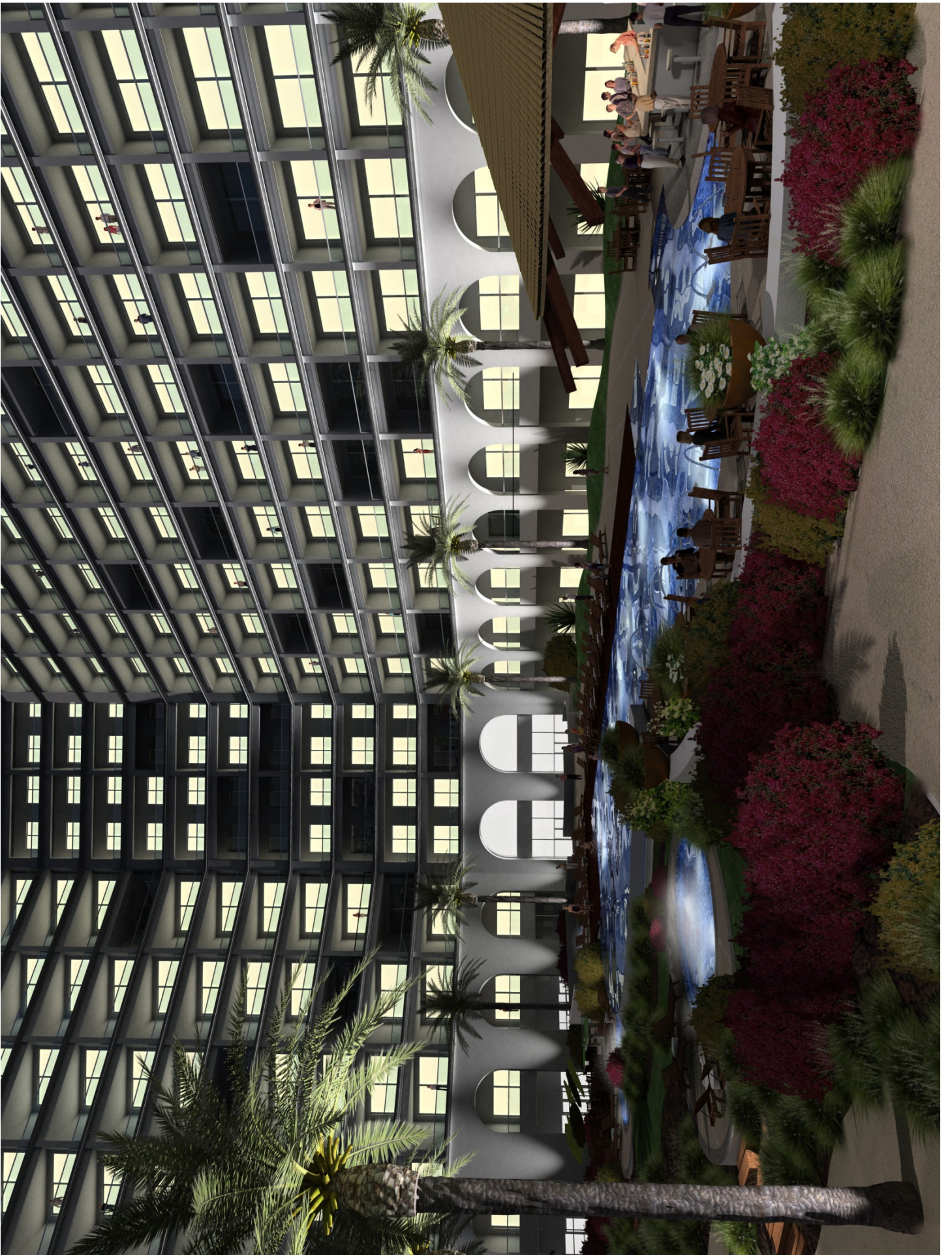


COSMOPOLITAN CONDO HOTEL, LAS VEGAS



DEL CORONADO BEACH VILLAGE CONDO HOTEL







Rosarito Beach Condo-Hotel

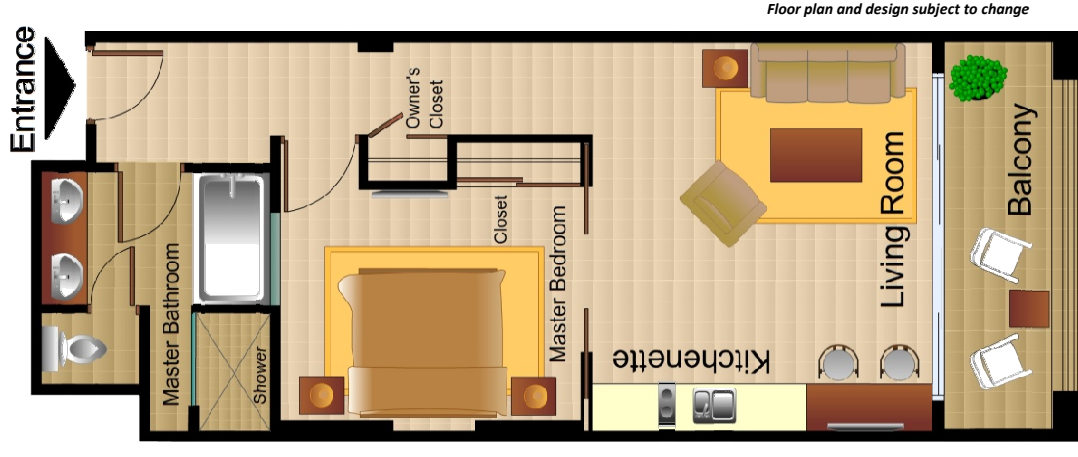
- Project:
 - Condo – 17 Story
 - Garage – 3 story covered garage with elevator. 352 spaces
- Units:
 - 192 one bedroom Grand suites 740 sq. ft
 - 64 two bedroom Executive suites 1060 sq. ft
 - 14 three bedroom 2 story Penthouse suites 1850 sq. ft

Common Areas:

- Ground floor
 - Swimming Pool + Jacuzzis
 - Full Gym
 - Game room
 - Bar and snack area
 - Rosarito Beach Hotel Museum
