



All Andalusia
CHLIHAT - KENITRA
THE KINGDOM OF MOROCCO

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The Kingdom of Morocco. Looking back to the Future.

The Kingdom of Morocco of ages past. Land of mystery and majesty. Of intrigue and romance. Ships of the Desert and vessels of the sea



And soon, rising like a Phoenix from the undulating sand of Morocco’s majestic Atlantic Seacoast will be Al Andalusia, promising to be one of the world’s most luxurious resort destinations and water-side addresses.

Al Andalusia. An oasis of palaces and panoramas. Of hotels and concert halls. Of shopping malls and business centers. A celebration of stone and steel and glass and gold. A blending of beauty, comfort, serenity, security and traditional Moroccan style.

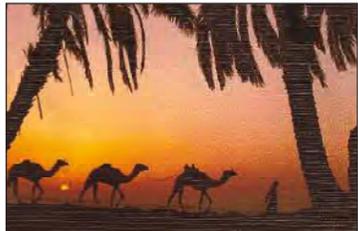
Future home to 500,000 annual Hotel Guests, 80,000 permanent residents, and host to over 200,000 day visitors who will journey from Rabat and Fes and Casablanca to attend concerts, symphonies, art exhibits, theatrical events, fantasia, equestrian and Formula I Grand Prix.



Al Andalusia. A provider of 18,000 to 22,000 full time jobs. All part of the answer to His Majesty’s plan for economic development: to attract an established goal of 10 million tourists and visitors to Morocco by the year 2010.

Al Andalusia. The Magic of Chlihat, Kenitra.

The Kingdom of Morocco has always been a haven for romantic get-a-ways and a port of call for luxury liners plying the African Atlantic coast. But the natural beauty of the seacoast of Chlihat and Kenitra with its beaches and green rolling hills are just a few of the reasons this site is an ideal location to be one of the world’s great resort destinations.

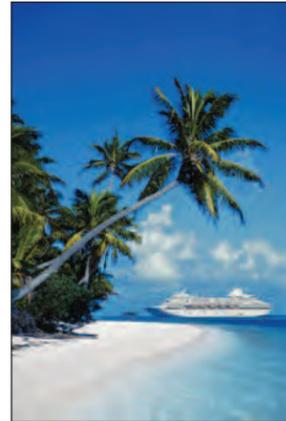


Research focusing on the coastline of Morocco has shown that Kenitra fulfills 10 necessary attributes to become the site of the major tourist hub of North Africa.



The 10 Necessary Attributes are:

- A site with a broad coastline and beach.
- A temperate Mediterranean climate.
- An abundant water supply.
- The confluence of a great ocean and a beautiful fresh water river.
- A deep water port capability.
- Easy access to Europe, with close proximity to a major airport.
- Railroad and highway access.
- Proximity to the major tourist destinations of Rabat, Fes and Casablanca.
- A trained and available labor source.
- And finally, research shows that its ocean access to a deep water port for Yachts would provide a resource that is in short supply in the world, and would be the cornerstone for a world-class international tourist resort.



If you build it they will come.

These features, along with the master planned development will further enhance Morocco's position to become major a tourism hub, and provide long-term stable employment for residents of the region. In turn, efforts will be made to lobby international air carriers to schedule additional flights into Rabat to further entice tourists to Morocco and the Rabat/Kenitra area.

The 5 Star Hotels.

As currently planned, Al Andalusia will be home to two spectacular 5 Star hotels and two world class 4 Star hotels designed in the traditional Moroccan style.



Together they will boast over 3,000 rooms and suites, which will be expertly managed by internationally renowned hoteliers.

Two 5 Star hotels, with opulent suites and rooms. Each suite will be furnished with its own butler and on-call chauffeured limousine. Suites and lobbies will be decorated by world famous interior designers and appointed with priceless antiques, paintings, object'd arts, and glass chandeliers with glasswork by notable contemporary artists.

Restaurants immortalized with talented chefs gathered together from around the world will offer menus including the best of French, Italian, Mandarin, Moroccan, Japanese and California fusion cuisines.

Banquet rooms will offer white-gloved sit down dining for over 1,000 guests. The Grand Ballroom will be elegant enough to host royalty.

The swimming pools and Beach Club with 1st Class food and beverage service, cabanas, and outdoor spas will offer sunbathing, snorkeling, windsurfing, para-sailing, motor boating, jet skiing, and Wave Runners.



