

# YASUKAWA PROPERTY VENTURES CORP

#933 Zosa St., Eskina Banawa Brgy. Guadalupe, Cebu City, Philippines.

TEL : +63(032)255-5590(Cebu.Ph) TEL : +81(050)5534-3669(Japan)

E-mail Address: shirley@HumanAsia.com info1@HumanAsia.com

February 1, 2007

This has reference to parcels of land up for sale located at Barangays Maribago and Marigondon, Lapu-Lapu City Province of Cebu, Philippines specifically described below:

## PROPERTY (B)

Business Trade Name : CEBU BEACH CLUB

### *LOCATION AND IDENTIFICATION:*

The property is located on the northwest end of a road right-of-way within Barangay Maribago, Lapu-Lapu City. It is adjacent to Tambuli Beach Club-East & West and Costabella Tropical Beach Hotel, 500 meters northeast of Maribago Blue Water, 500 meters northeast of Cebu White Sands and about 3 kms. Southeast of Shangrila Hotel.

### *COMMUNITY FACILITIES AND UTILITIES:*

Electric power, water supply and telecommunication facilities area available at the site.

Public transportation is available throughout the day along the Barangay Road which is about 200 meters from the property. Street lights, garbage collection, foot and mobile patrols of the police and other community facilities and utilities are maintained by the city government.

### *PROPERTY LAND DATA:*

The land consists of thee (3) contiguous lots, containing an aggregate area of 40,000 square meters, more or less, technically identified as under

LOT NO.	TCT NO.	AREA (Sq. Meters)
5123-B	26334	9,523
5123-C	26335	2,280
5108-A	26336	2,097
	Total Areas	40,000 sq. meters
		=====

The above Transfer Certificates of Title were issued by the Register of Deeds of Lapu-Lapu City in favor of Metropolitan Phils. Resorts Corporation.

The Land is bounded by the following properties:

Northeast	-	Lots 5108-B, 4447-A and 5123-A
Southeast	-	Hilutungan Channel

Southwest - Lots 5125, 5124 and 5122  
Northwest - Road Right of Way and Lot 5109 (part)

SELLING PRICE: US\$6,000,000.00 ( US DOLLARS )  
(Price subject to change without prior notice)

*IMPORTANT NOTICE:*

Capital gains, documentary stamp taxes and transfer tax for the account of the buyer. To save portion of taxes only shares of stocks will be transferred in the name of the buyer for lots owned by the Corporation. Other lots shall pass the normal process. All other expenses pertinent to the sale shall be for the account of either buyer/seller depending on succeeding agreement.

We would like to offer this to you/your company as an investment opportunity. Please find attached photos of the area and additional information.

Thank you for the opportunity in making this offer.

Very truly yours,

**YASUKAWA PROPERTY VENTURES CORP.**  
**SHIRLEY G. YASUKAWA.**  
Chairman of the Board.



### ACCOMMODATIONS



Another Tambuli jewel gracing the shores of Mactan Island, Cebu Beach Club combines tropical splendor with modern facilities for business and leisure. Its enchanting beach front is an open invitation to frolic in the sun sand, and surf. A day is not enough to enjoy all the water sports imaginable. The concrete pools offer a refreshing alternative and cool respite.

### ROOM CAPACITY

<b>Type of Room</b>	<b>No. of Rooms</b>	<b>Floor Area</b>
* Superior	44 rooms	29.9 sq.m
* Junior Suite	4 suites	45.54 sq.m



\* Superior Rooms - have individual air conditioning, piped in AM/FM music band, NDD/IDD phones, television, mini bar, hot and cold shower/bathtub, with electric current at 110v/220v.

\* Junior Suites - feature a parlor area, individual air conditioning piped in AM/FM music band, NDD/IDD phones, television, mini bar, hot and cold shower/bathtub, electric current at 110v/220v.

Both room types surround the lagoon shaped swimming pool and sprawling gardens.

### FACILITIES

Banquet facilities for functions such as weddings, debuts, baptismal gathering, graduation parties, beach parties and concerts, theme parties, incentives, team building and more.

## SERVICES

- Business center - secretarial services, photocopying, facsimile machine, computer scanning, internet access
- laundry services and dry cleaning
- room service
- clinic/doctor on call
- massage service
- airport transfers, car hire
- airline ticket reconfirmation, information and city tour bookings through the front desk
- gift shops featuring souvenir items, beach wear, fashion accessories and sundry items

## CONFERENCE FACILITIES ( Function Rooms ) :

	<i>Flr. Area</i>	<i>Capacity</i>		
		Classroom	U-shape	Theater
*Nassa Room	115 sq.m	60	30	70
		55	40	70



*\*overhead projector, slide projector, white board, and other video equipment available upon request*