 - Business center
- Top Floor
 - Infinity edge Swimming Pool
 - Bar
 - Sun beds and fire pits

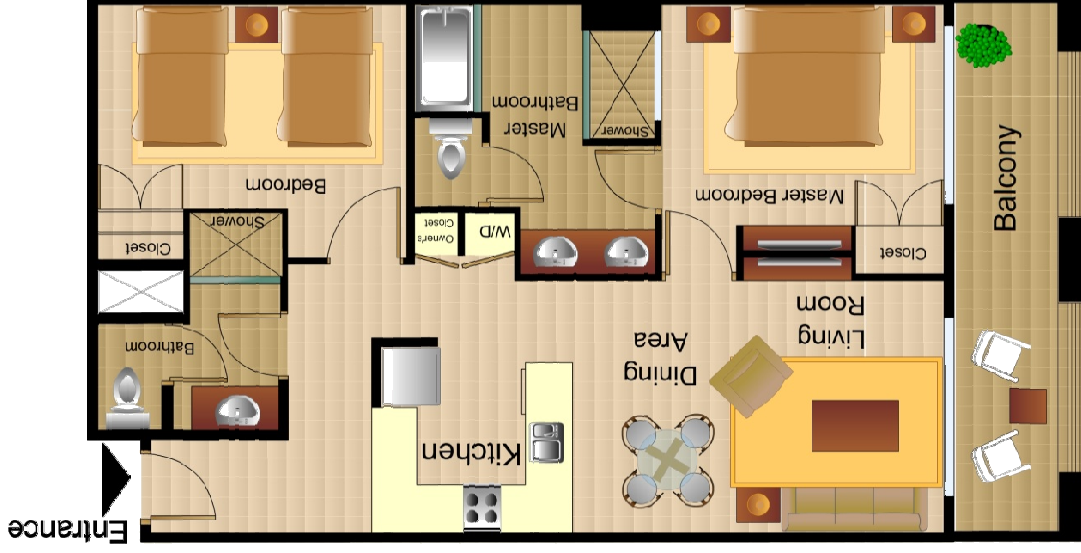
1 Bedroom Grand Suites

- 1 Br Units:
 - Size: 640sf + 100sf Balcony
 - 2 Models to choose
 - Studio: 1 King bed + 1 leather sleeper couch
 - Enclosed: 1 King bed + 1 leather sleeper couch
 - Amenities
 - Kitchenette:
 - Granite Countertop
 - 2 Electric Burners
 - Microwave
 - Sink
 - Small Fridge
 - Bath:
 - Double Sink
 - Granite Countertops
 - Shower
 - Tub
 - 2 Flat TV's
 - Owner's Closet
 - 1 Parking Spot