The hotels Business Center will include meeting rooms, conference rooms, boardrooms and private offices for guest use, along with administrative assistants, social secretaries and on-call notaries and lawyers.

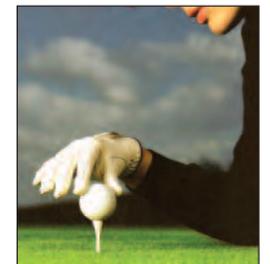
Attached to the Hotel will be The Convention Center and Exhibition Hall. Coupled with the Grand Ballroom, these rooms will provide the most elegant and regal venue for conventions and product unveilings in North Africa, if not the world.

The 4 Star Hotels.



The Resort will also offer two 4 Star, family oriented, Child friendly resort hotels with luxuriously appointed rooms and suites and all the amenities one would expect from a great hotel. A Grand Ballroom, a Convention Center, meeting

rooms, a Health Club, 2 swimming pools, a Day Care Center, and a Day Camp will complete the plan.



The resort will also offer the unexpected, such as birthday party planners, event planners, video game coaches, a studio where young guests can direct their own rock video, or record their own CD. Outside, they can ride a camel, drive a virtual race car, or act in a show.

For adults, activities include (at extra cost) the chance to play a round of golf with a world famous PGA golfer, play Bridge with an internationally ranked pair, or play tennis with a ranked professional player.



Palaces and Villas to the Manor Born.

Palaces and Villas recalling the grandeur of Morocco's past, along the with the natural beauty, deep water marina, temperate climate and isolated security, will make

Al Andalusia one of the top five ocean side residences in the world.

Accordingly, the planners and architects will be called upon to design and build the most spectacular permanent residences of their award winning careers. Luxurious Palaces and Villas fronting the Atlantic Ocean or the Golf Course will be designed by the Al Andalusia Design Team or (with Design Committee approval) the owner's personal architect. The end result will be a harmonious design incorporating, aesthetics, modern luxury and traditional Moroccan style.

Luxurious Apartment Homes and Condominium Townhouses.

Apartment Homes and Condominium Townhouses will comprise the rest of the permanent living space at Al Andalusia. Whether a spectacular penthouse or a small pied-a-tier, The Apartments Andalusia and Condominiums will be executed with the same attention to detail and quality of construction as the largest Palace, resulting in an equally luxurious and harmonious living environment.

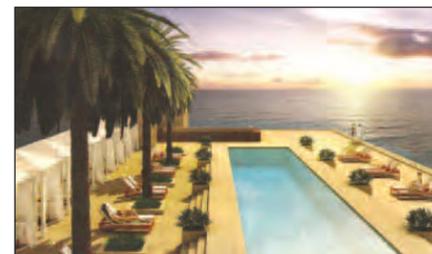


There will be swimming pools, tennis courts, bike and jogging paths, along with tastefully designed party rooms and small service quarters for maids butlers and chauffeurs. Laundry rooms and private convenience stores will complete the area.



24 hour security will be of the highest level. In keeping with Al Andalusia's promise to provide the safest, most secure resort, will come preplanned transportation monitoring, secure street design and infrastructure where vehicular intrusion and connection to hotel guests and outside visitors will be heavily monitored and regulated.

Private walkways, jogging and bike paths, pedestrian crossings and all perimeters will be closely supervised,



Adjacent to the residential area, but outside the perimeter, will be pharmacies, beauty salons, supermarkets, restaurants, video stores, mobile phone companies, and home furnishing stores.

A Deep Water Marina and Yacht Club for the Grandest Yachts.

The evening tide washes against the sides of gleaming yachts as parties on deck are bathed in the setting sun, a rare occurrence on the West African Coast, as

ocean access and deep water ports for yachts are in short supply. Today, most major yachting facilities are limited to the Mediterranean basin.



Thus, the cornerstone of our project will be a rare East Atlantic deep water Marina and Yacht Club, which will initially host up to 200 yachts. Yachts berthed at a world class residence and tourist destination.

A Secure Financial and Business Center.

The Financial/Business Center of Al Andalusia will rival the most secure financial and business centers in the world. Banks and Investment Bankers representing the most prestigious in the category will be welcome at Al Andalusia, and will offer customary retail financial services.



Office suites for resort guests and residents will be protected with state-of-the-art technology, as well as offering custom designed office suites of any size.

Corporate Headquarters can be accommodated with private offices, meeting rooms, conference rooms, and boardrooms. Most importantly, the entire business and financial center will feature the most comprehensive physical and hi-tech security.

The Shops and Galleries at Al Andalusia.

Today, shopping provides one of the most important activities of a tourism environment. Shopping also provides an enjoyable pastime for permanent residents, as well. At Al Andalusia, people will expect an exciting shopping experience, and Al Andalusia will not disappoint.



A collection of the finest stores and shops from Paris, Rome, London, Milano, New York and Rodeo Drive will create a shopping extravaganza.

Formula I and Equestrian Grand Prix Courses.

Surrounding the entire resort will not only be a "ring road", but the world's first custom built Formula I road racing course. The 1st of its kind. Capable of hosting a Grand Prix of Morocco on the order of the Grand Prix of Monaco, this event would attract the great auto auctions, car memorabilia vendors, major automobile manufacturers, and auto enthusiasts from all over the world.



Of course, an Equestrian Grand Prix of Morocco would have the same effect on the “Horsy Set”. And the Major Horse Action of Africa would make it an event of Olympic significance.

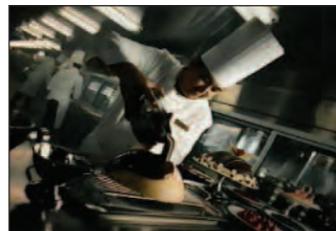
The Symphony, Theatre and Entertainment.

The seasonal entertainment calendar at Al Andalusia would be full, and at its focal point would be Symphony Hall. This magnificent edifice will feature Medina Hall, summer home of a major Symphony Orchestra and also traditional Moroccan musicians.

The Theatre would be home to touring companies from around the globe, as well as a site for cultural and artistic performances by local artists and celebrities. Both the Symphony and the Theatre would offer season subscriptions to permanent residents as well as individual performance tickets to residents, hotel guests and visitors.



The Grand Casino at Al Andalusia.



Those seeking nightlife, will be able to dance the night away in the Grand Casino’s El Morocco Night Club, a recreation of New York’s former bastion of zebra-striped elegance, or dine in the magnificent Eden Roc.

Le Club at AL Andalusia.

Le Club at Al Andalusia will not only be an elite club for members only (and VIP Hotel guests) it will be several elite clubs in one.

First and foremost, will boast a PGA Championship Golf Course designed by Jack Nicklaus or Ernie Els, and capable of hosting a major golfing event, with clubhouse, locker rooms, restaurants, card rooms, pro shop, driving range, putting greens, golf instructors and a touring Pro.

It will be a Tennis Club, with clay, grass and composition courts, tennis instructors, racquet shop and an internationally ranked Pro.

It will be an Equestrian Center, with stables, show rings, turnout rings, a lunge ring, saddle shop, riding coaches (for from beginners to advanced), and an Olympic level, Grand Prix Course. Situated on the beautiful Atlantic, the Beach Club with its cabanas, changing rooms, and restaurants and snack bars



will offer everything a beach club should. Sunbathing, surfing, wind surfing, para-sailing, motor boating, and jet ski and wave runner rentals.

The Rejuvenation Center at Al Andalusia.

Unlike other Grand Resorts throughout the world, Al Andalusia will have a deluxe Rejuvenation Center to compare favorably with those in Switzerland and Beverly Hills.

Harvard trained, Board Certified plastic surgeons, dermatologists, dentists, along with weight loss experts and trainers, will staff a center dedicated to restoring and preserving youth.



The Spa at Al Andalusia will be in a separate wing of the Rejuvenation Center and will be staffed and managed by an internationally award winning Spa organization.

Land Use Considerations.

Having inspected the site, it has been determined that an optimal area for a master planned Resort Community such as Al Andalusia would be 1,000 hectares located on the north side of the confluence of the Sebou River and the Atlantic Ocean, with currently envisioned land usage as follows:

- Public Amenities.....1%
- Commercial Retail.....5%
- Commercial Office.....5%
- Commercial Hospitality.....5%
- Civic and Cultural.....2%
- Marina District.....2%
- Public Facilities.....10%
- Utility and Infrastructure.....20%
- Green Area.....20%
- Residential.....30%

Our development team will work with local governmental authorities in order to assure that public services are at the highest level of international standards, and would establish and fund local districts so as not to be a financial drain on local government authorities.