2 Bedroom Executive Suites

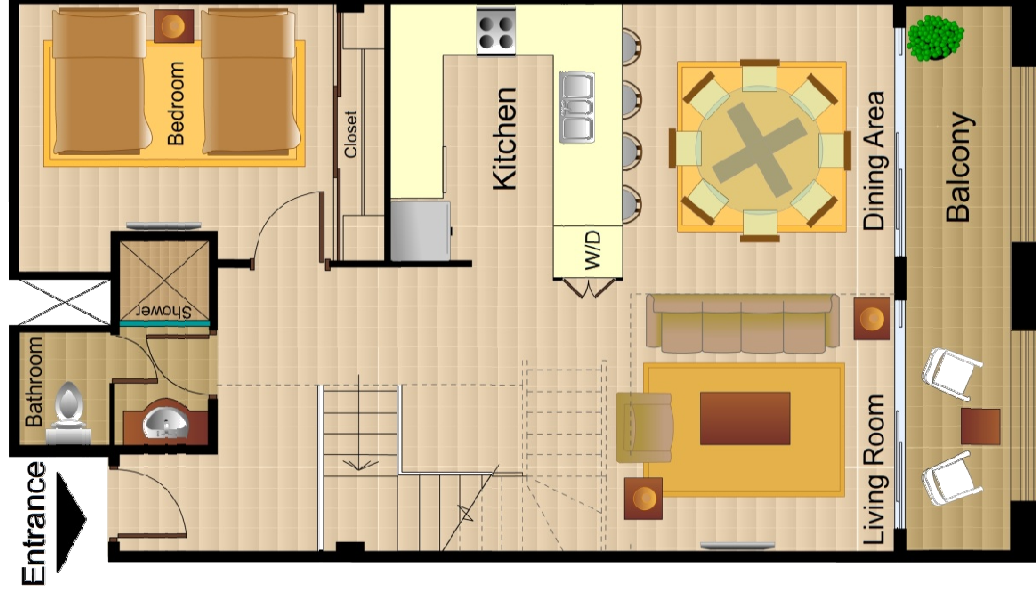
- 2 Bedroom units:
 - Size: 940sf + 140sf Balcony
 - 1 Model
 - 2 Br/2 Ba: 1 King bed + 2 Double beds
 - 1 Leather sleeper couch
 - Amenities
 - Kitchen:
 - Granite Countertop
 - 4 Electric Burners
 - Oven
 - Microwave
 - Sink
 - Full Fridge
 - Combination Washer/Dryer
 - Master Bath:
 - Double Sink
 - Granite Countertops
 - Shower
 - Tub
 - Second Bath
 - Single Sink
 - Granite Countertops
 - Shower
 - 2 Flat TV's
 - Owner's Closet
 - 1 Parking Spot