Our initial planning suggests that the development component would be comprised of the following uses:



Hospitality: Hotels and Resorts
Health, Rejuvenation and Spa Resorts
Conference and Exhibition Halls

Commercial: Shopping Mall
Marina Center
Neighborhood Commercial
Entertainment and Leisure Center
Office Commercials
Golf, Beach, Equestrian, and Country Club
Mixed Use Commercials



Public Amenities: Police Station
Security and Civil Defense
Post Office
Hospital and Emergency Urgent Care Schools

Residential: Palaces and Villas
Ocean View and Garden View Apartment Homes
Ocean View and Garden View Condominium
Townhouses

Public Utilities: Power Generation
District Cooling Plant
Sewage Treatment Plant
Water Desalination Plant
Information and Telecommunication Technology

Analysis, Reviews And Final Physical Determinations.

Final determinations for land use cannot be determined until final designs have been approved, which will entail three stages: Analysis, Options and Final Design. Analysis will include a review of government policies and requirements, constraints of the property and opportunities, with the analysis phase ending with agreed upon design and development principles for the overall scheme.

These reviews will include:

Review of available technical information.
Review of previous studies done on the site.
Review of client programming and marketing information
Public policy review and analysis including physical conditions of:



- Pedestrian and vehicular circulation
- Public transport and vehicle circulation
- Parking
- Open space
- Utilities and transportation easements
- Grading requirements
- Visibility
- Adjacent uses, existing and planned
- Subsurface and structural conditions
- Marina provisions
- Building pad analysis
- Density, height, and lot coverage requirements

The Development Team

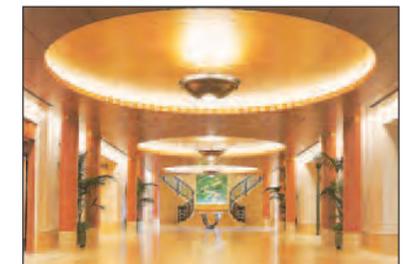
An undertaking like the building of a world class vacation destination an planned community requires a world class development team. It is of utmost importance that all facilities and infrastructure be constructed to the highest international standard.

Initial development is estimated to be approximately \$2.5 Billion, and will be developed by:

TT International, Dr. Tohme Tohme, Chairman
Middle East Development, Sheikh Tarek Mohamed Bin Laden, Chairman
TA Investment Group, Saudi Arabia

The Development Consultants.

The Developers have researched and interviewed and will retain consultants and companies of the highest international reputation. Thus, the developers have held in depth meetings with the principles and have received expressions of interest and have given tentative approval to the following organizations who have demonstrated the highest levels of achievement.



Master Planning and Land Use

RNL, from California, USA
RTKL, from California, USA
CPG, from Republic of Singapore
Foster and Associates, from United Kingdom
Heerim Architects and Plan

Professional Architects

RTKL, from USA for Shopping Malls and Stores
Eric Kuhne & Associates, from USA for Shopping Malls and Stores
Projects International, from Hawaii, USA for Hotel and Resort
Components
WATG, from Chicago, USA for Hotel and Resort Components
Heerim Architects and Planners from Malaysia for Mixed Development
GDP Architects and Professional Signature Golf Course
Jack Nicklaus, from USA
Ernie Els, from South Africa

North African Architectural Architects

North Point Architects, from South Africa
DSA Architects, from South Africa
Rasem Badram, from Jordan

The Economic Impact of the Al Andalusia Project

The preliminary estimates suggest that 3,000 hotel rooms and a permanent resident population of 80,000 would have a significant impact on the area. It could conceivably draw an estimated 450,000 to 500,000 Hotel and Marina yachting guests a year. Day and event visitors could also increase tourist visitors to hotels in Rabat, Fes and Casablanca. It could help further establish Morocco as a tourist destination by increasing “top of mind awareness” of Morocco as a tourism destination in much the way the Burj Al Arab Hotel and Dubai’s “Islands” have put Dubai on the “World Class” tourist destination map. It would create a positive “Halo Effect” for the entire Kingdom of Morocco. Television coverage in Europe and the United States, such as on Travel Channels and popular “Best Vacation” shows, WOULD, WITH MOROCCO’S CLOSE PROXIMITY, ENCOURAGE OTHER HOTEL CHAINS AND DEVELOPERS TO INVEST IN MOROCCO’S TOURIST INDUSTRY.



Al Andalusia would directly provide 18,000 to 22,000 full time, long term, stable jobs. Peripherally, it would create thousands and thousands of more jobs as far away as Rabat, Fes and Casablanca. It could positively impact the number of daily international flights into Rabat and Casablanca. It could help attract a more affluent tourist to Morocco in the form of wealthy, big spending, yacht owners and lavish spenders and shoppers.

It would be the dawning of a new day in Tourism in Morocco.