Floor plan and design subject to change

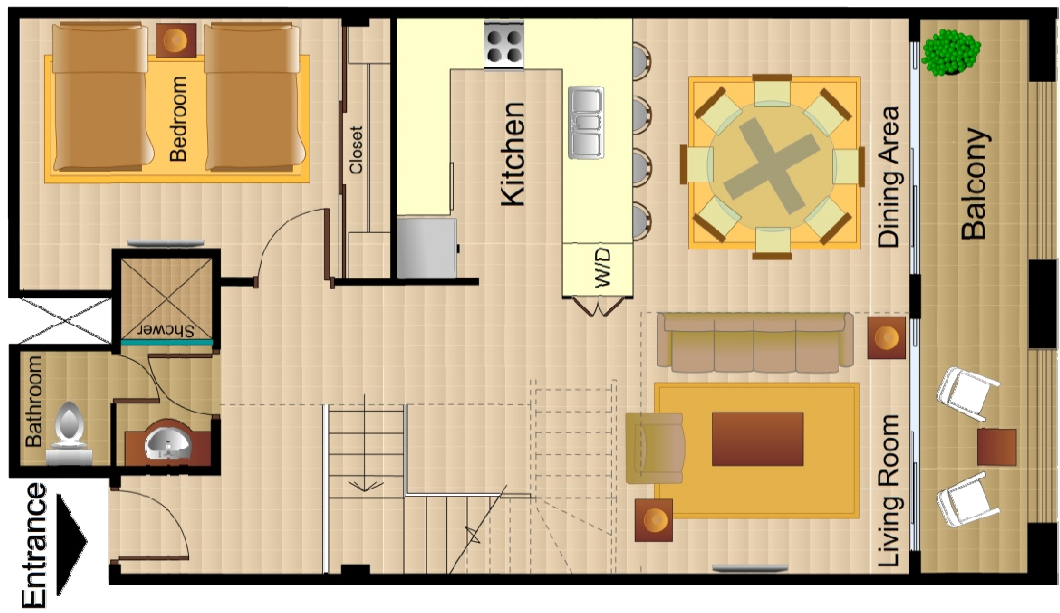
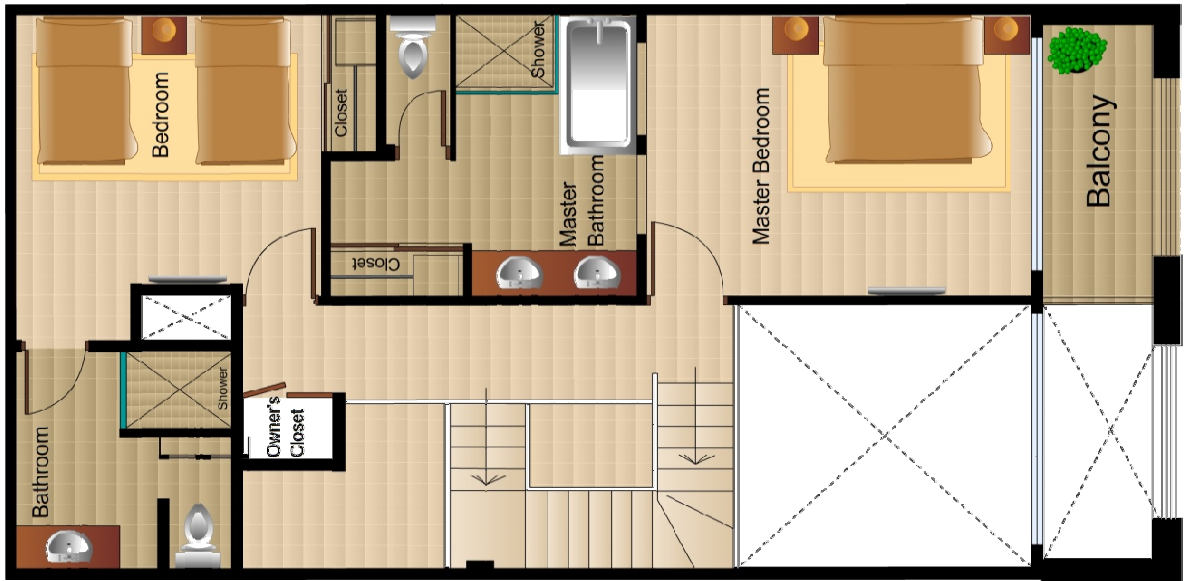
3 Bedroom Penthouse Suite

- Penthouse:
 - Size: 1632 sf + 218 sf Balcony
 - Lower: 1 Br/1 Ba: 1 King bed + 1 sleeper couch
 - Upper: 2 Br/2 Ba: 1 King bed + 2 Double beds
 - Amenities
 - Kitchen:
 - Granite Countertop
 - 4 Electric Burners
 - Oven
 - Microwave
 - Sink
 - Full Fridge
 - Combination Washer/Dryer
 - Bar
 - 1 Master Bath:
 - Double Sink
 - Granite Countertops
 - Shower
 - Tub
 - 2 Second Bath
 - Single Sink
 - Granite Countertops
 - Shower
 - 3 Flat TV's
 - Owner's Closet
 - 2 Parking Spots



Floor plan and design subject to change

Penthouse Suite



Rosarito Beach Condo Hotel Price List

Penthouse
Jr. Penthouse
Suite Size
FLOOR 15th
FLOOR 14th
FLOOR 12th
FLOOR 11th
FLOOR 10th
FLOOR 9th
FLOOR 8th
FLOOR 7th
FLOOR 6th
FLOOR 5th
FLOOR 4th
FLOOR 3rd
FLOOR 2nd
FLOOR 1st

NORTH TOWER	
3 BR	\$714,000
2 BR	\$462,000
Grand	Executive
\$	\$ 305,000
\$	\$ 304,000
\$	\$ 303,000
\$	\$ 302,000
\$	\$ 301,000
\$	\$ 300,000
\$	\$ 299,000
\$	\$ 295,000
\$	\$ 291,000
\$	\$ 287,000
\$	\$ 283,000
\$	\$ 251,000
\$	\$ 217,000
FITNESS CENTER/KIDS GAME ROOM/POOL ROOM	

SOUTH TOWER	
3 BR	\$659,000
2 BR	\$451,000
Grand	Executive
\$	\$ 297,000
\$	\$ 296,000
\$	\$ 295,000
\$	\$ 294,000
\$	\$ 293,000
\$	\$ 292,000
\$	\$ 290,000
\$	\$ 286,000
\$	\$ 282,000
\$	\$ 278,000
\$	\$ 274,000
\$	\$ 243,000
\$	\$ 209,000
\$	\$ 243,000
\$	\$ 375,000

Effective September 2008